

St Paul Malmesbury Without Parish Council

Report #08.1

August 2026 Planning Summary

Applications Determined

No	Address	Description	Reference
791	The Cedars, Swindon Road, SN16 9LU	Retention of timber garden shed and fence Submission: No objection Decision: Approve with conditions on 20/07/26	PL/2026/03437
792	Land to the North East of Rodbourne Road, Corston, SN16 0HB	Permission in Principle for residential development of a minimum of 7 dwellings and a maximum of 9 dwellings Submission: Comment Decision: Refuse on 05/08/26	PL/2026/03416

Applications Awaiting Assessment

No	Address	Description	Consultation Expiry	Reference
794	Ashdown, 1 Charlton Road, SN16 9JJ	Variation of condition 2 (approved plans) on PL/2025/04517 for change of external materials and change to roof shape	28 th Aug	PL/2026/04563
795	Land at Mill Lane, Corston, SN16 0HH	Variation of condition 1 (approved plans) on PL/2025/02383 to allow for design changes	1 st Sep	PL/2026/04619
796	Bremilham Mill House, Foxley Road, SN16 0JH	Relocation of a boundary wall	10 th Sep	PL/2026/04751
797	18 White Poplars, Burton Hill, SN16 0FU	Rear extension and extension to parking area	8 th Sep	PL/2026/04732
798	Farm land off the A429, Malmesbury, SN16 9NZ	Retrospective permission to construct a hard surfaced track between the access and the permitted building	17 th Aug	PL/2026/04254
799	8 White Poplars, Burton Hill, SN16 0FU	Erection of a wooden frame, single-story garden room (insulated with external fireproof cladding and single pitched roof) to include a sitting and dining space	16 th Sep	PL/2026/04588

Observations

794 Suggest **no objection but comment** that the extent of the flat roofs do not add positively to the aesthetics of the property, also question the reason for routine unauthorised (?) overnight parking on the highway verge outside the property if there is sufficient space and manoeuvring area to comply with the WC minimum parking standards for the extended property

795 Suggest **no objection** as changes are modest and have not produced any negative neighbour comment

796 Suggest **no objection** as the change is minimal and simply moving and rebuilding a wall to provide more a convenient parking arrangement

797 Suggest **no objection** as no neighbour nuisance impact

798 Suggest **strong objection** - the site of this application lies adjacent to the council's boundary with Malmesbury and has been the subject of very negative comment from residents within the parish regarding the seemingly significant unauthorised development that has taken place. The council is extremely disappointed to see that the application consistently refers to a 'permitted building' when to its view the 'permitted building' would be required to stand on what is currently unauthorised unlawful development. Furthermore, it is of the opinion that the applicant has not (i) demonstrated a need for the track, (ii) shown that the track would provide access to an approved entrance and (iii) identified any recognisable private benefit. Additionally the proposal will harm the significance of the Conservation Area, ultimately prevent the positioning of replacement trees as previously conditioned, increase highway risk and provides no public benefit capable of outweighing its harm. Consequently the council requests that the application is refused, or at the very least deferred until all related retrospective applications and enforcement matters are considered holistically

799 Suggest **no objection** as no neighbour nuisance impact