



Before the Meeting commenced, the Deputy Clerk reminded everybody of the location of Fire exits and that all Mobile Phones should be switched to silent.

### MINUTES OF THE FULL COUNCIL (PLANNING) MEETING 3 MARCH 2020

#### PRESENT

Councillor (Miss) J Murphy (In the Chair)

Councillors: (Mrs) K Barber  
A Bishop  
(Mrs) J H Bishop  
G Evans  
N Gardiner  
P Newton-Smith  
K Smith  
K Saunders  
(Mrs) L Vardy  
R Williams  
S Wolfensohn

#### IN ATTENDANCE

16 Members of the Public, Helen Ball (Planning Director), Dean Fisher (Project Manager) and Victoria Richardson (Assistant Planner) Gladman, Chris Beaver (Director), Steve Russell (Managing Director) and Theo Backhouse (CEO) Backhouse and one Member of the Press.

#### APOLOGIES

114. Councillors G Olley, S Weisinger and (Mrs) M Penny



Highworth is a Fair Trade Town



Twinned with Wassenberg



Twinned with Pontorson

## DECLARATIONS OF INTEREST

115. Councillor S Wolfensohn and Councillor (Mrs) L Vardy declared an interest as residents of Shrivenham Road however there is no pecuniary interest to declare.

## PUBLIC QUESTION TIME

116. a. Mr G Llewellyn. He expressed concerns that Gladman are relying on an emerging Policy Document. The emerging Swindon Local Plan allows for a development of 200 dwellings whereas Gladman's proposal is for 250 dwellings. It is essential that a Traffic Assessment is submitted to Swindon Borough Council (SBC) and Policy LA19 is adhered to, providing 2 access points along with pedestrian and cycle links to the nearby Schools.
- b. Mr Douel. The online Public Consultation is very limited with very few questions. The flyer has only been circulated to a small number of residents. The Neighbourhood Plan consulted on all possible housing sites within Highworth of which Shrivenham Road was one. The Neighbourhood Plan was agreed by Highworth residents by way of Referendum. The Shrivenham Road site was rejected.
- c. A resident of Stranks Close. Is concerned for the root system of the 2 large beech trees in his back garden that back on to the Redlands Development. There has been no official request to access these trees to assess them, and the resident is concerned the root protection zones have just been assumed. The Shade Assessment was carried out in the height of summer and the resident requested another assessment to be carried out. Backhouse confirmed they would take the residents details and contact them directly.
- d. Mr Gandham. The southern boundary line was incorrect and has now been amended. This was due to an error with the Tile Deeds at Land Registry and a revised drawing will be submitted to SBC in the next 2-3 weeks with the updated plans. Mr Gandham also objected to being overlooked by 17 houses and requested constraints be put on the houses not to allow access from the rear gardens. The plan shows the removal of the iron fence which in his opinion should be retained. Backhouse confirmed they would look again at the boundary relationship, but it is not a direct issue if over the 20 metre requirement.

## GLADMAN – LAND AT SHRIVENHAM ROAD

117. Gladman are a Land Promotor, they work to gain Outline Planning Permission before selling the site to a Developer. The site will be sold along with a Design Brief which will include policies to outline conditions such as the fitting of electric vehicle charging points for the properties. The detail of the development is to be finalised under Reserve Matters Applications.

The initial plans were circulated to Councillors showing an outline application for 250 dwellings, equating to 35 dwellings per hectare. This site is not within Highworth Town Council's Neighbourhood Plan, it is outside of the Settlement Boundary and not in keeping with Highworth's status as a Hill-Top Town.

Gladman confirmed there will be no further Public Consultation but views are welcomed via the online consultation which can be viewed at [www.your-views.co.uk/highworth](http://www.your-views.co.uk/highworth). To date only 25 responses have been received. Swindon Borough Council is to consult as part of the Planning Process.

A Traffic Survey of Shrivenham Road has been undertaken and the queue times for traffic is within the Transport Report. This document will be available once the Planning Application has been submitted. Councillors were extremely concerned that Shrivenham Road is already a busy road and will not cope with an additional 250 homes. There are also safety concerns as 2 school sites are accessed via this road.

The site currently does not have any drainage but is outside the flood zone. Calculations have been received by Gladman which confirm once measures have been put in place (attenuation pools) the Development would be able to deal with its own water by feeding back into the ground.

Part of the proposal is to talk with Utility Providers, specifically Thames Water, following concerns raised by residents regarding capacity levels of the current system. This information will form part of the Planning Application process.

Pre application talks have taken place with SBC as the Local Planning Authority and the site is shown in the reviewed Swindon Local Plan currently at Regulation 19. SBC are keen for 30% of the housing on this site to be affordable housing. The final figures and size of houses are to be negotiated with SBC Planning Officers.

The question of infrastructure and concerns of sewerage capacity were raised by Councillors, however the figures are not given to the Developer until after the application has been submitted. The proposed Development will be subject to Community Infrastructure Levy (CIL) agreement, of which Highworth would receive approximately £62,500.00, additional money can be requested by SBC as Section 106 monies. CIL is not ringfenced for the Doctors Surgery or Schools, but S106 contributions can be.

The Chair thanked Gladman for attending the meeting and requested they keep the lines of communication open.

