



# Highworth Town Council

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P38.

## THE MINUTES OF THE EXTRA ORDINARY FULL COUNCIL (PLANNING) MEETING 13 APRIL 2021

### PRESENT

Councillor (Miss) J Murphy (In the Chair)

Councillors: (Mrs) K Barber  
(Mrs) J H Bishop  
G Evans  
N Gardiner  
(Mrs) M Penny  
P Newton-Smith  
K Smith  
K Saunders  
S Weisinger  
S Wolfensohn

### IN ATTENDANCE

Nine Members of the Public, One Member of the Press, Sheila Morley, Adam Gatier and Steve Taylor of Swindon Housing Company Ltd (SHC)

To mark the death of His Royal Highness, Prince Philip, The Duke of Edinburgh on Friday 9 April 2021 a minutes silence was held prior to the commencement of the Meeting. A letter of condolence is to be sent by the Town Clerk.

### APOLOGIES

107. Councillors: (Mrs) L Vardy, G Olley and A Bishop (Swindon Borough Council (SBC) Planning Meeting)



Highworth is a Fair Trade Town



Twinned with Wassenberg



Twinned with Pontorson

## **DECLARATIONS OF INTEREST**

108. Councillor (Miss) J Murphy declared an interest on Agenda item 6, Lechlade Road as her godmother is a resident in this vicinity. There is no pecuniary interest and she was permitted to take part in the debate.

## **PUBLIC QUESTION TIME**

109. An email has been received from a resident asking questions in relation to Agenda item 6, Lechlade Road. The resident is to be advised to forward the email to SBC Planning Department.

## **CORRESPONDENCE**

110. a. Highworth Town Football Club have requested permission to hold their Annual Summer 6 Aside Tournament over the weekend of Saturday 17 and Sunday 18 July 2021, it was confirmed the Tournament would be scaled down from previous years due to COVID-19.

Councillors unanimously agreed.

b. An email has been received from a resident addressing the parking on the grass verge along Lechlade Road, the fence has been removed and the grass is now badly churned up. Councillor (Mrs) Penny is to take this up with SBC and report back to a future Meeting.

## **MINUTES OF MEETINGS**

111. **RESOLVED THAT THE MINUTES OF THE EXTRA ORDINARY FULL COUNCIL (PLANNING) MEETING HELD ON TUESDAY 6 APRIL 2021 BE ADOPTED AND SIGNED.** (The Minutes are to be duly signed).

## **MATTERS ARISING**

112. Two actions points were omitted from the minutes.
- a. Minute 102: Councillor (Mrs) M Penny is to talk to SBC Officers regarding the SID signs (Speed Indicator Device) with reference to funding, maintenance and the data capture and report back at a future Meeting.
- b. Minute 106: The Old Golf Course site is to be an Agenda item at the next Environment & Leisure Meeting.

## **LECHLADE ROAD**

113. Adam Gatier of Swindon Housing Company (SHC) presented to Councillors outlining the potential development of the site adjacent to Crane Furlong. The site does not have Planning Permission. A Pre-Application submission has been made to SBC addressing highways, access, drainage and bio-diversity. A full storm and foul drainage assessment has been undertaken and a balancing pond has been

included in the plans as part of the sustainability, a positive response from SBC Planning was received.

The Site Plan outlines 26 houses 50% of which are affordable homes, 9 of these units are zero carbon units, electric charging points are also included within the outline plan. SHC provide standard houses above the required standard for building regulations, all elements can be included but comes at a cost, SHC is open to consultation and would like to discuss further. Sustainability is important to HTC and encourages measures such as triple glazing, heat source pumps, solar and pv greywater recycling. SHC advised they are a harmonious developer, who take a holistic approach and always look to improve bio-diversity, ecology where appropriate, sustain existing ecology and see more evolve.

S106 money could also be put towards ensuring a higher number of the houses were zero carbon units.

Councillors expressed concerns that there is no mention of S106 monies for walking/cycling. SHC advised they support sustainability and could look at this in more detail with the Planning Authority.

SHC confirmed they have contacted the Developers at the Crane Furlong site regarding potential access onto the A361, however they are continuing with the access onto St Michaels Avenue at this time. Concerns were raised at the volume of traffic exiting onto the A361, SHS advised a traffic assessment has been undertaken as part of the pre-application process, slight adjustments will be required ie. re-siting of the bus shelter. Highways have also been consulted.

The Development will require authorisation from the Commercial Investment Strategy Board (CISB) prior to the submission of a Planning Application. A business case will be produced for CISB consideration.

The land is owned by SBC but leased to HTC, if it was decided to progress the Application, HTC would be required to surrender the lease.

SHC will reply directly to HTC Town Clerk with the projected purchase prices, SHC are also a registered Help to Buy Developer.

The Chairman thanked SHC for their presentation and encouraged them to keep communicating with HTC.

The Town Clerk is to look into the resolution previously made by HTC not to build on this site and circulate to all Councillors, this is to be a future Agenda item.

## **MEMBERS' BUSINESS**

114. Councillor (Mrs) M Penny: The S106 will be discussed at a future Meeting of the S106/CIL Working Party.

**Meeting closed 8:02pm**

**Action Points: -**

Councillor (Mrs) Penny is to take up parking on grass verges with SBC and report back to a future Meeting

Councillor (Mrs) M Penny is to talk to SBC Officers regarding the SID signs (Speed Indicator Device) with reference to funding, maintenance and the data capture and report back at a future Meeting

Minute 106: The Old Golf Course site is to be an Agenda item at the next Environment & Leisure Meeting

SHC will reply directly to HTC Town Clerk with the projected purchase prices, SHC are also a registered Help to Buy Developer

The Town Clerk is to look into the resolution previously made by HTC not to build on this Site and circulate to all Councillors, this is to be a future Agenda item