

St Paul Malmesbury Without Parish Council

Report #08.1

August 2025 Planning Summary

Applications Determined

No	Address	Description	Reference
756	Orchard House, Filands, SN16 9JN	Change of use of land from agricultural to equestrian. Installation of a horse arena in the south-west corner of the paddock north of the property and an installation of a ground-based 10kW domestic solar array in this paddock, north of the horse arena Submission: No objection Decision: Approve with conditions on 21/08/25	PL/2025/03133
764	Land adjacent to 22 Cowbridge Crescent SN16 9LY	Reduce the lateral growth by 2m on two Lime trees overhanging the boundary of 22 Cowbridge Crescent Submission: No objection Decision: Approve with conditions on 24/07/25	PL/2025/05446
769	Olive House, Milbourne Lane, Milbourne, SN16 9JH	G1 & G2 - Leylandii trees - cut regrowth to clear pole mounted transformer, T1 - Blackthorn tree - side prune one branch by 0.5m, T2 - Elm tree - side prune one branch by 0.5m, T3 - Laburnum tree - side prune one branch by 1m Submission: No comment Decision: Closed	PL/2025/06793

Applications Awaiting Review

No	Address	Description	Reference
753	Land at Mill Lane, Corston, SN16 0HH	Erection of dwelling and associated works Revised plans submitted	PL/2025/02383
763	Garden land at River Barn, Cowbridge, Swindon Road, SN16 9LZ	Permission in principle for the erection of up to 4 new dwellings Revised plans submitted	PL/2025/05400
766	17 Monks Park, Milbourne, SN16 9JF	Garage to Annexe Conversion	PL/2025/06111
767	Land Adjacent Honeysuckle and Meadow Cottage, Corston, SN16 OHJ	Proposed 4 bedroom new dwelling	PL/2025/06207
768	Land at Newlands Farm, Rodbourne Road, Corston, SN16 0HB	Permission in Principle application for residential development of 3 x dwellings	PL/2025/06697

Observations

753 I believe the council should continue to object on Highway grounds, specially referencing the lack of comment from the current officer about the critical comments from the officer in 1997 about the suitability of the A429 junction for additional Mill Lane traffic - suggest **objection**

763 The extended red line boundary does not change the council's original reason for objection - suggest **objection**

766 The new parking area appears an adequate replacement for the repurposed garage. - suggest **no objection**

767 The Wiltshire Core Strategy CP2 states "at Small Villages development will be limited to infill within the existing built area. Proposals for development at the Small Villages will be supported where they seek to meet housing needs of settlements *or provide employment, services and facilities* provided that the development: i) respects the existing character and form of the settlement, ii) *does not elongate the village* or impose development in sensitive landscape areas, and iii) does not consolidate an existing sporadic loose knit areas of development

related to the settlement. The council could argue that the proposal conflicts with the points in italics in i) and ii) above - suggest **objection**

768 Given that an application for four dwellings at this location was approved in 2023 and taken together with the arguments set out in the Planning Statement, I believe there are no material issues to base an objection upon within the limited scope of P-i-P requirements - suggest **no objection**

Planning Updates

The Appeal against WC's refusal of PL/2024/09733 - 3 Milbourne Park, Milbourne to grant consent to undertake work to a tree protected by a Tree Preservation Order (TPO)