

23rd December 2025

Our Ref: SWLC.LPC2892

Development Services – Central
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 0RD

Dear Sir/Madam

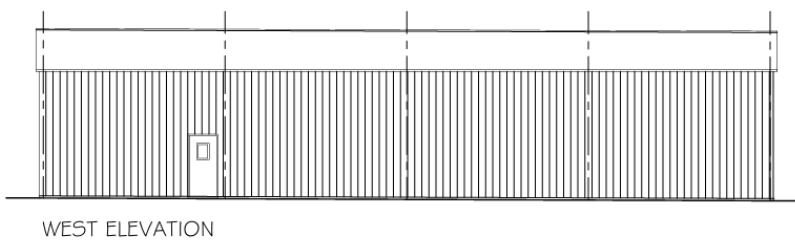
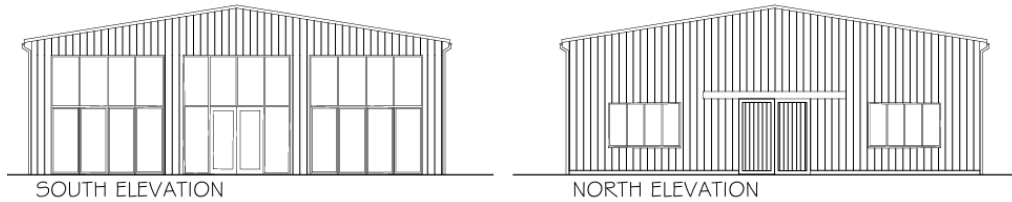
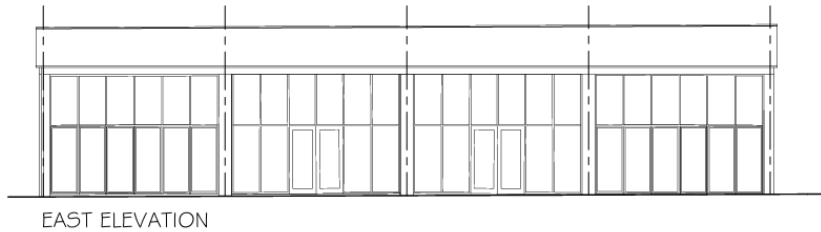
Town and Country Planning Act 1990
Variation of condition No 2 imposed on application PL/2023/03375
to vary approved plans –
Midway Manor, Bradford Road, Wingfield, Bradford on Avon, BA15 2AJ

As your records will confirm the above referenced application concerned the external adaptations and alterations of the existing building at Midway Manor, Bradford Road, Wingfield, which had previously been confirmed pursuant to Class R for change of use as a Café/Restaurant, with ancillary conference space, being permitted uses falling within Class E (LPA Reference PL/2021/08635).

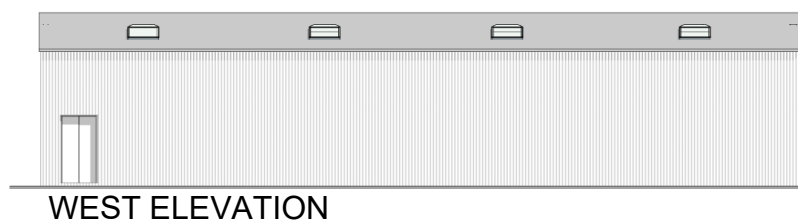
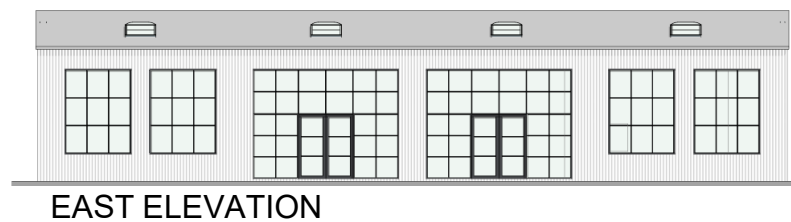
Works were begun to strip out the building pursuant to the original Prior Approval so that the established position is extant, albeit of course there has been no material change in circumstances, and those external works approved do not expire till June 2026.

Accordingly, as the project is scheduled to be completed shortly, it is the purpose of the enclosed application to sanction some minor design changes to the building's shell. Specifically, you will see from the plans extract inserted on the following page that the intention is to lessen the scale of glazing to be employed. This was in fact a small concern noted in the officer's decision report, which said, *'Whilst this proposal would be a little excessive in the amount of glazing proposed, it is not that far in excess of the fall back position and the amount of public view of the building would be limited. Therefore any harm resulting from this proposal would not warrant the refusal of the application.'* The proposed changes lessen the area of glazing and it is reasonable to assume had this change formed part of the original application it would have been approved. The timber cladding and sheet roofing are unchanged, although 8No rooflights have been added too. These will be dark framed to compliment the metal joinery proposed throughout and are clearly modest as a change to those works approved.

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As approved



As Proposed

For ease of reference, I have reproduced the condition to be varied below and have highlighted those plans to be replaced and listed the new plans in red which I hope helps with drafting the new conditional variation.

Condition No 2

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

*Covering Letter, Site Location Plan, Proposed Site Plan (LPC 2892 PR 101), **Proposed Floor Plan (LPC 2892 PR 102), Proposed Elevations (LPC 2892 PR 103, North and South Elevations Dec 2025, East and West Elevations Dec 2025, Ground Floor Dec 2025**, Existing Site Plan (LPC 2892 EX 01), Existing Elevations (LPC 2892 EX 02) and Existing Floorplan (LPC 2892 EX 03)*

REASON: For the avoidance of doubt and in the interests of proper planning.

I hope we can agree this is a straightforward set of minor amendments and the submission is therefore wholly within the scope of section 73 as submitted, however if you have any questions, please do not hesitate to contact me.

Yours faithfully



Simon Chambers
Director

Enc.