

Highworth



Town Council

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P26.

MINUTES OF THE PLANNING COMMITTEE MEETING 7 MARCH 2017

PRESENT

Councillor. (Mrs) P M Webster (In the Chair)

Councillor:

R Acres
P Adams
A Bishop
(Mrs) J H Bishop
(Mrs) J Clark
(Mrs) A Durrant
G Edwards
N Gardiner
(Mrs) M R Penny
K Smith
S Weisinger

IN ATTENDANCE

13 Members of the Public

APOLOGIES

75. Councillors (Mrs) L Vardy (Unwell) and C Adams (Arrival delayed)



Highworth is a Fair Trade Town



Twinned with Wassenberg



Twinned with Pontorson

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QUESTIONS FROM PUBLIC ON AGENDA ITEMS

76. None.

DECLARATIONS OF INTEREST

77. None.

HIGHWORTH NEIGHBOURHOOD PLAN (HNP)

78. The Inspector has now finished his examination of the HNP and, apart from a number of suggested amendments, has now cleared it to go to its final stage, ie a Referendum. The Swindon Forward Planning Department propose to seek approval from the Swindon Full Council at its meeting on 6 April 2017 to accept the Examiner's report and to make the recommended modifications in order to proceed to Referendum. They request Highworth Town Council's (HTC) formal approval that it is content with the timescale, given that 6 April constitutes a slight delay, being more than 5 weeks from the date of receipt of the Examiner's report, to conform with legislation. Although not a statutory requirement, The Forward Planners would appreciate the HTC approval, as the Qualifying Body, of the Examiner's report and recommendations. This would be useful for them if they could reflect this in their own report the SBC.

- Resolved by Councillor K Smith and seconded by Councillor P Adams that Highworth Town Councillors accept the Examiner's report on the Highworth Neighbourhood Plan (HNP) and his recommended amendments to the HNP. They also accept the delay to the 5 weeks legislated for the Plan to go to the Referendum stage, due to the amended plan being put before the next Swindon Borough Full Council meeting on 6 April 2017. Carried unanimously. SBC Forward Planning Department will be duly informed.

CORRESPONDENCE

79. a. Letter from Resident of Islay Crescent. Letter to inform us that they intend to apply for the Islay/Home Farm Triangle site to be given the status of Village Green.

**PLANNING PERMISSIONS/REFUSALS
PERMISSIONS**

80. a. S/HOU/17/0163JROD Erection of a two storey side extension. 5 Station Road, Highworth.
- b. S/HOU/17/0016SASM. Erection of a two storey side and single storey front extension. 8 Orange Close, Highworth.

REFUSALS

81. a. None.

PLANNING APPLICATIONS

82. a. S/16/1781 HC Erection of 53 No. Dwellings including access, car parking, landscaping and associated works. Land at Shrivenham Road, Highworth.

The Councillors unanimously recommended refusal. The Councillors were in agreement that this amended application does nothing to change the reasons they recommended refusal when they considered it at their Planning meeting on 8 November 2016. Those reasons are repeated here:

- (1) The Design and Access Statement para 3.2.1 states that the site abuts the Settlement Fringes. However, the site is outside the Settlement Boundary.
- (2) The Design and Access Statement para 3.3.3 states that bus stops providing a regular service are within easy walking distance of the Application Site. The closest bus stop is easily over half a mile from the site accessed down a road which initially does not have any footway. This makes the journey by foot unsafe. The reality is that the residents will most likely travel everywhere by car, thus, adding to congestion on Shrivenham Road.
- (3) The application mentions access to the town on foot and that this access is easy. The site is well outside the boundary of the town and, even though the applicant claims that a footway could be instated, journeys are most likely to be by car, adding to the general congestion and parking difficulties in the town centre.
- (4) The proposed development will add to long standing existing traffic problems on Shrivenham Road. As stated in the Design and Access Statement there are two schools in Shrivenham Road and at times throughout the school day the road is gridlocked with vehicles travelling and parking on the "School Run". In addition throughout the day parties of school children use the road moving to and from outside activity venues. The road terminated at the Fox Roundabout which has its own safety issues and at peak times can cause queuing back into Shrivenham Road. There are major problems with parking on this road, both residential and commercial (Tyre Firm and Courier firm vehicles constantly blocking the pavements) and any addition to the traffic in this road will only add to the problems.
- (5) The Design and Access Statement Section 5 indicates that render will be used. Councillors generally oppose the use of render on new dwellings. The Councillors were also disappointed that there was no evidence that the design etc had been submitted to the SBC Design Review Panel.
- (6) The Design and Access Statement para 2.4.4 states that "Highworth Town Council has recently consulted on its Neighbourhood Development Plan (NDP), but that given the stage at which the NDP has reached it is considered that very limited weight can be given to this document at the present time". This statement is regarded as invalid by the Council for the following reasons:
 - o Persimmon Homes, together with the three other potential developers were included in all the consultation stages and of the process and respected the integrity of the process right up to the Reg 14 stage of the draft plan. It was only after the site selections had been made that the company deviated from that procedure and submitted this application in an attempt to pre-empt the current draft plan which is well into its Reg 16 Consultation before going before an Inspector, with the expectation that it will be ready for a referendum in January 2017.

