



Minutes – Planning and Environment Committee Meeting 11th August 2026

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

Appendix 1 – Objection/comment (currently Called In)

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.