

St Paul Malmesbury Without Parish

Report #07.1

July Planning Summary

Applications Determined			
No	Address	Description	Reference
685	Bridleway House, Mill Lane, Corston, SN16 0HH	Proposed single storey flat roof ancillary accommodation building Submission: Objection Decision: Approve with conditions on 05/07/23	PL/2023/02239
688	Land at Burton Hill SN16 9GQ	Variation of Condition 14 of 16/11603/OUT to adjust timing restriction of highway works Submission: Objection Decision: Approve with conditions on 04/07/23	PL/2023/02684
692	26 Milbourne Park SN16 9JE	Retrospective proposal for a car port Submission: Objection Decision: Refuse on the 30/06/23	PL/2023/03758

New Applications

No	Address	Officer	Description	Reference	Consultation Deadline
693	1 Milbourne Park, Milbourne, SN16 9JE	James Webster	Proposed side and front extension, and remodelling	PL/2023/04545	25 th Jul
694	The Bungalow, Milbourne, SN16 9JA	Tim Furnidge	Extension to the west side of the property and associated works	PL/2023/05301	2 nd Aug
695	Land west of Milbourne	Callan Powers	Outline planning application (all matters reserved except access) for erection of up to 92 dwellings (including 40% affordable housing) together with associated access, parking, pedestrian and cycle routes, public open space, play space, landscaping, drainage and associated infrastructure	PL/2023/04996	10 th Aug
696	Home Farm, Burton Hill, SN16 0EW	Callan Powers	Retail/Cafe with ancillary Storage (Re-submission of application PL/2022/02070)	PL/2023/05640	10 th Aug

Comments

- 693 A significant improvement to the application approved last year - suggest **no objection**
- 694 It is difficult to find compelling arguments to challenge the planning statement - suggest **no objection**
- 695 Development management responded to a Miller Homes' pre-application enquiry dated 22/07/22 - see below for a summary of the salient points - suggest **objection**
- 696 This is another very sketchy application, totally lacking in detail that addresses the very apposite concerns expressed in WC's refusal decision of PL/2022/02070 in May 2022. Of concern is the lack of information relating to how the site will be operated, the amount and type of vehicular traffic using it, the onsite parking arrangements, etc - suggest **objection**

Updates

ENF/2023/00001 - 26 Milbourne Park - WC Enforcement has written to the owner to establish their intentions moving forward; they have the option to appeal the decision. If an appeal is not submitted or they do not remove the structure voluntarily, WC will issue an enforcement notice to ensure its removal.

ENF/2023/00027 - Land opposite Bridleway House, Mill Lane, Corston - no response received to date from WC Enforcement reference this issue.

Application #695

Salient points from the pre-application advice

- It is recommended in the strongest possible terms that no application be submitted for the proposed development at this site. It is unlikely that such an application will receive officer support. Any recommendation to approve would need to be reported to the Council's Strategic Planning Committee for determination and based on previous decisions for similar proposals in similar circumstances it is considered highly likely that the Committee would refuse the application.
- Malmesbury and the Malmesbury Community Area has already substantially exceeded indicative housing requirements for this plan period and over provided to address housing shortfalls in the wider Wiltshire area.
- The locality is one that is at risk of groundwater flooding with high groundwater levels. The whole area is within a water source protection area.
- The land is classified as grade 3 agricultural.
- The site is in the open countryside outside of any defined settlement and is not allocated for development of any kind, especially not that proposed. The proposal in this location is in direct conflict with the development strategy of the plan defined by policies CP1 CP2 and CP13 which must be read together. Milbourne is designated as a 'small village' where development will be limited to infill within the existing built area. Proposals for development at 'small villages' will be supported where they seek to meet housing needs of settlements or provide employment, services and facilities provided that the development: The development proposed is not of a form that would constitute one of the exceptions that would be supported by policies of the plan in this open countryside location.
- The shortfall in the county's housing supply is limited and is improving significantly and likely to improve further in the near term. The shortfall in housing supply is not persistent either and the Council's delivery record is substantive at 141% of the target. There is no overriding requirement to release and support further development at Malmesbury and in this Community Area.
- The character and distinctiveness of the village is appreciably one of generally a linear pattern of plot/houses over time directly along the lanes only marked by one or two small housing closes off these within these confines. This would be critically undermined by the proposed extent, size, urban form, pattern and arrangement of the proposed layout, roads and houses, urban net building/plot density and development. This would not accord with Wiltshire Core Strategy Core Policy 57 i. and Core Policy 57 ii.
- There is clear potential for harm to existing residential amenity.