



# Highworth Town Council

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## MINUTES OF THE PLANNING COMMITTEE MEETING TUESDAY 4 JANUARY 2022

### PRESENT

Councillor: (Miss) J Murphy (In the Chair)

Councillors: A Bishop  
N Gardiner  
P Newton-Smith  
K Saunders  
R Williams

Town Clerk: D Rose

### IN ATTENDANCE

7 Members of the Public and 1 Member of the Press

### APOLOGIES

71. Councillors K Smith (self-isolating) and (Mrs) K Barber

### DECLARATION OF INTEREST

72. Councillors P Newton-Smith and Ken Saunders declared an interest in Agenda item 6c- **S/21/1470 SASM** – Revised Application – Change of use from stable (su generis) to 1 no. dwelling (C3), access and associated works: The Stable, Pentylands Lane, Highworth as members of 'Friends of Pentylands Country Park'. There is no pecuniary interest.



Highworth is a Fair Trade Town



Twinned with Wassenberg



Twinned with Pontorson

## PUBLIC QUESTION TIME

73. A Member of the Public asked the Planning Committee for an update regarding the removal of the porch to the front of the building on McColls Newsagent on the High Street. The Town Clerk advised that it has been reported to the Swindon Borough Council (SBC) Conservation Officer, the Town Clerk will chase SBC and liaise with Councillor K Smith for an update.

## CORRESPONDENCE

74. Correspondence received in relation to Sections 7 & 66(1) Planning (Listed buildings and Conservation Areas) Act 1990. Replacement Render and Refurbishment of Fenestration (ref: S/LBS/21/1588) at 49 High Street, Highworth, Swindon, SN6 7AQ.

Swindon Borough Councillor V Manro confirmed he has been in communication with SBC Planning Department regarding a date for a site visit. Councillors (Miss) J Murphy and R Williams requested to attend the site visit.

The Town Clerk is to write to SBC Planning Department to request the Conservation Officer is advised of the Councillors support of this application and for comments to be considered below in addition to a site meeting to discuss points raised before a decision is made.

The Conservation Officer acknowledges that the current replaced render used possibly to mitigate/prevent water ingress is unsympathetic and hard cement render which is inherently hard and brittle and unforgiving in terms of its breathability and flexibility. This statement confirms the original fabric of this heritage asset has already been lost, as the render was not replaced on a like for like basis and accepting this may have been done to prevent damage caused by water ingress. It is also acknowledged in the report that the proposed render will look aesthetically similar, therefore not changing the character or appearance of the building. The planning balance of harm versus benefit should be considered and Councillors believe having sought advice from a couple of builders that patching will cause water ingress thus harming the building. Lastly, it is considered a complete replacement will enhance the High Street.

## MINUTES OF MEETING

75. **RESOLVED TO CONFIRM AND SIGN THE MINUTES OF THE FULL COUNCIL MEETING TUESDAY 2 NOVEMBER 2021.** (The minutes were duly signed)

## PLANNING PERMISSIONS AND REFUSALS

### 76. PERMISSIONS

- a. S/HOU/21/1353 RACH – Erection of ground and first floor extensions: 22 Pound Road, Highworth SN6 7LA **Councillors recommend acceptance**
- b. S/HOU/21/1355 LZWI – Erection of a single storey rear extension, raising of roof with 2no. dormer windows to front and conversion of garage into habitable accommodation: 28 Biddel Springs, Highworth SN6 7BH **Councillors recommend acceptance**

- c. S/21/1598 JP – Erection of a side and rear extension to existing building: Unit 31, Blackworth Industrial Estate, Highworth SN6 7NA **Councillors recommend acceptance**
- d. S/HOU/21/1462 LZWI – Erection of a single storey rear extension and conversion garage into living accommodation: 22 St Michaels Avenue, Highworth SN6 7JZ **Councillors recommend acceptance**

