

Highway Development Management Consultation Response

Planning Application Ref: PL/2026/00051

Site Address: North Cottage, Minety, Malmesbury, SN16 9PL.

Proposal: Demolish and rebuild fire-damaged detached outbuilding.

Date of Consultation Response: 04/02/2026

I refer to the above planning application dated 05/01/2026 seeking permission to demolish and rebuild fire-damaged detached outbuilding.

The site is located with private access over a series of PROW Bridleways and Footpaths (MINE21, MINE3) which connect to the public highway to the west and south. There are no proposals to alter the existing access with the public highway or the property access with the private roads/PROW. The Countryside Access Team should be consulted in regard to the access over the PROW connecting to the site. It has been assumed that vehicle access rights are afforded to the property over the PROWs.

The proposals directly replace an existing garage and storage space, to which there would be no highway objection subject to the following conditions:

CONSTRUCTION MANAGEMENT STATEMENT – SITE OPERATION

No development shall commence on site (including any works of demolition), until a Construction MANAGEMENT Statement, together with a site plan, which shall include the following:

1. the parking of vehicles of site operatives and visitors;
2. Number and size of delivery vehicles/ construction vehicles
3. loading and unloading of plant and materials;
4. storage of plant and materials used in constructing the development;
5. wheel washing facilities;
6. measures to control the emission of dust and dirt during construction;
7. a scheme for recycling/disposing of waste resulting from demolition and construction works; and
8. measures for the protection of the natural environment.
9. hours of construction, including deliveries;

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement without the prior written permission of the Local Planning Authority.

REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

ROW (in absence of a CMS/consultation)

ACCESS

No construction / demolition vehicle access may be taken along [MINE21 and MINE3] without prior consultation with the Wiltshire Council Rights of Way Warden. Where appropriate any safety/mitigation/reinstatement measures must be approved by the Wiltshire Council Rights of Way Warden.

Reason: To ensure the public right of way remains available and convenient for public use.

If you have any queries regarding the above advice, please contact:

HighwaysDevelopment@wiltshire.gov.uk