

# Highworth



## Town Council

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[www.highworthtowncouncil.gov.uk](http://www.highworthtowncouncil.gov.uk)

P15.

### MINUTES OF THE MEETING OF THE PLANNING SUB-COMMITTEE 8 NOVEMBER 2016

#### PRESENT

Councillor (Mrs) J H Bishop (In the Chair)

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

#### IN ATTENDANCE

6 Members of the Public.

#### APOLOGIES

43 Councillors: (Mrs) P M Webster (Holiday), (Mrs) A M Durrant (Work commitment).



Highworth is a Fair Trade Town



Twinned with Wassenberg



Twinned with Pontorson

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#### QUESTIONS FROM PUBLIC ON AGENDA ITEMS

44. None.

#### DECLARATIONS OF INTEREST

45. None.

#### ESTATE AGENT SIGN IN HIGH STREET

46. Swindon Borough Council Planning Department is to be asked to investigate a new sign erected by an Estate Agency in the High Street as it would appear that Planning Permission has not been requested for a large sign on the building.

#### MINUTES OF MEETING

47. **RESOLVED TO ACCEPT AND SIGN THE MINUTES OF THE PLANNING  
SUB-COMMITTEE MEETING HELD ON TUESDAY 4<sup>th</sup> OCTOBER 2016**

#### MATTERS ARISING

48. a. Minute 35. The satellite dish has been removed.  
b. Minute 42c. The Co-op has had the block paving outside the shop attended to.  
c. Minute 42a. We are awaiting confirmation of the 13<sup>th</sup> December as a convenient date for the Planning Training.

#### CORRESPONDENCE

49. Correspondence from Resident regarding traffic speeds in the High Street and a request for Borough Councillors to ask SBC Highways for Speed Bumps. Councillors do not consider speed bumps are appropriate for the High Street. Councillors agreed that traffic speed is a problem here, as it is in the whole of Highworth, and asked the Borough Councillors to take this issue to Highways at SBC for a suitable solution to be found. Councillor (Mrs) M Penny will continue her talks with Swindon Borough Council with regard to the Parking issues in the town which are adding to the problems he mentioned.

#### PLANNING PERMISSIONS/REFUSALS PERMISSIONS

50. a. S/LBC/16/1529BLOWC - Replacement of internal sliding door with a panelled solid wood door. Burford House, 5 Swindon Street, Highworth, Swindon, SN6 7AH. (Councillors deferred to the Officers).
- b. S/LBC/16/1530BLOWC - Removal of bricks from fireplace and replacement with log burning stove. Burford House, 5 Swindon Street, Highworth, Swindon, SN6 7AH. (Councillors deferred to the Officers).
- c. S/16/1588BLOWC - Change of use from grass verge to residential garden and associated works. 21 Lechlade Road, Highworth, Swindon, SN6 7QR. (Councillors recommended refusal).

d. S/16/1518RM - Change of use of former agricultural building to residential accommodation. Common Farm, 103 Eastrop, Highworth, Swindon, SN6 7PP.

e. S/16/1654BLOWC - Erection of a garage. The Stables, Cricklade Road, Highworth, Swindon, SN6 7BL. (Councillors recommended acceptance).

f. S/16/1663BLOWC - Erection of a two storey rear extension with rear dormer window. 50 The Dormers, Highworth, Swindon, SN6 7NZ. Councillors recommend acceptance.

g. S/16/0769HC - Erection of 5 No. three bedroom and 2 no. two bedroom dwellings and associated works (variation of condition 23 of S/14/0104 to amend the design of plots 4 and 5). Reg Skull Motors, 14 Westrop, Lechlade Road, Highworth.

## REFUSALS

51. None.

## PLANNING APPLICATIONS

52. a. S/16/1781 HC Erection of 53no. Dwellings including access, car parking, landscaping and associated works. Land at Shrivenham Road, Highworth. Councillors strongly recommend refusal based on the evidence shown in the Neighbourhood Plan adopted by this Council. Full reasons for this refusal are as follows:

- (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 well into its Reg 16 Consultation before going before an Inspector, with the expectation that it will be ready for a referendum in January 2017.
  - The draft plan decided to recommend the two sites, Crane Furlong and Redlands, and not to choose the Shrivvenham 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.

Should the Planning Officer be minded to agree to this application and pass it under Delegated Powers, Councillors would want the application to go before the Borough Planning Committee. If this happens, Highworth Town Council will send representative Town Councillors to address the Committee.

b. S/16/1491 BLOWC Erection of a single storey rear extension and insertion of roof window. 2 Eastrop, Highworth. Councillors defer to the Officers.

c. S/LBC/16/1492 BLOWC Erection of a single storey rear extension and insertion of roof window. 2 Eastrop, Highworth. Councillors defer to the Officers.

d. S/HOU/16/1746 AMBU Erection of a single storey rear extension. 1 Pentylands Close, Highworth. Councillors recommend acceptance.

e. S/16/1802 CHHO Change of use of public open space to garden and erection of a 1.8metre high boundary fence. 20 Barra Close, Highworth. Councillors recommend acceptance.

f. S/16/1866 NIHO- Erection of 1 no. dwelling and associated works. Land adjoining 84 Westrop, Highworth. Councillors recommend acceptance.

## **MEMBERS BUSINESS**

53. a. Councillor K Smith. It is the individual responsibility of Councillors to make their own investigations into the Planning Applications which are due to appear before them for consideration and comment. This can involve a site visit in some cases and reference to the Swindon Borough Council Planning Portal. Councillors are expected to consider the effect of the development on the town and its environs in the context of current Planning Law.

**Meeting closed 7.35 pm**