

Highworth



Town Council

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P1.

MINUTES OF THE PLANNING COMMITTEE MEETING 23 MAY 2017

PRESENT

Councillor (Mrs) P M Webster (In the Chair)

Councillor: R Acres
C A Adams
P L Adams
A Bishop
(Mrs) J H Bishop
(Mrs) J Clark
G Edwards
N Gardiner
(Mrs) M R Penny
(Mrs) L Vardy
S Weisinger

IN ATTENDANCE

3 Members of the Public

Councillors unanimously agreed to send a letter to Manchester City Council expressing sadness and support following the recent terrorist attack.

TO ELECT A CHAIRMAN

1. Resolved by Councillor (Mrs) L Vardy and seconded by Councillor (Mrs) M Penny to elect Councillor (Mrs) P M Webster to be Chairman of the Planning Sub-Committee. Councillors voted unanimously in favour. Councillor (Mrs) P M Webster was duly appointed and remained in the Chair.



Highworth is a Fair Trade Town



Twinned with Wassenberg



Twinned with Pontorson

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APOLOGIES

2. Councillors (Mrs) A M Durrant and K Smith.

TO ELECT A VICE-CHAIRMAN

3. Resolved by Councillor N Gardiner and seconded by Councillor R Acres to elect Councillor (Mrs) J Bishop to be Vice-Chairman of the Planning Sub-Committee. Voting was unanimous and the resolution was carried. Councillor (Mrs) J Bishop was duly appointed Vice-Chairman.

QUESTIONS FROM THE PUBLIC ON AGENDA ITEMS

4. None.

DECLARATIONS OF INTEREST

5. Councillor (Mrs) P Webster declared an interest in the planning application S/HOU/17/0646 CHHO and took no part in the debate.

CORRESPONDENCE

6. None.

PLANNING PERMISSIONS/REFUSALS

PERMISSIONS

7. a. S/HOU/17/0465 SASM Erection of a detached garage/outbuilding. 38 Eastrop, Highworth.

REFUSALS

8. None.

PLANNING APPLICATIONS

9. a. S/16/1781 HC Erection of 53no. dwellings including access, car parking, landscaping and associated works. Land at Shrivenham Road, Highworth. The Councillors recommend refusal for the following reasons:

Councillors do not consider that the minor alterations to the application, in any way, alter their considered opinion that this application should be refused. However, Should the Planning Officer be minded to agree to this application and pass it under Delegated Powers, Councillors ask that the application go before the Borough Planning Committee. Should this be the case Highworth Town Council will send representative Town Councillors to support their objections and address the Committee.

The Councillors are aware that the applicant will use the fact that the local planning authority is unable to demonstrate a three-year supply of deliverable housing sites within the Borough to be used as a reason for allowing the application. However, Highworth can demonstrate that it is on course to supply more than the number of dwellings called for in the current Swindon Local Plan and that the Neighbourhood Plan should not be overridden because a statement of a 3

year land availability for Swindon Borough is not currently available. Highworth should not suffer the consequences of this and have extra housing imposed on it to rectify this situation within the Borough.

- The Highworth Neighbourhood Plan (HNP) has passed its Examination phase and is now being progressed by Swindon Forward Planners to the Referendum stage. In his inspection the Examiner endorsed the Plan's rejection of this site for development for the reasons stated in the plan. He did not accept the Developers' arguments put forward in the Reg 16 Consultation.
- The Swindon Local Plan allocated a total of 200 houses for Highworth of which 88 have already been built. This leaves a further 112 dwellings to be built. Two sites have been selected in the HNP to cater for this expansion and the Examiner has endorsed their selection. To grant this application would mean exceeding the 200 houses by more than 25%. Highworth's infrastructure would be put under even more strain than it already will be within the 200 dwellings allocated under the Swindon Local Plan, unnecessarily.
- The proposed development site is outside the Settlement Boundary for the town. It is Councillors' understanding that development outside the Settlement Boundary should only be permitted where it can be demonstrated that there is a requirement for housing which cannot be satisfied by using suitable sites within the Boundary. This clearly cannot be demonstrated as the HNP provides two sites wholly able to accommodate the required number of houses allocated under the Swindon Local Plan.

