

## NORTHERN AREA PLANNING COMMITTEE ADDITIONAL INFORMATION

03<sup>rd</sup> August 2016

This is information that has been received since the committee report was written. This could include additional comments or representation, new information relating to the site, changes to plans etc.

### **Item 7a) 15/07244/FUL- Land at Moor Lane Farm, Minety, Wiltshire**

#### **Late Representations**

**Elgar Middleton Energy** - The 8 loads of hardcore relate to the construction compound which will be removed at the end of construction. The 'missing' 765 tonnes makes up the tracks that run through the site, these remain in place during the life of the development and will be removed at the end of the operational life of the solar farm as per our legal reinstatement obligations with the landowner. As previously discussed I am more than happy for you to include a reinstatement condition that requires a method statement to be produced 6 months before decommissioning and approved with the LPA.

The track will be constructed of unbound stone and is permeable. This was picked up in the FRA.

The development will not materially raise the level of the site. There will be spoil from excavations but the volume will be so small that it can easily be accommodated on the 9.2 hectare site. On the assumption that the site was completely level the estimated 450 cubic meters of spoil would change the surface level by c 5mm.

**Officer Comments** – This comment is response to the Parish Councils comments point 3a to clarify matters regarding ground raising and the discrepancy between the amount hardcore entering the site. The Councils standard reinstatement condition is already recommended as a condition for this application.

### **Item 7b) 16/02433/FUL & 16/02612/LBC - The Old Stables, Grittleton House, Grittleton, Wiltshire, SN14 6AJ**

#### **Late Representations**

**Applicant-** *"I would refer to the Report to be presented to the meeting of Planning Committee North on Wednesday 3rd August.*

*I note from the contents of the report that a number of references have been made to the impact of the closure of the day school operated from Grittleton House on the justification for the accommodation proposed to be created by the implementation of the development the subject of the current applications. In order that there should be no misunderstanding regarding the relationship between the current development and the closure of the day school, I would request that the following be reported as a 'Late Item' to the Members of the North Planning Committee.*

*The additional accommodation proposed in the applications under consideration by the Planning Committee is required to address a shortage of dormitory and visitor accommodation at the Residential Study Centre based in the range of buildings known as The Stables. This complex is used throughout the year to provide a base for groups of UK and foreign students, together with their staff, and faith groups, when attending residential*

*courses at The Stables. The demand for type of educational facility has outstripped the available accommodation to the extent that the operators have been regularly required to turn down requests from both home and foreign schools.*

*The stable building the subject of this application has previously been approved for conversion to residential uses and the current proposal involves the proposal to adapt and extend the building to provide bedrooms with toilet and shower facilities and the essential storage necessary to support the intended use. As the primary use of the Stables is to provide accommodation for visiting students and staff and for visitors attending functions held in Grittleton House, there is no operational relationship between the need for this accommodation and the closure of the day school which was based in and operated from Grittleton House. The closure of the day school does not, therefore, reduce or remove the justification for the proposed development or the support for the development derived from Paragraph 72 of the Framework.*

*In terms of 'public benefit' resulting from this development, the benefit arising from this particular form of use is evidenced by the success of the conversion of the other major buildings within The Stables' complex to bedroom accommodation, activity room, kitchens and dining room all associated with the operation of the residential study centre. This element of the Applicant's business operated from The Stables currently employs 22 staff with the anticipation that there will be a 40% increase in support staff required to service the additional accommodation. The use has enabled the complex of buildings to be maintained as a single entity and be put to an economic use that has secured the repairs to this heritage asset and provided a viable long term future for this important group of buildings, which benefits the local community in terms of both employment and service.*

*In conclusion, as there was no functional relationship between the day school and the residential study centre the closure of the former has no material impact on the justification for the development the subject of the current applications."*

#### Officer Comments -

Officers have considered this information and note that due to the recent closure of the School the content differs from the background and justification originally provided with the planning and listed building consent applications, which suggested that the accommodation would serve a combination of functions including the summer schools, private events and ongoing running of the main School. In the case of the latter, it was understood that the need for additional accommodation arose from the associated displacement of residential provision from the main House itself.

Given the late timing of this clarification and wider implications for the long-term sustainability and viability of the Grittleton House estate as a whole, it is considered that there has not been sufficient opportunity to reconsider the applications on this substantive basis and make an informed recommendation to Members. Officers would therefore advise against determination of the applications at the present time.

**Item 7c) 16/03644/VAR - Barncroft , The Barton, Upper Common, Kington Langley, Wiltshire, SN15 5PF**

#### Late Representations

**Wiltshire Council Highways** – No objection subject to conditions.

Officer Comments - All conditions are already attached except drawings for visibility splays. The following condition is recommended:

No development shall commence on site until visibility splays have been provided between the edge of the carriageway and a line extending from a point 2.4m metres back from the edge of the carriageway, measured along the centre line of the access, to the points on the edge of the carriageway 45 metres in both directions from the centre of the access in accordance with the approved plans (Drawing 02 Block Plan). Such splays shall thereafter be permanently maintained free from obstruction to vision above a height of 0.6m above the level of the adjacent carriageway.

REASON: In the interests of highway safety.