

Planning Working Group Report

All councillors are invited to consider the decisions and applications referred to on the agenda.

We have the following comments:

Applications

19/01118/VAR, Lydiard Stud, variation of condition

[Link here](#)

This is an application for variation of existing planning permission 14/04490/FUL

Link to the original permission is here

<https://unidoc.wiltshire.gov.uk/UniDoc/Document/Search/DSA,757002>

Condition 11 says:

"11 The site shall be used for the purposes named in the submitted Supporting Statement (namely breeding and rearing of horses, stallion services, contract-foaling, weaning and early handling service, breaking-in/early schooling and training) and for no other equestrian related purpose, including riding schools and riding lessons, without express written consent of the Local Planning Authority.

REASON: The proposed use is acceptable but the Local Planning Authority wish to consider any future proposal which may result in an intensification of use at the site having regard to the circumstances of the use."

My understanding is that the doggy day creche has been in operation for some time, for seven months and is licenced by Wiltshire Council. This is largely a "formalisation" of what is already happening on site. I am told by the owner that the hours in practice are weekdays 8am to 6pm, with some home boarding (with the site owners) at weekends. There is no walking off site and muck is disposed off on site. No additional building works, and the owner tells me no complaints received re. noise during their seven months in business - the property is some distance from others - and I am not aware of any issues about its use as a dog day creche locally - no objections on WC site against application at the time of writing. Majority of PWG had no objection subject to these issues.

On this basis, we would propose a recommendation of **No Objection**.

19/01926/106 Lydiard Stud, variation of s. 106 Agreement

[Link here](#)

This is an application to change the extent of the land linked to the key worker residency qualification. Link to the original application and s. 106 Agreement is [here](#).

Basically, there is a mistake in the original s. 106 Agreement that links occupation of the "key worker accommodation" at Lydiard Stud to employment on the wider (Croucher) fields means it applies only to the house and the immediate area around it. Not the wider fields. This proposed variation extends the extent, but not as far as it was originally intended. The revision does not extend to the wider fields because they are not in the applicant's ownership. (And the applicant can only control what they own). It appears a large part of the original fields have been sold off so neither the original party (the Crouchers) nor the applicant owns them, which means those fields probably take free of the restriction.

On this basis, there is little point in making an objection even if the Council is so minded – the application would improve the current position although it is still not as extensive as originally attended or as many in the parish (judging by past comments) would possibly like to see.

On this basis, we would propose making no objection. However, it may be appropriate to emphasize the concern over the original application and the significance of the land that appears should have been included in the original s. 106 agreement (in terms of preserving the area's rural and agricultural heritage) and protecting from coalescence from Swindon, and request that they take appropriate steps, if possible, to ensure that the correct (wider) area is included.

Realistically though, if the land has passed into different ownership, the chance of the agreement being rectified to include the wider extent is probably close to zero.

Other matters

19/01836/FUL, Brockhurst Farm, Greenhill

Councillors are asked to consider an application in Greenhill, Brockhurst Farm. [Link here](#). Technically, this falls outside of the parish apparently in Purton (which was news to me).

Councillors are asked to consider an application in Greenhill, Brockhurst Farm. [Link here](#). Technically, this falls outside of the parish apparently in Purton (which was news to me). However, I am aware there has been some concern on his site locally in the past – and, having apparently established a lawful residential use (by long user) the applicant now seeks permission for a new dwelling.

Land at Restrop, Purton

Councillors' attention is drawn to pre-application consultation by Hollins Strategic Land in respect of land at Restrop (on the north west of the parish) to build 83 new homes. NO formal application made yet, although Purton PC has asked for comments to be sent to them.

Links here - [Hollins](#), [Swindon Advertiser](#).

Proposal for moving of electricity pole and transformer at Common Platt

At time of writing, few details, but clerk, and probably Councillor Sharp and myself meeting with SSE on Friday 8 March. It is proposed to give the meeting an oral update.

SHW

06.03.2019

Full Council
March 2019