MALMESBURY
TOWN COUNCIL

Minutes of the **Planning & Environment Committee Meeting**
Held in Malmesbury Town Hall on Tues 11th August 2026

Present: Cllrs: K Drake (Chair), J Akhtar (Vice Chair), P Exton, I Wallis, W Jones

Also present: Lisa Dent, Dep Town Clerk, 2 members of the public

PE/26/105 **To receive declarations of interest**
None received.

PE/26/106 **To receive apologies**
Cllrs R P Jones, J Paget, R Sanderson, M Akhtar sent apologies.

PE/26/107 **Public participation on items of business included on the agenda**
It was agreed to vary the order of business for the 2 members of the public who were present

PE/26/108 **To resolve comment to planning application WC Ref PL/2026/04254**
Farm land off the A429, Malmesbury, SN16 9NZ - Retrospective permission to construct a hard surfaced track between the access and the permitted building
It was noted that this application has been Called In by Councillor Gavin Grant. Members of the public were invited to speak and raised serious concerns from residents and also the adjoining Parish of Malmesbury St Paul Without. It was resolved to submit Objection, comment is shown on Appendix 1.

PE/26/109 **To note councillor attendance at Northern Area Planning Meeting 12th August 26 and agree any further comment re PL/2025/02257 land to the North of Whychurch Farm and West of Crudwell Roaad, Malmesbury**
This item has been deferred by Wiltshire Council Northern Area Planning Committee to their meeting on 16th September 2026 in order to complete a consultation with Historic England. Cllr Drake will circulate a draft comment to councillors and this item will return to P&E on 1st September 2026.

One member of the public left the meeting 7.21 p.m.

PE/26/110 **To approve minutes of meeting held on Tues 21st July 2026**
The minutes were adopted and signed as a correct record.

PE/26/111 **To receive and note Income & Expenditure Report**
The report was noted, no expenditure as yet for recent Market Cross works.

PE/26/112 **To receive and note updated Terms of Reference from River Management Group**
There followed some discussion over dual responsibilities which was noted. There are further amendments required and clarification is expected from the next River Management meeting on 24th September 2026.

PE/26/113 **To rescind the agreed decision from 21/7/26 P&E committee to submit Highways Improvement actions to LHFIG for further consideration by Wiltshire Council**
It was agreed not to rescind the agreed decision. Dep Town Clerk will make enquiries which will enable the committee to agree any next steps.

PE/26/114 To receive and note updated report on Improvements to Triangle area and completed Highways Improvement request form and agree to present to Full Council

The report and request form were reviewed and noted and some amendment and addition will be required to both documents.

It was agreed that once revised, the report will be submitted to Full Council meeting on 15th September 2026. Deputy Town Clerk will forward information to councillors on the Substantive Highways Bid Scheme (Wiltshire Council).

PE/26/115 To resolve comment to planning application received since the last meeting

PL/2026/04009 – Tenon House, Harpers Lane, Malmesbury, SN16 0BY
No objection.

PL/2026/04052 – 17 Bristol Street, Malmesbury, SN16 0AY
PL/2026/04389 – 17 Bristol Street, Malmesbury, SN16 0AY
No objection.

PL/2026/04047 – 13 Cross Hayes, Malmesbury SN16 9BE
PL/2026/04315 – 13 Cross Hayes, Malmesbury SN16 9BE
No objection.

PL/2026/04168 – Flat 5, Inner Silk Mills, Malmesbury SN16 9LP
PL/2026/ 04485 – Flat 5, Inner Silk Mills, Malmesbury SN16 9LP
No objection.

PL/2026/04763 – St Johns Court, Malmesbury
No comment.

PE/26/116 Update on Standing Items

Wheeler Way

Permission has been received from the landowner for the agreed improvements. A layout/design will be created which can then be used for obtaining quotes and it was agreed to seek contributions from the property developer and Wiltshire Council, once quotes have been received.

Market Cross

The repair and maintenance works have been completed, contractors will return to site to remove a cover to the main lantern. Preparation will now begin for the third phase of works.

Speed Indicating devices

Dep Town Clerk will progress chase a response concerning the defunct SIDs units and their operational status.

River Management Working Group

A recent meeting had taken place, it was noted the working group is going to request further information and clarification on the activities undertaken by the Rotary Flood group such as operation of sluice gates, wardens and river work with Environment Agency.

Signage and Streetscape Working Group

It was noted there is a new Chair in place, Campbell Ritchie, and information for revised Terms of Reference will follow. Regular meetings hereon will be scheduled.

Appendix 1 – Objection/comment (currently Called In)

WC Ref PL/2026/04254. Farm land off the A429, Malmesbury, SN16 9NZ - Retrospective permission to construct a hard surfaced track between the access and the permitted building

Malmesbury Town Council strongly objects to this retrospective application and requests that Wiltshire Council refuses planning permission on the grounds of harm to the character and appearance of the Conservation Area, insufficient information regarding the scale and specification of the engineering works, adverse impacts on highway safety, and the conflict with approved replacement tree planting and landscape mitigation measures.

The site lies within the **Malmesbury Conservation Area** and has a complex planning and enforcement history. The agricultural building associated with this development was approved under permitted development rights, meaning that neither Malmesbury Town Council nor local residents were afforded the opportunity to fully assess the implications of the application. The Council is therefore concerned that substantial engineering works in the form of this access track are being retrospectively regularised through the current application.

Please note Malmesbury Town Council supports the Objection submitted by the Residents of Baskerville.

Reasons for Objection

1. **Impact on the Character of the Conservation Area and Landscape**

The proposed track does not align with the agricultural building and appears disproportionate in scale and specification to the agricultural use asserted by the applicant. The application lacks sufficient detail regarding the surfacing materials, construction methodology, and final appearance of the track.

As a result, the Local Planning Authority cannot properly assess the impact of the development on the character and appearance of the Conservation Area. The proposal therefore conflicts with **Wiltshire Core Policy 58 (Ensuring the Conservation of the Historic Environment)**, which requires designated heritage assets and their settings to be conserved and, where appropriate, enhanced, and **Core Policy 57 (Ensuring High Quality Design and Place Shaping)**, which seeks a high standard of design that responds positively to local character.

2. **Highway Safety**

The Council has serious concerns regarding the safety of agricultural vehicles accessing and egressing the site onto the **A429**. Visibility at the junction created by the track appears limited and inadequate information has been submitted to demonstrate that the access can operate safely for agricultural traffic.

The proposal is therefore contrary to the objectives of the **NPPF**, which requires developments to provide safe and suitable access for all users and to ensure that highway safety is not adversely affected.

3. **Impact on Approved Replacement Tree Planting**

The alignment and location of the track appear to compromise the ability to replant replacement trees within the locations and timescales previously required. The application fails to demonstrate how existing landscaping obligations and mitigation measures can be delivered if the access track is retained in its current form.

The Council considers that the loss or displacement of replacement planting would further erode the character of the Conservation Area and rural setting and would conflict with the environmental and landscape protection objectives of both the Wiltshire Core Strategy and the NPPF.