



MALMESBURY TOWN COUNCIL

Minutes of the **Planning & Environment Committee Meeting**
Held in Malmesbury Town Hall on Tues 28th January 2025 at 7.00 p.m.

Present: Cllrs: J Slade (Chair), P Exton, I Wallis, K Drake, RP Jones
Also present: Lisa Dent (Dep Town Clerk), 3 members of the public

PE/25/008 To receive Declarations of Interest in accordance with the Council's Code of Conduct.
None received.

PE/25/009 To receive apologies for absence.
Apologies received for Cllr R Sanderson (Vice Chair), the committee sent their best regards for a full recovery.

It was proposed by the Chair that the order of business be varied and councillors were in agreement.

PE/25/010 Public Questions in respect of items included in this agenda
Re agenda item 9 Whychurch Farm, Cllr Slade stated Malmesbury Town Council (MTC) has not received any new information concerning the proposed development; Malmesbury Town Council (MTC) has received the consultation postcard which was sent out to residents. As a consultee, MTC has not received notification of proposed application from Wiltshire Council planning department. Members of the public were invited to speak on this item and stated their objections: 1. Overdevelopment, loss of character of the town 2. Loss of green amenity space 3. Disruption to wellbeing of residents;- noise, traffic pollution 4. Additional pressure to infrastructure in general, particularly medical and educational services.

PE/25/011 Proposed development of the land to the north of Whychurch Farm, Malmesbury – to agree response to request for Malmesbury Town Council providing feedback to proposed development
Having received no notification from Wiltshire Council planning department requesting MTC to comment/respond as a consultee to this application, Malmesbury Town Council will not be providing feedback at this early stage. If the proposal should become a formal application to Wiltshire Council, MTC as a consultee will then review the information provided on material considerations and current legislation.

PE/25/012 To approve minutes of the meeting held on the Tues 7th January 2025
The minutes were adopted and signed as a correct record.

PE/25/013 To receive the income and expenditure report
The report was noted with no change from the previous meeting. No response from Highways Engineer S Hind re our request for outstanding invoices to be submitted for council payment.

PE/25/014 To receive and note Local Highways and Footpaths Improvement Group report from meeting on 21st January 2025
No report available, Cllr Exton did not receive the notification and invitation to the online meeting and therefore did not attend.

- PE/25/015 To determine way forwards with parking issue at Corn Gastons (Cllr Exton)**
It was agreed to request a meeting on site with a Greensquare representative to discuss what improvements can be made to this area. Deputy Town Clerk will request a meeting.
- PE/25/016 To review 2 highways improvement request forms requesting bus stop provision on Sherston Road**
Both forms were regarding bus stop provision in Sherston Road, one being in poor condition requiring repair work and the second request for a new shelter to be installed on a concrete base currently in situ. It was agreed to submit both requests to LHFIG at Wiltshire Council(local Highways and Footpath Improvement Group).
- PE/25/017 Backbridge Farm SUDs attenuation ponds – to note Persimmon has agreed to provide low level safety fencing, timescale to be confirmed**
The committee was pleased to note this confirmation and now awaits further details of the timescale for installation.
- PE/25/018 Malmesbury S278 Footway Conversion Order / Plan Filands (Bloor) development. Length of the new Shared Use Path which requires a Footway Conversion Order to allow legal cycle use. To note and agree any comment.**
The committee would like to request confirmation from Wiltshire Council if markings will be in place for demarcation between cyclists and pedestrians, Deputy Town Clerk will request this.
- PE/25/019 To note : Malmesbury Town Council representation at Strategic Planning Committee Thursday 23 January 2025 re PL/2024/06897 - Land off Sherston Road, Malmesbury**
Cllr Ritchie attended the planning meeting and raised several pertinent concerns of the council. The application was deferred and it is hoped that a meeting will be arranged with councillors and the land agent before the application returns to Strategic Planning Committee.
- PE/25/020 To resolve comment on planning applications received since the previous meeting**
PL/2024/11385 - The Spice Merchant, 36 Holloway, Malmesbury, SN16 9HX
Objection. Malmesbury Town Council is in agreement with Wiltshire Council pre-application advice:- This site is located within open countryside, outside of settlement boundary and therefore core policy. Adjacent to a nature reserve and bordering a high category flood risk area, flooding is a significant concern.
The proposed newbuild will negatively impact the streetscene on an important access way to into Malmesbury. It is a historical location, site of the Duke of York public house from early 19th century and we strongly object to the proposal.
- PL/2024/11031 - 16B Oxford Street, Malmesbury, SN16 9AX
No objection.
- PL/2024/11659 - Abbey Mill House, 1 Mill Lane, Malmesbury, SN16 0AD
Comment: Where it is necessary to fell trees in a conversation area, Malmesbury Town Council will always request that replacement planting is made.
- PL/2025/00077 - 119 High Street, Malmesbury, SN16 9AL
No objection, where it is necessary to fell trees in a conversation area, Malmesbury Town Council will always request that replacement planting is made.
- PL/2025/00081 - Old Wine Store, 45N High Street, Malmesbury SN16 9AG
No objection.
- PL/2025/00076 - 121 High Street, Malmesbury, SN16 9AL

No objection:- Where it is necessary to fell/remove trees in a conversation area, Malmesbury Town Council will always request that replacement planting is made.

PL/2025/00209 - La Ruche, 15 Dark Lane, Malmesbury, SN16 0BB

No objection.

PL/2025/00245 - Penrith, Tetbury Hill, Malmesbury, SN16 9JW:

No objection.

PL/2024/10687 - 2 Gastons Road, Malmesbury, Wilts, SN16 0BE

No objection

PL/2025/00299 - 3 Sillars Green, Malmesbury, Wilts, SN16 0FA

It was agreed that the Dep Town Clerk will contact the planning officer to enquire if there any restrictions or covenants in place re development such as extensions as this is the first application received for the Persimmon Sillars Green development. To enable to review the application again once the planning officer has responded, an extension will be requested to 19th February 2025 for comment at the next meeting.

PE/25/021 To note – update on standing items

- Triangle Junction – To note no progress as Wiltshire Council will not schedule traffic surveys until March 2025.
- Market Cross – Dep Town Clerk is in dialogue with Historic England and surveyor over meeting dates on site at the end of the works and has queried with the contractors the security arrangements whilst they are working on the structure (awaiting response). The Friday Market will go ahead during the works, market co-ordinator has been advised.
- Wheeler Way – No further update, we await a response from Rural Estates Surveyor at Wiltshire Council.
- Dual recycling bins for general refuse/recyclables – The five bespoke bins are in production, Deputy Town Clerk is contacting the recyclables waste collection company to clarify arrangements. Wiltshire Council are aware of the locations proposed.
- Accessibility survey: To review summary and agree and next steps (Cllr Drake)
Cllr Drake provided a useful summary. The survey was well responded, all online although paper copies were made available at the Tourist Information Office. It was noted that signage for the public toilets outside the Town Hall would benefit from a review to help visitors to the town and this will be undertaken at the upcoming signage audit. Dropped kerbs review may be scheduled with signage audit. It was agreed the report should be shared with Town Team and any other groups who may benefit.

Meeting closed at 8.06 p.m.