

Highworth



Town Council

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PLEASE VISIT OUR WEB-SITE AT:
www.highworthtowncouncil.gov.uk

P13.

MINUTES OF THE PLANNING COMMITTEE MEETING 25 JULY 2017

PRESENT

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

Councillor: R Acres
C Adams
P L Adams
A Bishop
(Mrs) J H Bishop
(Mrs) J Clark
(Mrs) A M Durrant
G Edwards
N Gardiner
K Smith

IN ATTENDANCE

11 Members of the Public.

APOLOGIES

29. Councillors S Weisinger, (Mrs) M Penny (Mayoral Engagement) and (Mrs) L Vardy .



Highworth is a Fair Trade Town



Twinned with Wassenberg



Twinned with Pontorson

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DECLARATIONS OF INTEREST

30. None.

CORRESPONDENCE

31. An Email has been received from a resident at Hampton expressing objections to the planning application for 'Somerset', Hampton.

PLANNING PERMISSIONS/REFUSALS

PERMISSIONS

32. a. S/17/0766/SASM. Alterations to existing Pavilion and erection of a single storey building to provide tea room and toilet facilities and associated works. The Elms Recreation Ground, Highworth, SN6 7DD. (Councillors recommended acceptance).

REFUSALS

33. a. S/HOU/17/0584/FELY. Erection of a two storey side and single storey front extensions and installation of new bi-fold doors in existing rear elevation. 15 Wessex Way, Highworth. (Councillors recommended refusal).

PLANNING APPLICATIONS

34. a. S/17/1156/IH – Demolition of existing barn and dwelling, and erection of 4 no. dwellings. Land at and adjacent to 'Somerset' Hampton Lane, Hampton. SN6 7QQ. Councillors recommend **refusal** on the grounds listed below. If the Officers are minded to give permission for this Development, Highworth Town Council requests that it be put to the Planning Committee and will send a representative.

The application is contrary to the Highworth Neighbourhood Plan which covers the whole of the area inside the Parish Boundary. This Council stands by its plan and the opinions of the residents who helped to compile it.

Hampton is a Conservation Area, designated in 1990, it is described in the Conservation Appraisal and Management Plan (adopted 4th April 2006) as "a small conservation Area, sensitive to change, and further development could adversely affect its character and appearance".

One of the seven factors listed for the designation of Hampton as a Conservation Area is "The area's open space including extensive gardens, paddock and a small hay field at the centre of the Conservation Area". Councillors are against development on this key open space – specifically mentioned in the justification of the Area.

Swindon Local Plan – Policy EN5 Landscape Character and Historic Landscape – given that The hamlet and proposed site is a Conservation Area, Councillors consider that this application is contrary to this Policy.

An application for a new dwelling adjacent to Coveage Field was refused at appeal in 1989 and no new houses have been built within the Conservation Area since its designation.

An application just prior to the publication of the Hampton Conservation Area Appraisal for conversion and demolition of a number of farm buildings was refused as the development was outside housing policy boundaries and in a rural location.

Swindon Local Plan – SD1 an important premise of this policy is to ‘respect, conserve, and/or enhance the natural, built and historic environments; in the opinion of Councillors, this application does not fulfil this aspiration.

Swindon Local Plan - SD2 c. ‘Rural development will be located primarily at Highworth and Wroughton, which (of the rural settlements) are the most accessible and maintain the largest range of facilities;’ Hampton is distinctly separate from Highworth and should not be taken as part of it. An additional three houses (given that the fourth is a much larger replacement to an existing property) in this small hamlet would detrimentally alter its character.

Rural Settlements para 5.112 states that ‘sustainable small-scale developments that are necessary to maintain the function of rural life in villages will be acceptable but must come forward in a planned way with support from local communities’. This proposed development is neither necessary to maintain the function of life in this tranquil hamlet, nor does it have support from the local community.

Para 5.113 goes on ‘In order to protect the individual characters of the countryside and small villages, unsustainable developments that are not of appropriate scale, design or function should be prevented’. The proposed houses are extremely large and tall, and not in keeping with the rest of the hamlet.

The application cites that ‘the intention behind the design proposal is to introduce houses that reflect traditional local farmhouses’. There is already one imposing farmhouse in the hamlet, more than one large farmhouse would be out of keeping with the area.

Swindon Local Plan Policy EN4 – Biodiversity and Geodiversity. A roost of Pipistrelle bats (4 counted from a distance) has been discovered in the barn stone wall. These animals are protected.

Swindon Local Plan Policy EN6 – Flood Risk. Local knowledge suggests that the row of small cottages Nos. 4 – 7 which sit at the base of the slope of the hayfield, benefit from it being a natural ‘soak-away’. There is concern that if it were developed, this would be affected and there is the potential for water ingress to the cottages.

The planning application provides spaces for 20 cars, it is estimated that the total number of cars in the hamlet is around 30. This would be a significant increase in road traffic for such a narrow lane with no footpath.

- b. **S/HOU/17/1202/FELY** – Erection of a two storey side and single storey front extensions. 15 Wessex Way, Highworth. SN6 7NT. Five Councillors voted to refuse this application as they consider that the extension is still overpowering and has a detrimental visual impact on no. 18 Wessex Way. Four Councillors Defer to the Officers, and two Councillors recommend acceptance.

MEMBERS BUSINESS

- 35. a. Councillor C Adams. Councillor A Bishop informed the Council that he has not attended a meeting that discussed building on the municipal Golf Course.

Meeting closed 7.35 pm