The following reasons for refusal put forward at the Planning Meeting of 8th November 2016 also still apply:-

- (1) The Design and Access Statement para 3.2.1 states that the site abuts the Settlement Fringes. However, the site is outside the Settlement Boundary.
- (2) The Design and Access Statement para 3.3.3 states that bus stops providing a regular service are within easy walking distance of the Application Site. The closest bus stop is easily over half a mile from the site accessed down a road which initially does not have any footway. This makes the journey by foot unsafe. The reality is that the residents will most likely travel everywhere by car, thus, adding to congestion on Shrivenham Road.
- (3) The application mentions access to the town on foot and that this access is easy. The site is well outside the boundary of the town and, even though the applicant claims that a footway could be instated, journeys are most likely to be by car, adding to the general congestion and parking difficulties in the town centre.
- (4) The proposed development will add to long standing existing traffic problems on Shrivenham Road. As stated in the Design and Access Statement there are two schools in Shrivenham Road and at times throughout the school day the road is gridlocked with vehicles travelling and parking on the "School Run". In addition throughout the day parties of school children use the road moving to and from outside activity venues. The road terminated at the Fox Roundabout which has its own safety issues and at peak times can cause queuing back into Shrivenham Road. There are major problems with parking on this road, both residential and commercial (Tyre Firm and Courier firm vehicles constantly blocking the pavements) and any addition to the traffic in this road will only add to the problems.
- (5) The Design and Access Statement Section 5 indicates that render will be used. Councillors generally oppose the use of render on new dwellings. The Councillors were also disappointed that there was no evidence that the design etc had been submitted to the SBC Design Review Panel.
- (6) The Design and Access Statement para 2.4.4 states that "Highworth Town Council has

recently consulted on its Neighbourhood Development Plan (NDP), but that given the stage at which the NDP has reached it is considered that very limited weight can be given to this document at the present time". This statement is regarded as invalid by the Council for the following reasons:

- Persimmon Homes, together with the three other potential developers were included in all the consultation stages and of the process and respected the integrity of the process right up to the Reg 14 stage of the draft plan. It was only after the site selections had been made that the company deviated from that procedure and submitted this application in an attempt to pre-empt the current draft plan **which is now subject to the Referendum on 25th May 2017.**
- The draft plan decided to recommend the two sites, Crane Furlong and Redlands, and not to choose the Shrivenham Road site. It acknowledges that there was a favourable response to the site during consultations, but this was only one factor in the selection process. Where it failed to score well were the following:
 - The site breaks the current Settlement Boundary and juts out from the cohesive shape of the town at this point.
 - The position of this site does not conform to the NDP's intent to protect the town and its boundaries as a hilltop community.
 - The area in which the site is located is considered as landscape that should be preserved and protected.
 - The Design and Access statement claims that the application is submitted to meet Highworth's allocation of new housing under the Swindon Borough Local Plan of 200 new dwellings. Under Highworth's draft NDP this allocation is already being met by the two sites chosen in the plan. Both more than meet Highworth's allocation. Therefore, this additional site with its proposed 53 dwellings is neither required nor welcome

The Examiners report vindicates the choice of Redlands and Crane Furlong and the omission of Shrivenham Road as preferred sites.

- b. S/17/0591 CHHO Erection of a single storey rear extension and 2 no. rear dormer windows. 21 Swindon Street, Councillors defer to the Officers.
- c. S/HOU/17/0646 CHHO Erection of first floor side extension. 89 The Dormers, Highworth Councillors recommend acceptance.
- d. S/HOU/17/0709 CHHO Erection of a single storey side extension. 36 Lechlade Road, Highworth Councillors recommend acceptance.
- e. S/17/0766 Alterations to existing pavilion and erection of a single storey building to provide a tea room and toilet facilities and associated works. Highworth Recreation Centre, The Elms Highworth Swindon Councillors recommend acceptance.

MEMBERS BUSINESS

- 10. Councillor (Mrs) P Webster. Plans for the Podium project were circulated to Councillors and it was unanimously agreed for D Spencer to draw up more detailed plans and to obtain estimates for the project. The application to remove the tree needs to be made.

S106 funding for the podium development is awaiting a Deed of Variation, Taylor Wimpy no longer have any funding available to complete the legal paperwork. SBC has quoted £950.00 to draw up the paperwork to enable HTC to access the S106 money.

Councillor (Mrs) M Penny has offered to investigate whether this money can be accessed under the existing category.

Councillor (Mrs) M Penny. The Planning application for Fitzgerald Avenue is to be passed with stipulations. If these are not followed and the business becomes a nuisance HTC can then make representation to the Enforcement Officer.

20mph signs are now up and active, there is now a campaign to have them installed at St Michaels Avenue.

Councillor (Mrs) J Clark. Mr D Spencer has drawn up new scale plans of the proposed Skate park on the Lower Rec that have been sent to Helen Haines (Property Legal, SBC). Clarification has been requested as to whether a skate park would be considered a play area or if a Deed of Variation to the lease may be required.

Councillors offered their Congratulations to Councillor (Mrs) M Penny on becoming Mayor of Swindon.

Meeting closed 8.05pm