## **BACKHOUSE – REDLANDS (RESERVED MATTERS)**

118. A series of pre-application meetings have taken place with SBC and Highworth Town Council (HTC). Backhouse listened to the previous responses from HTC and the plans were adjusted accordingly.

There was huge local concern at the proposed loss of the copse in the original plans submitted, and the scheme has been re-drawn to accommodate the retention of the trees. New house designs have been introduced and there is four times the amount of open space that is required for a development of this size. The facing distance is 20 metres from existing properties to mitigate overlooking neighbouring properties. The proposal shows a distance in excess of the 20metre requirement. Backhouse stated that its main focus is to be design led and to build a high-quality development.

When asked if Solar panels could be added to the roofs as standard, Councillors were informed by Backhouse that there are constraints on what can be done as they are in competition with other builders, however Backhouse want to build good quality homes. Air Source heat pumps are being researched and the only gas supply is for central heating.

The original plan shows the removal of 92 trees, after discussions with HTC this figure has now been reduced to 53, with no grade A trees being removed from the site. 39 'off plot' trees have been proposed which will be legacy trees (designed to grow and replace ones that are currently mature and will inevitably reach the end of their lives naturally) along with 67 on plot fruit trees in the front and back gardens of the properties. These trees will come with a condition not to allow them to be removed for 5 years. The Silverback Report on the Planning Portal has not been updated.

A Private Management Company will be set up to manage the site and Tree Management will form part of this with any recommendations enacted by the Management Company.

The site has recently been invaded by badgers and part of the plan is to accommodate the two new badger sets and give them permanent homes. Two artificial badger sets and a wildlife corridor form part of these plans. The hedgerow will be planted with wildflower and the trees suitable for bats have been retained. All houses will be fitted with bat boxes and LED lighting has been chosen to allow for light sensitive bats.

The trees and hedgerow nearest the road have been removed under a separate application to avoid the beginning of the bird nesting season.

CIL payments are currently unknown. Backhouse will provide details of square meterage to The Clerk, HTC is to write to SBC to request that the agreement is written to ensure this money comes direct to Highworth.

The final submission will be in 2-3 weeks, HTC is to give its recommendations once formal notification has been received. All documents will be available to view on the SBC Planning Portal.

## PROPOSED PLANNING PROTOCOL

119. Resolved by Councillor R Williams and Seconded by Councillor P Newton-Smith to adopt the Planning Protocol previously debated by Councillors and attached to these Minutes at page P43 and P44, Councillors voted unanimously in favour and the Resolution was carried.

The document is to be uploaded to the HTC website and a copy to be emailed to Swindon Planning Department.

## MINUTES OF MEETINGS

120. **RESOLVED THAT THE MINUTES OF THE FULL COUNCIL (PLANNING) MEETING HELD ON 4 FEBRUARY 2020 BE ADOPTED AND SIGNED.** (The Minutes were duly signed)

## CORRESPONDENCE

121. None.

## PLANNING PERMISSIONS AND REFUSALS

### PERMISSIONS

122. a. [S/HOU/20/0039](#) EMMI – Erection of a first-floor side and single storey rear extension. 2 Wrde Hill, Highworth. **Councillors recommended acceptance.**
- b. [S/HOU/20/0006](#) LZWI – Erection of first floor side extension, single storey rear extension and single storey front extension. 14 Wessex Way, Highworth. **Councillors deferred to the Officers.**
- c. [S/19/1714](#) TB – Erection of 1no. dwelling and associated works. Land adjacent to 84 Westrop, Highworth. **Councillors recommended acceptance.**

### REFUSALS

123. None.

## PLANNING APPLICATIONS

124. a. [S/HOU/19/1729](#) EMMI - Erection of two storey side / rear and single storey rear extensions, porch to front, detached double garage and extended parking area. 12 Grove Orchard, Highworth, SN6 7LB. **Councillors again defer to the Officers in view of the previous history of the site.**
- b. [S/HOU/20/0142](#) PEKO - Erection of a single storey rear extension. 20 Westrop, Highworth, SN6 7HJ. **Councillors recommend acceptance.**
- c. [S/HOU/20/0166](#) EMMI- Erection of single storey rear extension and change to porch roof. 38 Park Avenue, Highworth, Swindon, SN6 7AW. **Councillors recommend acceptance.**
- d. [S/20/0034](#) RACH- Erection of a single storey front extension. Grove Hill Residential Home, 4 Grove Hill, Highworth, Swindon, SN6 7JN. **Councillors recommend acceptance.**

## **MEMBERS' BUSINESS**

125. Councillor S Wolfensohn: The Neighbourhood Working Party is to look at producing a Minimum Requirements Planning Protocol for sustainability and energy saving in properties to be built in the Town. The rules are due to change in April 2020 and the National Planning Policy Framework (NPPF) is currently being updated, therefore the document will need to be in conjunction with these changes, Councillor Wolfensohn is to provide the Working Party with an outline list of suggestions for consideration.

**Meeting closed 8.43 pm**

### **Action Points:-**

Planning recommendations to be sent to Swindon Borough Council Planning.  
Councillor S Wolfensohn to provide outline list of minimum requirements to the Neighbourhood Plan Working Party.