

## St Paul Malmesbury Without Parish

Report #10.1

### September Planning Summary

#### Applications Determined

No	Address	Description	Reference
696	Home Farm, Burton Hill, SN16 0EW	Retail/Cafe with ancillary Storage (Re-submission of application PL/2022/02070) Submission: <b>Objection</b> Decision: <b>Refusal on the 04/10/23</b>	PL/2023/05640
698	The Old School Rodbourne SN16 0EX	T1 oak tree reduce canopy by up to 6 metres in height and 5 metres on lateral branches. Extensive internal decay has become evident during Picus Tomograph investigation. The aim is to reduce weight within the tree in an attempt to retain the tree for a longer term Submission: <b>No objection</b> Decision: <b>No objection on 27/09/23</b>	PL/2023/07251

#### New Applications

No	Address	Officer	Description	Reference	Consultation Deadline
699	Annex to rear of Brookside Cottage, Mill Lane, SN16 0HH	James Repper	Retrospective permission for change of use of part of the Annex to regularise the use of the space as a separate dwelling (Use Class C3) with associated parking and outside space	PL/2023/08255	9 <sup>th</sup> Nov
700	Annexe, Old Coach House, Rodbourne, SN16 0ES	Hilary Baldwin	Retrospective application for conversion of garage to annexe for incidental use to the host dwelling	PL/2023/08494	16 <sup>th</sup> Nov

#### Comments

- 699 Awaiting a site visit and comments from the Corston councillors. Is it acceptable to have space that is ancillary to the main building and space that is unconnected within the same structure??
- 700 Assuming the revised use of the structure remains ancillary to the main dwelling then there might be a case for the provision of another car parking space. Also does the term 'ancillary use' need a change of use application if the use is for holiday lets/AirB&B?

#### Updates

PL/2023/05640 - The reason for the refusal related to physical changes proposed to buildings as part of the proposal, which fall outside the scope of permitted development. As this is a technical objection, it is probable that the applicants will submit another application once they have rectified their proposals (assuming they do not seek to appeal this decision).

PL/2022/08492 Rossley House, Milbourne - The appeal is allowed and permission in principle is granted for residential development comprising one dwelling at Land adjacent to Rossley House, Milbourne in accordance with the application. In conclusion, whilst not in full accordance with Core Policies 1, 2 and 13 of the CS and Policy 3 of the NP, the proposed development would provide a suitable location for housing. It would accord with Core Policies 51, 60 and 61 of the CS having regard to the character and appearance of the area, and local and national policy relating to accessibility to services and facilities. Therefore, and on the basis of the individual merits of the scheme, the material considerations indicate that planning permission should be granted notwithstanding the conflict with the development plan.