



Highworth Town Council

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MINUTES OF THE PLANNING COMMITTEE MEETING TUESDAY 5 OCTOBER 2021

PRESENT

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

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

Town Clerk: D Rose

IN ATTENDANCE

6 Members of the Public

APOLOGIES

55. Councillors (Mrs) K Barber, A Bishop



Highworth is a Fair Trade Town



Twinned with Wassenberg



Twinned with Pontorson

PUBLIC QUESTION TIME

56. A Member of the Public asked the Committee if Highworth Town Council (HTC) would work with Blunsdon Parish Council to apply for a weight restriction on the B4019. The Town Clerk is to make contact with the Blunsdon Parish Clerk.

CORRESPONDENCE

57. a. A letter was received from a resident opposing the Planning Application S/21/1399 EDSN – Erection of 3no. dwellings and associated works: C.J.Parry Ltd, Unit B Bartrop Yard, Westrop, Highworth.
- b. Swindon Borough Councillor V Manro in reference to Minute 53a at the Full Council Meeting Tuesday 7th September 2021 asked when Highworth Town Planning Committee supported the Planning Application from Nigel King to develop Eastrop Barn did the Committee envisage that this area will become part of the Highworth Town Settlement Area?

If this is the case why will HTC not support Nigel King with the appeal to the Planning Inspector.

The Chairman explained that the Planning Committee could not confirm the outcome of the review of the settlement boundary and read out the following extract that confirmed it may not meet the criteria. This extract was read from the evidence base of Swindon Local Plan Review 2036 – Settlement Boundary Review Document 2019 where the criteria states the following:

'Settlement boundary criteria excludes uses that are not normally found within the settlement boundary, such as agricultural, forestry, equestrian development, landfill and renewable energy installations.

Conversions of agricultural buildings in the countryside have generally been required to retain the physical character derived from their former use. Therefore, they will not always be suitable for inclusion in settlement boundaries. They have been included within the settlement boundary where they are not visually or physically detached from the settlement. Converted agricultural buildings that are physically separate from the settlement boundary, and or physically adjacent but retain a separate character will not be included in the settlement boundary.'

MINUTES OF MEETING

58. **RESOLVED TO CONFIRM AND SIGN THE MINUTES OF THE FULL COUNCIL MEETING TUESDAY 7 SEPTEMBER 2021.** (The minutes were duly signed)

PLANNING PERMISSIONS AND REFUSALS

59. PERMISSIONS

S/OUT/20/0724 TB – Outline application for the erection of up to 45no. dwellings and associated works – Access not reserved: Land to East of Swindon Road and South of Redlands Close, Highworth. **Councillors Recommend Acceptance**

S/HOU/21/1067 LZWI – Erection of a single storey rear extension: 328 The Cullerns, Highworth SN6 7NX. **Councillors Recommend Acceptance**

S/21/0880 CHHO – Construction of an all-weather track and associated works (Variation of Condition 1 from Planning Permission S/20/0429) Alterations to route of track: Common Farm, 103 Eastrop, Highworth SN6 7PP. **Councillors recommend Refusal**

S/21/1017 SASM – Erection of an agricultural building: Lower Fresden House, Fresden Lane, Highworth SN6 7PX. **Councillors recommend Acceptance**

S/OUT/20/0422 SASM – Outline planning application for up to 250 dwelling (including 30% affordable housing) with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from Shrivenham Road. All matters reserved except for means of access: Land at Shrivenham Road **Councillors Strongly recommend Refusal**

REFUSALS

None

PLANNING APPLICATIONS

60.

- a. **S/HOU/21/0871 SASM** – Erection of a detached summerhouse: The Old Rectory, 8 Vicarage Lane, Highworth SN6 7AD **Councillors defer to the Conservation Officer**
- b. **S/21/1399 EDSN** – Erection of 3no. dwellings and associated works: C.J.Parry Ltd, Unit B Bartrop Yard, Westrop, Highworth. **Councillors recommend Refusal** on the basis the application is overdevelopment of the land and the parking proposed is not realistic or practical for 3 dwellings. Elevation of roof concerns and it is not in keeping with the area.
- c. **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**
- d. **S/LBC/21/1457 SASM** – Display of signage: 30 High Street, Highworth SN6 7AQ. **Councillors defer to the Conservation Officer**
- e. **S/AGRI/21/1548 RACH** - Prior approval notification for the erection of an open fronted timber building for the storage of produce and farm machinery: Hampton Farm, Hampton Lane, Hampton SN6 7RL. **Councillors defer to the Conservation Officer**
- f. **S/21/1470 SASM** – Change of use from stable (sui generis) to 1 no. dwelling (C3), access and associated works: The Stable, Pentylands Lane, Highworth, **Deferred to Full Council, Tuesday 19 October 2021.**
- g. **S/21/1310 SASM** – Revised Consultation – Erection of 1no. Dwelling: 35 Lechlade Road, Highworth SN6 7HQ **Councillors recommend Refusal** The

application is overdevelopment of the site and not in keeping with scale and mass. There have been no significant changes to the previous application, and it continues to overshadow the neighbouring property.

MEMBERS' BUSINESS

61. Councillor (Miss) J Murphy: The Town Clerk is to write to Kimberly Corps, Head of Planning at Swindon Borough Council regarding the Planning Portal. The regular lack of availability is having an impact on Councillors being able to access the documents to consider applications.

Meeting closed 7:40pm

ACTIONS

- Planning letter to be sent to Swindon Borough Council (SBC)
- S/21/1470 SASM to be a Full Council Agenda on the Meeting Tuesday 19 October 2021
- The Town Clerk to write to Kimberley Corps (SBC) reference Planning Portal