## REFUSALS

- a. S/HOU/21/1317 EMMI – Erection of a raised roof to garage, front and rear dormers on 1<sup>st</sup> floor, single storey 1<sup>st</sup> floor extension to rear and erection of fencing and gates at front of property: The Spinney, Cricklade Road, Highworth SN6 7BW **Councillors were not able to reach a decision due to the lack of information on the application**
- b. S/21/0015 SASM – Erection of 33no.dwellings (Use Class C3), including access and internal roads, public open space and landscaping, SUDS and other associated infrastructure: Wrag Barn Golf Course, Shrivenham Road, Highworth SN6 7QQ **Councillors strongly object to this application & recommend refusal**
- c. S/18/1781 SASM – Erection of Football Training Centre/Headquarters building and ancillary accommodation, single storey equipment store building, re-grading of ground levels and laying out of grass football pitches, construction of all weather pitch and associated works including a pumping station: Twelve Oaks, Lechlade Road, Highworth SN6 7QR **Councillors recommend refusal**
- d. S/18/1783 SASM – Erection of 18no. dwellings with parking, open space, landscaping, cycle access and associated works: Twelve Oaks Golf Club, Lechlade Road, Highworth SN6 7QR **Councillors recommend refusal**
- e. S/TC/21/1624 CABL – Prior approval notification application for the installation of an 18m “slim line” phase 8 monopole with wraparound cabinet at base, 3no. additional ancillary equipment cabinets and associated ancillary works **Councillors recommend acceptance**
- f. S/21/1241 PEEG – Change of use of agricultural buildings to provide 3no. dwellings, requiring full re-building of building 1, partial re-building of buildings 2 & 3, consolidation works to the granary, restoration of derelict farm workers cottages to provide 2no. dwellings, together with associated access works, parking and landscaping: Farm Buildings, Eastrop Farm, Shrivenham Road, Highworth **Councillors recommend acceptance**

## PLANNING APPLICATIONS

77.

- a. **S/ADV/21/1796 EMMI** – Replacement lettering to existing fascia panel in new brand style: Coventry Building Society, 39 High Street, Highworth SN6 7AQ **Councillors recommend acceptance**

- b. **S/LBC/21/1833 EMMI** – Internal refurbishment of walls, floors and ceiling on ground and first floor, decoration of external shop front and replacement of security bars to external windows on rear elevations with internal security grill: Coventry Building Society, 39 High Street, Highworth SN6 7AQ **Councillors recommend acceptance**
- c. **S/LBC/21/1838 EMMI** – Removal of existing individual lettering, repaint the off white timber work dark grey and install the replacement lettering to the fascia panel in the new brand style: Coventry Building Society, 39 High Street, Highworth SN6 7AQ **Councillors recommend acceptance**
- d. **S/21/1893 EMMI** – Erection of an open porch to existing pool house: Hampton Farm, Hampton Lane SN6 7RL **Councillors recommend acceptance**
- e. **S/21/1470 SASM** – Revised Application – Change of use from stable (su generis) to 1 no. dwelling (C3), access and associated works: The Stable, Pentylands Lane, Highworth **Councillors recommend acceptance**
- f. **S/HOU/21/1933 JAPE** – Erection of a single storey rear extension: 54 Lismore Road, Highworth SN6 7HU **Councillors recommend acceptance**
- g. **S/HOU/21/1797 CABL** – Installation of 16 Black solar panels on the south facing roof: Buckthorn House, Sevenhampton Lane, Sevenhampton SN6 7QA **Councillors recommend acceptance**

## **MEMBERS' BUSINESS**

78. Councillor A Bishop: Planning Application **S/21/1241 PEEG** heard at the Swindon Borough Council Planning Committee Meeting held on 14<sup>th</sup> December 2021, was not attended by Highworth Town Council Councillors. Councillor Weisinger and Councillor Bishop were not there in their capacity as Town Councillors only Borough Councillors. The report states HTC recommends acceptance of the Application.

**Meeting closed 8:24pm**

## ACTIONS

- Swindon Borough Council Planning Letter.
- The Town Clerk is to chase SBC and liaise with Councillor K Smith regarding the Porch on McColls Newsagent.
- The Town Clerk is to write a letter to SBC in support of Planning Application S/LBC/21/1588 (49 High Street, Highworth) A Site visit is to be arranged at 49 High Street, Highworth with SBC Planning Dept, SBC Councillor V Manro is to advise HTC Councillor (Miss) J Murphy and HTC Councillor R Williams to enable them to attend
- The Town Clerk is to investigate HTC representation to SBC regarding the revised application S/21/1241 PEEG, Farm Buildings, Eastrop Farm.