- The draft plan decided to recommend the two sites, Crane Furlong and Redlands, and not to choose the Shrivenham Road site. It acknowledges that there was a favourable response to the site during consultations, but this was only one factor in the selection process. Where it failed to score well were the following:
 - The site breaks the current Settlement Boundary and juts out from the cohesive shape of the town at this point.
 - The position of this site does not conform to the NDP's intent to protect the town and its boundaries as a hilltop community.
 - The area in which the site is located is considered as landscape that should be preserved and protected.

The Design and Access statement claims that the application is submitted to meet Highworth's allocation of new housing under the Swindon Borough Local Plan of 200 new dwellings. Under Highworth's draft NDP this allocation is already being met by the two sites chosen in the plan. Both more than meet Highworth's allocation. Therefore, this additional site with its proposed 53 dwellings is neither required nor welcome

Additionally the Councillors wish the following reasons to be taken into account:

- The Highworth Neighbourhood Plan (HNP) has passed its Examination phase and is now being progressed by Swindon Forward Planners to the Referendum stage. In his inspection the Examiner endorsed the Plan's rejection of this site for development for the reasons stated in the plan. He did not accept the Developers' arguments put forward in the Reg 16 Consultation.
- The Swindon Local Plan allocated a total of 200 houses for Highworth of which 88 have already been built. This leaves a further 112 dwellings to be built. Two sites have been selected in the HNP to cater for this expansion and the Examiner has endorsed their selection. To grant this application would mean exceeding the 200 houses by more than 25%. Highworth's infrastructure would be put under even more strain than it already will be within the 200 dwellings allocated under the Swindon Local Plan, unnecessarily.
- The proposed development site is outside the Settlement Boundary for the town. It is Councillors' understanding that development outside the Settlement Boundary should only be permitted where it can be demonstrated that there is a requirement for housing which cannot be satisfied by using suitable sites within the Boundary. This clearly cannot be demonstrated as the HNP provides two sites wholly able to accommodate the required number of houses allocated under the Swindon Local Plan.

Should the Planning Officer be minded to agree to this application and pass it under Delegated Powers, Councillors ask that the application go before the Borough Planning Committee. Should this be the case Highworth Town Council will send representative Town Councillors to support their objections and address the Committee.

- b. S/HOU/17/0139 FELY Erection of a single storey side extension. 6 Folly Close, Highworth, Councillors recommended acceptance.
- c. S/HOU/17/0163 JROD Erection of a two storey side extension. 5 Station Road, Highworth, Councillors recommended acceptance.

- d. S/17/0213 ISPA Erection of timber shed in garden for use as dog grooming business - Retrospective. 6 Fitzgerald Avenue, Highworth, Councillors recommended refusal, there is an issue here of a change of use of the Property to conduct a business that will bring unwanted traffic to the area. Customers would be driving to the property and parking to deliver dogs and to collect them. The location is remote from most of Highworth which makes it guaranteed that patronising the business can only be done by travelling by car. Also the applicant states that there would only be two dogs per day, but inevitably, if successful, this number of customers per day will grow to a much higher figure. Councillors request that should the Officer be minded to pass this application under Delegated Powers, it be referred to the Borough Planning Committee at which Councillors will attend the meeting to address the Committee. Councillors felt that the issues here are sufficiently important to the residents in this development to merit this action.
- e. S/17/0078 JROD & S/LBC/17/0079 JROD Change of use of part of ground floor from retail (Class A1) to residential (Class C3). Avenue Hair & Beauty, 8 Swindon Street, Highworth, Councillors deferred to officers.
- f. S/HOU/17/0278 JROD Erection of a two storey rear extension. 45 Kilda Road, Highworth, Councillors recommended acceptance.
- g. S/HOU/17/0183 JROD Erection of a single storey rear extension. 19 Barra Close, Highworth, Councillors recommended acceptance.
- h. S/ADV/17/0127 FELY Display of illuminated ATM signage (Retrospective), Highworth Service, Councillors recommended acceptance.
- i. S/17/0126 FELY Installation of an ATM (Retrospective) Highworth Service Station, Swindon Road, Highworth, Councillors recommended acceptance.
- j. S/LBC/17/0284 SASM Removal of external signage & an external ATM. Lloyds Bank, 7 High Street, Highworth, Councillors recommended acceptance.
- k. S/OUT/16/0811 RM & S/RES/17/0324 RM Erection of 2 No. Dwellings (reserved matters from previous permission). Land adjacent to Haneneel, Sevenhampton Lane, Sevenhampton. Councillors recommended acceptance.
- l. S/HOU/17/0350 Remove shed and car port. Replace the garage. The Stables, Cricklade Road, Highworth, Councillors recommended acceptance.

MEMBERS BUSINESS

83. None

Meeting closed 7.36 pm