

## St Paul Malmesbury Without Parish Council

Report #01.1

### January 2024 Planning Summary

<b>Applications Determined</b>			
No	Address	Description	Reference
682	Land at Filands Road/Jenners Lane, SN16 9GT	Construction of 132 dwellings, public open space and associated infrastructure, with 0.3ha safeguarded for a nursery Submission: <b>No comment</b> Decision: <b>Approve with conditions on 14/12/23</b>	PL/2023/00958
694	The Bungalow, Milbourne, SN16 9JA	Extension to the west side of the property and associated works Submission: <b>No objection</b> Decision: <b>Refuse on 12/03/24</b>	PL/2023/05301
705	1 Cole Close, SN16 9FU	T1 - Sweet Chestnut - tree located to the rear of 1 Cole Close. Specification fo works: Reduce the N/E side of the crown by approximately 1.5m with the addition of removing the 2 x larger lateral limbs by 3m: T204 - Sweet Chestnut - Regrowth from old previously felled stump, tree overhanging access path and creating an obstruction, crown raise to give 2m ground level clearance Submission: <b>No objection</b> Decision: <b>Approve with conditions on 04/01/24</b>	PL/2023/10259
706	Roman Cottage Rodbourne SN16 0EU	G1 is a group of mature Ash and Oak trees that are to have their canopies raised to 3m above ground level. T1 is a semi mature Eucalyptus with a leaning stem and misshapen crown , to be removed. G3 consists of 3 Ash trees that have previously been pollarded at approx 3m above ground level, this work is to be repeated Submission: <b>No objection</b> Decision: <b>No objection on 03/01/24</b>	PL/2023/10360
708	Hobbes House, Arches Lane, SN16 0EL	T1 - crown reduce Beech tree by approximately 2.5m, crown clean to remove deadwood and crossing branches Submission: <b>No objection</b> Decision: <b>Approve with conditions on 04/01/24</b>	PL/2023/10522
711	Nurden's Garden Centre, Festival Way, SN16 9GN	The installation of 30m high lattice tower within a fenced compound. The development will include a base station, 2.4m high fencing compound, 6no. operator cabinets, 4no. dishes, 12no. antennas, 1no. meter cabinet and ancillary development Submission: <b>No objection</b> Decision: <b>Withdrawn by applicant on 08/01/24</b>	PL/2023/10983

### **Applications Awaiting Review**

No	Address	Officer	Description	Reference	Consultation Deadline
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 & cycle routes, public open space, play space, landscaping, drainage and associated infrastructure <b>{re-submission of various application documents}</b>	PL/2023/08687	10 <sup>th</sup> Jan
702	Land to north of Whychurch Farm & south of Filands	Adam Madge	Reserved matters pursuant to outline planning permission PL/2021/08453 for 71 dwellings, new vehicular access with footways & cycleways and ancillary road infrastructure public open space, children's play area, landscape planting, surface water attenuation and associated infrastructure	PL/2023/08687	30 <sup>th</sup> Nov

710	Home Farm, Burton Hill SN16 0EW	Callan Powers	Retail/Cafe with ancillary Storage (re-submission of application PL/2023/05640)	PL/2023/10426	9 <sup>th</sup> Jan
711	Nurden's Garden Centre, Festival Way, SN16 9GN	Samantha Stockley	The installation of 30m high lattice tower within a fenced compound. The development will include a base station, 2.4m high fencing compound, 6no. operator cabinets, 4no. dishes, 12no. antennas, 1no. meter cabinet and ancillary development	PL/2023/10983	25 <sup>th</sup> Jan
712	1 Quarry House, Corston, SN16 HJ	Brook Bishop	Proposed detached coach house together with internal reconfiguration	PL/2023/10870	28 <sup>th</sup> Jan
713	Gauzebrook, Rodbourne, SN16 0ES	Brook Bishop	Loft conversion, rear extension, front porch, replacement of existing windows. Conversion of garage into annexe to dwelling	PL/2023/11164	4 <sup>th</sup> Feb
714	Land to the N of Stonelea, Mill Lane, SN16 0HH	James Repper	Lawful development: existing use	PL/2023/10682	6 <sup>th</sup> Feb
715	Land at Mill Lane, Corston, SN16 0HH	James Repper	Erection of a dwelling and associated works	PL/2023/10684	7 <sup>th</sup> Feb
716	Home Farm, Burton Hill SN16 0EW	Callan Powers	Alterations to buildings (to be determined in relation to the concurrent Class R prior approval application)	PL/2023/10427	13 <sup>th</sup> Feb

## Comments

- 695 **Objection** - submission agreed by email "The council wish to continue its very strong objection to this application for the following reasons...
1. The government's announcement in December 2023, means that Councils with a Local Plan at examination Regulation 19 stage need only demonstrate a four-year housing land supply as opposed to five years.
  2. the proposed site is not one promoted for residential development in the evolving Local Plan to 2038
  3. the proposed site is not one identified as a preferred site in the adopted Malmesbury Neighbourhood Plan
  4. the proposed site is outside any settlement boundary
  5. the evolving WC Local Plan does not identify the need for additional housing in the Malmesbury area, other than those applications already approved, to 2038. Additional houses above those already identified would place severe strain on the local infrastructure including healthcare and schools.
  6. a large residential development at this location would destroy the small village 'feel' of Milbourne and would be an incongruous feature within the existing verdant river valley to the east of the A429
  7. the proposed single access/exit onto the A429 within the section covered by a national speed restriction is extremely foolhardy, given the 200+ vehicles that the development will generate, and likely to produce accidents/incidents at this point. The council already has first hand experience of traffic exiting from a residential development (Storey Mews) further south along the A429 encountering difficulties joining the A429. This residential development was within a 40 mph area and these difficulties/hazards led to the speed restriction being reduced to 30mph. These difficulties will potentially be compounded with the proposed highway arrangement"
- 702 **Objection**, submission agreed by email
- 710 **Objection**, submission agreed by email
- 711 **Withdrawn by applicant**

- 712 Suggest **No objection** - following a site by Cllrs Hatherell, Ingham & Budgen, however if the coach house is planned to be used as an AirB&B and planting placed in front of the present double garage the parking provision for the main property will be below WH minimum standards
- 713 Now that additional plans have been submitted to demonstrate that the WH minimum parking standards can be met for the enlarged property, **No objection** is proposed
- 714 Suggest **Comment** - following a site visit by Cllrs Hatherell, Ingham & Budgen it was noted that the site is better described as a dump than storage area. The statements of prior use appear to have been redacted so the comments cannot be checked. It would have been beneficial if statements had been made by independent parties
- 715 Suggest **Objection** - following a site visit by Cllrs Hatherell, Ingham & Budgen it was noted that there may be some confusing information in the application. Local information appears to indicate that the two plots in applications PL/2023/10682 and PL/2023/10684 are separately owned, perhaps the ownership of the area in the red line needs to be confirmed that it is in a single ownership. The proposed dwelling could be considered out of character with others in the vicinity. Finally any new dwelling should have EV charging, solar panels and air source heating as standard but are not specified in the application.
- 716 Given that this application has only recently gone out for consultation, and the contentious nature of the proposal, I suggest the council takes a little longer to consider its detail, or lack of it, and prepares comments by email following discussion with local residents.