



MINUTES OF THE FULL COUNCIL PLANNING MEETING 10 DECEMBER 2018

PRESENT

Councillor (Mrs) P Webster (In the Chair)

Councillor: A Bishop
(Mrs) J Bishop
(Mrs) A Durrant
G Edwards
N Gardiner
(Mrs) M Penny
K Smith

IN ATTENDANCE

7 Members of the Public and one Member of the Press.

APOLOGIES

67. Councillors, C Adams, P Adams, (Mrs) J Clark, (Mrs) A H Livall, (Mrs) L Vardy and S Weisinger



Highworth is a Fair Trade Town



Twinned with Wassenberg



Twinned with Pontorson

DECLARATIONS OF INTEREST

68. None

MINUTES OF MEETINGS

69. **RESOLVED THAT THE MINUTES OF THE FULL COUNCIL (PLANNING) MEETING HELD ON 6 NOVEMBER 2018 BE ADOPTED AND SIGNED.** (The Minutes were duly signed).

MATTERS ARISING

70. None

HIGHWORTH LIBRARY FUNDING – 2019/2020

71. Councillors unanimously agreed to support the Highworth Library by continuing to provide the extra staffing in 2019/20 and agreed to accept the estimated costing of £23,458.09 plus VAT.

CORRESPONDENCE

72. None

PLANNING PERMISSIONS/REFUSALS

PERMISSIONS

73. None

REFUSALS

74. None

PLANNING APPLICATIONS

75. a. [S/HOU/18/1804/FELY](#) - Erection of a single storey rear extension, front and rear dormer windows and increase to roof height. Seldon, Station Road, Highworth. **Councillors recommended acceptance.**

b. [S/18/1783/SASM](#) – Erection of 18no.dwellings with associated access, parking, garaging, open space, landscaping and pumping station. Twelve Oaks Golf Club, Lechlade Road, Highworth.
Councillors recommended refusal:

This application site is located outside the rural settlement boundary of the town and contravenes both the Swindon Local Plan and the Highworth Neighbourhood Plan (HNP). The HNP was written and adopted specifically to protect Highworth's integrity as a Hilltop Settlement.

Neither the Swindon Local Plan, not the HNP, supports new build open market housing in the countryside. From the drawings and plans supporting the application it is obvious that the development would be highly visible from the road giving the impression of an extension of the town and supplanting its boundary further in the direction of Lechlade, in contravention of the community's aspiration to preserve Highworth as a hilltop town.

The non-provision of affordable housing on this site goes against NPPF paragraph 64 which states that applications should include provision of at least 10% of homes to be affordable home ownership dwellings.

This site is well outside the Highworth settlement boundary, being situated in an isolated part of the countryside on the extremely busy A361 route from Highworth through to Lechlade, a notoriously busy and dangerous road. The site does not benefit from access on foot except from an unmade and unlit public footpath through to the Blackworth Industrial Estate. The closest accessible bus stops are on Roundhills Mead which by the applicant's estimate is over one half mile away from the site's entry onto the A361. Even should a proposed new footway/cycleway be provided within the application, as recommended by the transport assessment be an improvement, distances to the bus stop are beyond those that would encourage bus use. Similarly, the walking distance to the nearest primary school of 1800 metres and shop, now closed, are beyond the recommended distances. This is in conflict with the Local Plan Policy DE1's principles of accessibility and connectivity, which are also amplified in the Swindon Residential Design Guide.

This application is linked to two other applications, and is, in fact, an enabling application to help financially support application S/18/1781. Taking these applications together, and the three together as one site, there is potentially a huge increase in the volume of vehicular traffic leaving and entering the site from one entrance. This particular application with 18 executive style houses will have, at least, 2 cars per household. The Equestrian Training Facility will generate an increase in lorry and car traffic, whilst the Football Training Centre, Headquarters and Academy has built into it parking for 96 cars and the inevitable daily traffic of support vehicles. This will put enormous pressure onto what is an already busy and dangerous route, especially from the one entrance and egress point.

In terms of benefit to the Highworth community, this application brings little, or no benefit, which would justify the breaching of the Swindon Local Plan, nor the HNP.

