

St Paul Malmesbury Without Parish Council

Report #09.1

September 2025 Planning Summary

Applications Determined

No	Address	Description	Reference
753	Land at Mill Lane, Corston, SN16 0HH	Erection of dwelling and associated works (revised proposal) Submission: Objection Decision: Approve with conditions on 18/09/25	PL/2025/02383
763	Garden land at River Barn, Cowbridge, SN16 9LZ	Permission in principle for the erection of up to 4 new dwellings Submission: Objection Decision: Refuse on 17/09/25	PL/2025/05400
766	17 Monks Park, Milbourne, SN16 9JF	Garage to annexe conversion Submission: No objection Decision: Approve with conditions on 03/09/25	PL/2025/06111

Applications Awaiting Review

No	Address	Description	Reference
769	Land at Kembles Close, Cowbridge	Demolition of garage block and erection of 4no. 3-bedroom self-build dwellings with parking and associated works (Revised submission PL/2025/01003)	PL/2025/06597
770	Former Police Stn, 1 Burton Hill, SN16 0EE	Extension and reconfiguration of dental surgery	PL/2025/06957
771	Rodbourne Rail Solar Farm, Grange Lane, SN16 0ES	Variation of Condition 1 of application PL/2024/05301 (original application 12/01122/FUL) to add additional, secure storage space at the site	PL/2025/07055

Observations

- 769** Following discussions with several residents including the owner of the most affected property at #8, there should be some recognition of the applicant's attempts to address previous concerns, however...
- the majority of the development is situated outside the settlement boundary
 - there is no information about how the essential infrastructure (drainage, electricity, etc) will be installed to allow four separate self-build dwellings to be constructed
 - it is uncertain whether the demolition of the six garages will compromise the minimum parking standards in force when the eight properties in Kimble's Close was built
 - the 4.2m driveway appears to require land in the ownership of #8 - see photos provided by the resident - it is uncertain whether the 4.2m driveway includes the 600mm required for bin collection area
 - with the prospect of 5 waste bins per household in the near future, has sufficient provision been provided for this. The carry distance from property 4 is over twice the recommended distance
 - the apparent proposed construction of a 2m fence along the boundary will impact upon the visual outlook of property #8
 - the driveway could be positioned further east to reduce the impact upon property #8, also if the western boundary is fenced there would be a 'blind' exit from the development
 - should the council request TPOs on the 3 large trees on the boundary of the site
- 770** Given the size of the plot the proposed work and extension to the existing structure appears acceptable. Wiltshire Highways appear satisfied that the council's previous concerns about the potential highway hazards associated with the exit from this site and its proximity to the Priory roundabout are unfounded
- 771** A very minor additional amendment to the much changed plans, no impact