

Highworth



Town Council

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www.highworthtowncouncil.gov.uk

P18.

MINUTES OF THE FULL COUNCIL PLANNING MEETING 2 OCTOBER 2018

PRESENT

Councillor (Mrs) P Webster (In the Chair)

Councillor: R Acres
A Bishop
(Mrs) J Bishop
(Mrs) J Clark
(Mrs) A Durrant
G Edwards
N Gardiner
(Mrs) A H Livall
(Mrs) M Penny
K Smith
(Mrs) L Vardy
S Weisinger

IN ATTENDANCE

Borough Councillor Garry Sumner, Phil Smith and Karen Phimister (SBC Forward Planning)
9 Members of the Public and one Member of the Press.

APOLOGIES

48. Councillors C Adams and P Adams



Highworth is a Fair Trade Town



Twinned with Wassenberg



Twinned with Pontorson

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DECLARATIONS OF INTEREST

49. None.

STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT (SHELAA)

50. Borough Councillor Garry Sumner (Cabinet Member for Strategic Planning), Phil Smith and Karen Phimister (Future Planning SBC). A presentation was made to Councillors introducing the new SHELAA and the addition of an Informal Parish Council Engagement stage to the steps before its formal submission.

A new SBC Local Plan (2016 – 2036) is being written, meaning that the current Plan is under review. The Council was recommended that the Highworth Neighbourhood Plan (HNP) should be reviewed at the same time, as the weight given to its policies will be diminished over time or if they do not comply with the policies in the reviewed Local Plan. A review of the NP does not have to mean major changes to its policies and a referendum would only be required if the changes were considered to be substantial.

The SHELAA only identifies sites with potential for future development, having assessed them as to their availability, suitability and deliverability. The allocation of sites for future development will take place further on in the Local Plan Review process. The identification of potential development sites within the SHELAA does NOT imply that Swindon Borough Council would necessarily grant planning permission for development. Any applications will continue to be considered against national policies, SBC's Development Plan and any other relevant material considerations.

The Borough would like local knowledge about the sites to help with its analysis. Councillors did raise objections and issues with the SHELAA as presented.

The link to the SBC page is:-

https://www.swindon.gov.uk/info/20113/local_plan_and_planning_policy/647/monitoring_and_evidence_base/5

A copy of the SHELAA is to be sent out to the Councillors formatted by Parish for ease of reference.

Councillor Sumner was also asked questions about the Swindon Housing Company Ltd, which is now the owner of part of the entrance to the Lower Rec on Swindon Road; as well as questions about the Highworth Neighbourhood Plan and whether it was worth the effort of writing it, in view of a recent Planning Permission in contravention of its recommendations.

Highworth Town Councillors indicated that they were not in approval of a Company set up by, and with an entire membership from within SBC that is then permitted to make applications to SBC Planning Officers. They are of the opinion that the Company should definitely not be entitled to seek approval through its own Planning Committee should SBC Officers be minded to refuse any of its applications. The point was made that it may well be legal to do so but considered highly unethical.

CORRESPONDENCE

51. None.

MINUTES OF MEETINGS

52. **RESOLVED THAT THE MINUTES OF THE FULL COUNCIL (PLANNING) MEETING HELD ON 4 SEPTEMBER BE ADOPTED.** (The Minutes were duly signed).

MATTERS ARISING

53. None.

PLANNING PERMISSIONS/REFUSALS**PERMISSIONS**

54. a. S/HOU/18/0366/PEKO - (Listed Building Consent) Erection of a single storey extension and conversion of part of the attic. 2 Eastrop, Highworth. Revised consultation. (*Councillors strongly recommended this for Acceptance*).
- b. S/HOU/18/1287/FELY - Erection of a first floor front extension. Botany Farmhouse, Roman Way, Highworth. (*Councillors recommend acceptance*).
- c. S/LBC/18/0321SASM - Alterations to a listed building which includes the repair and alteration of the shop front shop window, the repainting of the front facade and front first floor windows. 4 Swindon Street. (Councillors deferred to Officers).
- d. S/HOU/18/0937/SASM - Erection of first floor and single storey rear extensions. 16 Swindon St, Highworth. (*Councillors supported this but deferred to the Officers*).
- e. S/HOU/18/1192SASM - Erection of a garage with 2 no. dormer windows on front elevation (Revision of planning permission S/HOU/17/1184). The Stables, Cricklade Road, Highworth. (*Councillor recommended acceptance*).
- f. S/HOU/18/1018/RM and S/LBC/18/1019RM - Re-instating of previously demolished wall, and replacement front door. 29 High Street, Highworth. (*Councillors supported this but deferred to the Officers*).
- g. S/OUT/18/1067TB - Outline application for the erection of 3 No, bungalows and associated works – Access not reserved. Land at 2 Swindon Road, Highworth. (Councillors recommended acceptance).

REFUSALS

55. None.

PLANNING APPLICATIONS

56. a. S/HOU/18/1465SASM - Erection of a retaining wall & ground remodelling works. 30 Biddel Springs, Highworth. Councillors recommend acceptance
- b. S/HOU/18/1480RM - Erection of a detached garage. 18 Oak Drive, Highworth. Councillors recommend acceptance.
- c. S/HOU/18/1469CHHI - Erection of a single storey side extension. 12 The Dormers, Highworth. Councillors recommend acceptance.
- d. S/HOU/18/1506SASM - Erection of a single storey side and rear extension (retrospective). 52 Brookfield, Highworth. Councillors recommend acceptance.
- e. S/HOU/18/1533PIMO - Erection of a single storey front extension. 25 Brookfield, Highworth. Councillors recommend acceptance.
- f. S/18/0448HC - “Revised Consultation”. Erection of 1 No. dwelling, detached garage and associated works. 12 Station Road, Highworth. Councillors recommend acceptance.

MEMBERS' BUSINESS

57. a. Councillor S Weisinger. A letter is to be written to Head of Planning requesting that measures are taken against people applying for Planning Permission retrospectively; measures suggested being higher fees for retrospective applications, sanctions or penalties.
- b. Councillor A Bishop. He is to contact Planning Enforcement Officers regarding an extension in Bydemill Gardens that does not appear to conform to the Permission Granted.
- c. Councillor (Mrs) J Bishop. The marketing name for the Shrivenham Road development is 'The Paddocks'; Highworth Town Council has provided SBC with a suggested 'Post Office address' name of 'Wrag View'.
- d. Councillor (Mrs) L Vardy. A reply from SBC has been received regarding the footpath alongside the new fence at Southfield School indicating that it will be re-instated.
- e. Councillor (Mrs) M Penny. She informed Councillors that Brewery Street is to be closed at the Fox Roundabout end as well as part of Shrivenham Road, when sewerage works are undertaken for the new Shrivenham Road development.
- f. Councillor (Mrs) A Livall. Councillor A Bishop informed her that SBC is to cut back the roadside hedgerows before Winter arrives.
- g. Councillor N Gardiner. A letter is to be written to a resident regarding Green Waste that he has dumped on Council Land.
- h. Councillor G Edwards. The Electricity Board is waiting for its Contractor to rebuild the wall of the sub-station at Bydemill Gardens.
- i. Councillor (Mrs) A Durrant. The Aldi Planning Application will not now be heard by the SBC Planning Committee in October as the meeting has been cancelled. It is expected to be on the Agenda for the SBC Planning Committee Meeting to be held on 13th November, which the Public are allowed to attend.

Meeting closed 8.25pm