If the planning officer is minded to pass this application, Councillors would insist that it is called in to the Planning Committee and Highworth Town Councillors will attend.

c. [S/18/1782/SASM](#) – Erection of Equestrian Training Facility comprising a courtyard barn accommodating 20 no. stables and ancillary rooms, including stable hand accommodation, an American barn comprising 50no.loose horse boxes and a hay store, all weather gallop, horse walker, lunge pit and paddocks, vehicular parking, waste storage, landscaping and drainage. Twelve Oaks Golf Club, Lechlade Road, Highworth. **Councillors recommend refusal:**

There are concerns that this application will have a huge impact on the landscape in this area. The provision of accommodation within the application is of concern, as is the size and ambition of the whole concept. The impact of all these buildings, both in size and in height, will alter the landscape disproportionately. It is surprising that there does not appear to be an impact assessment by the Landscape Officers regarding this application.

There are concerns about the ecological impact that this application will have on the area. Other applications in this part of the town, particularly in relation to its countryside location, have demanded ecological assessments and stipulated conditions with regard to the displacement and loss of habitat with regard to local wildlife.

There are strong concerns regarding lorry and car traffic that this application will generate. This application is linked to two other applications. Taking these applications together, and the three together as one site, there is potentially a huge increase in the volume of vehicular traffic leaving and entering the site from one entrance. This particular application, an Equestrian Training Facility, will generate an increase in lorry and car traffic, whilst the Football Training Centre, Headquarters and Academy has built into it parking for 96 cars and the inevitable daily traffic of support vehicles. The application for 18 executive style houses will generate, at least 2 vehicles per household. This will put enormous pressure onto what is an already busy and dangerous route, especially from the one entrance and egress point.

In terms of benefit to the Highworth community, this application brings little, or no benefit, which would justify the breaching of the Swindon Local Plan, nor the HNP.

Councillors believe there are archaeological remains going back to the stone age that require consideration.

If the planning officer is minded to pass this application, Councillors would insist that it is called in to the Planning Committee and Highworth Town Councillors will attend.

d. [S/18/1781/SASM](#) – Erection of Football Training Centre and Headquarters building including changing rooms, treatment rooms, gymnasium, conference rooms, study rooms, kitchen, toilet facilities and office accommodation; re-grading of ground levels and laying out of grass football pitches, installation of drainage, construction of all-weather pitch facility with floodlighting, ancillary car parking areas, associated highways, drainage (including pumping station) and landscaping and construction of single storey groundsman's equipment store building. Twelve Oaks, Lechlade Road, Highworth. **Councillors recommend refusal:**

Councillors considered this with regard to its benefit or deficit to the community. Football is a big part of Highworth with two successful junior and senior clubs who are currently, together with Swindon Borough Council and the Wiltshire football association, as part of the Playing Pitch Strategy, are trying to gain funding to build an artificial pitch within Highworth that would be solely for use by the community, clubs and schools. If this application is granted the Wiltshire football association has stated it would not fund a second pitch within the town. Attempts have been made by both Highworth Town Council and the football clubs to get a commitment from the developer to allow Highworth grass roots football access to the facilities contained in the application. However, all attempts at communication have been unsuccessful and there is a strong belief that easily affordable access will not be available once the facility has been built. The facility will be privately owned and therefore the community use would not be a priority.

The previous owner altered the landscape by using commercial waste. The applicants have not demonstrated that adequate research and testing has been carried out and sufficient studies have taken place. Councillors believe that proper research and testing require to be carried out with regards to this application and are not convinced that the ground is suitable for the activities proposed.

Although part of the buildings suggested incorporates the original house on the property, the extension to the existing building and other proposed building, together with the indicated large fencing are not in keeping with the landscape both in height and size, if this application is agreed it will significantly alter the landscape in this area.

In terms of benefit to the Highworth community, this application brings little, or no benefit, which would justify the breaching of the Swindon Local Plan, nor the HNP.

If the planning officer is minded to pass this application, Councillors would insist that it is called in to the Planning Committee and Highworth Town Councillors will attend.

MEMBERS' BUSINESS

76. Councillor K Smith: The SHELAA is in the process of being updated by Swindon Borough Council.

Councillor (Mrs) A Durrant: The Aldi planning application is due to be heard at the Planning meeting at Swindon Borough Council in January 2019.

Councillor (Mrs) J Bishop: Councillor K Smith will email an update on the fox to the Town Clerk.

Councillor (Mrs) P Webster: Highworth Town Council crest is still being used in the extract of the minutes in the Link magazine. The Town Clerk is to write a letter.

Meeting closed 7.55pm