

NORTHERN AREA PLANNING COMMITTEE ADDITIONAL INFORMATION
27th June 2012

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.

The text in bold is additional/amended information to that circulated to Members on Tuesday 26th June 2012

Item 7b – Land at Chippenham Railway Station, Cocklebury Road, Chippenham, Wiltshire, SN15 3QH (11/04113/FUL)

English Heritage

No further comment.

“Despite my previous hope I obviously was unable to provide you with any further comments on this application prior to your committee paper deadline. My apologies for this.

However, having now considered the additional information and amendments submitted by the applicant there is little more that we would wish to add to our previous letter.

The outcome of the spot-listing exercise clearly demonstrates that the fabric in question is not of sufficient national interest to justify formal designation but this does not automatically suggest that it is no value or interest at all as far as the local context and contribution to its historic character is concerned. However, the judgement as to whether further information on the matter of local significance should be required and how the fabric might inform any development proposals is a matter for local authority discretion, and we are happy to defer to the advice of the Council's own conservation advisers on this point.

We therefore have no specific additional comments to offer on the amended proposals, and if there is local agreement that the proposals and their design is now acceptable it may be that all that can reasonably be sought is to record the historic fabric which will be affected by them.”

Item 7c – Manor Farm, Broad Town, SN4 7RN (12/00885/FUL)

Late observations have been received from the agent in support of the application and are summarised below.

- **The number of horses on site varies throughout the year with winter being the busiest time with 40-50 horses on site. Ideally 4-5 staff are required to look after and train them.**
- **There is a need to provide better facilities to attract and retain the highly specialised staff required for the business who can be trusted to run the yard when the applicant is away on business**

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- Issue is not attracting staff, but the right calibre of staff who expect accommodation as part of their employment, due to local housing costs, and would prefer not to share
- At least 2 experienced members of staff are required on site at all times as the applicant frequently travels for her business
- No business plan or further supporting information was submitted for the approved 2010 application for grooms' accommodation (10/01199/FUL) and this application is not discernibly different from the previous.
- The applicant has confirmed that they are happy for a condition to be placed on any permission to ensure the accommodation remains ancillary
- The existing office for the business is currently within the house, (the kitchen) and is not suitable. The proposed office area is on the footprint of part of the existing building.
- The proposed gym is mainly for residential use and means that a room in the house doesn't have to be utilised.
- The proposed garage is on the footprint of the existing building which is already partially used for parking for the applicant, staff and visitors.
- The business case is not one of providing a flat to attract staff, but appropriately skilled staff, therefore it is not a question of a horse to staff ratio

Item 7d – 20 St Aldhelm Road, Malmesbury, Wiltshire, SN16 0DB (12/00908/FUL)

Applicant

The applicant has confirmed that they accept the Public Open Space contribution of £1,120 and this will be secured through a S106 agreement.
