

Highworth



Town Council

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www.highworthtowncouncil.gov.uk

P1.

MINUTES OF THE FULL COUNCIL (PLANNING) MEETING 4 AUGUST 2020

PRESENT

Councillor (Miss) J Murphy

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

IN ATTENDANCE

Mr D Hares (David Hares Landscape Architecture), Mr D Barnes (Star Planning) and 7 Members of the Public.



Highworth is a Fair Trade Town



Twinned with Wassenberg



Twinned with Pontorson

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TO ELECT A CHAIRMAN

1. Resolved by Councillor K Saunders and Seconded by Councillor P Newton-Smith to elect Councillor (Miss) J Murphy to be Chairman of the Full Council Planning. Councillors voted unanimously in favour. Councillor (Miss) J Murphy was duly appointed and remained in the Chair.

APOLOGIES

2. Councillor S Weisinger

TO ELECT A VICE-CHAIRMAN

3. a. Resolved by Councillor P Newton-Smith and Seconded by Councillor R Williams to elect Councillor (Mrs) K Barber to be Vice-Chairman of the Full Council Planning.

b. Resolved by Councillor (Mrs) L Vardy and seconded by Councillor G Evans to elect Councillor (Mrs) J Bishop to be Vice-Chairman of the Full Council Planning.

8 Councillors voted in favour of Councillor (Mrs) K Barber and 6 voted against. Councillor (Mrs) K Barber was duly elected as Vice-Chairman of the Full Council Planning.

DECLARATIONS OF INTEREST

4. None.

PUBLIC QUESTION TIME

5. None.

MINUTES OF MEETINGS

6. **RESOLVED THAT THE MINUTES OF THE FULL COUNCIL (PLANNING) MEETING HELD ON TUESDAY 14 JULY 2020 BE ADOPTED AND SIGNED.** (The Minutes are to be duly signed).

PLANNING PERMISSIONS AND REFUSALS

PERMISSIONS

7. None.

REFUSALS

8. S/PHOU/20/0819 – Prior Approval Notification for the erection of a single storey rear extension measuring 4.3m (from original rear wall), 3.3m (maximum height) and 2.25m (height to eaves). 19 Kings Avenue, Highworth, SN6 7AN.

NEW NOTIFICATION OF A PROPOSAL FOR 75 TO 85 HOUSES IN SHRIVENHAM ROAD

9. Mr David Barnes of Star Planning. He informed Councillors that an application has not yet been submitted for Outline Planning Permission for an eight-acre site between Wrag View and the Wrag Barn Golf Course, but that he expects one to be made within the next few weeks with all matters reserved. He explained that a Public Consultation Event has not been possible due to COVID-19 and that a leaflet-drop to houses directly affected by the proposed development had not given as much notice of the scheme as he would have preferred. Concerns raised in response to the leaflet drop included highway concerns, schools and infrastructure.

Technical and Environmental Studies have been undertaken along with a Topographical Survey and Infiltration Tests. Further Technical and Environmental work is being undertaken.

The application is likely to be for 1-4 bedroom houses including affordable housing and a potential layout plan is being worked on. Considerations are being made to the use of renewable energy supplies, studies have shown the bedrock is only 1M deep in this area and therefore Ground Source energy will not work, air source heat pumps may be a more manageable solution.

Councillors raised questions regarding potential sustainable drainage and renewable power solutions, concern about traffic volumes and compliance with the Highworth Neighbourhood Plan, pointing out that this site is not in the Neighbourhood Plan, David Barnes confirmed this site has been brought forward due to Swindon Borough Council not delivering the 5 year housing land supply. The Highworth Neighbourhood Plan has not been disregarded, Star Planning are making considerations to the Policies referring to landscape, property type and affordable housing. He confirmed that Traffic Surveys had not been undertaken due to COVID-19 however data taken from Persimmon and Gladman Traffic Surveys have been extrapolated into a TEMPRO forecast. It is likely that additional Traffic Surveys will be requested by Swindon Borough Council. Councillors requested that any additional surveys are not completed until the Schools are back to full capacity so to give clarity on the results and confirmed a holding objection had been requested on Gladman's Traffic Survey due to COVID-19.

PLANNING APPLICATIONS

10. a. [S/OUT/20/0724](#) TB – Outline application for the erection of up to 45no. dwellings and associated works – access not reserved. Land to the east of Swindon Road and South of Redlands Close, Highworth. **Councillors recommend acceptance** (7 voted in favour, 0 against and 7 abstained).
- b. [S/OUT/20/0732](#) TB – Outline planning application for the erection of 5no. dwellings (access, layout and scale not reserved). Barn Cottage, Swindon Road, Highworth, SN6 7SL. **Councillors strongly recommend refusal.**
Councillors consider the access and egress onto the A361 is too narrow to allow 2 cars and should be 5.5M, this would have an unacceptable impact on Highway Safety. They are of the opinion that this should not be considered a brownfield site as it is currently a paddock and it is not previously developed land as the double garage is ancillary to the house. Councillors considered this site as back land development and as such should not affect the amenity of neighbouring residents. With the additional 5 properties it is likely to be circular 40 additional comings and goings per day.

If the Officer is minded to approve this application, Councillors request that it is called in to the Swindon Borough Council Planning Committee and representation will be made from this Council.

- c. [S/HOU/20/0767](#) PEKO – Erection of single storey front and rear extensions. 58 The Willows, Highworth, SN6 7PH. **Councillors recommend acceptance.** Councillors wish it to be noted that the applicants are mindful of the retaining wall due to the different levels of neighbouring properties.

- d. [S/HOU/20/0777](#) PEKO – Erection of a detached double garage. 40 Park Avenue, Highworth, SN6 7AW. **Councillors recommend acceptance.**

MEMBERS BUSINESS

- 11. a. Councillor G Evans. Councillor A Bishop has been informed that Aldi intends to begin construction in the Spring of 2021.

- b. Councillor (Mrs) M Penny. She told Councillors that she has been advised of the intention of Swindon Housing Company Ltd to put buildings on two sites in Highworth, one being to the left of the entrance to the Lower Rec (7no. dwellings), and the other land to the West of Lechlade Road between Crane Furlong and Blackworth Industrial Estate (30 units), the intention for which is to build an access road directly onto Lechlade Road. A Planning Application has not yet been submitted for either. Councillor (Mrs) M Penny has agreed to make Swindon Housing Company aware of the Highworth Town Council Planning Protocol.

Meeting closed 8.15 pm

Action Points: -

Planning recommendations to be sent to Swindon Borough Council Planning.