



MINUTES OF THE FULL COUNCIL (PLANNING) MEETING 6 OCTOBER 2020

PRESENT

Councillor (Mrs) K Barber (In the Chair)

Councillors: (Mrs) J H Bishop
G Evans
N Gardiner
P Newton-Smith
G Olley
(Mrs) M Penny
K Smith
K Saunders
(Mrs) L Vardy
S Weisinger
R Williams
S Wolfensohn

IN ATTENDANCE

Four Members of the Public and one Member of the Press

APOLOGIES

25. Councillors A Bishop and (Miss) J Murphy (making representation at Swindon Borough Council (SBC) Planning Committee on behalf of Highworth Town Council (HTC))



Highworth is a Fair Trade Town



Twinned with Wassenberg



Twinned with Pontorson

DECLARATIONS OF INTEREST

26. a. Councillor K Saunders declared an interest in Planning Application [S/LBC/20/1107](#) and [S/HOU/20/1106](#) due to a family member living in the vicinity.
- b. Councillor (Mrs) M Penny declared a non-pecuniary interest in Planning Application [S/20/1184](#) due to residence.
- c. Councillor S Wolfensohn declared an interest in Agenda Item 10 and his vote on this item was not counted.

PUBLIC QUESTION TIME

27. None.

CORRESPONDENCE

28. a. An email received from a resident of Oak Drive objecting to the proposed construction of a house in Oak Drive has been circulated to all Councillors for their consideration.
- b. A letter from a member of the Public objecting to the proposed construction of a house in Oak Drive. This letter has been submitted to Swindon Borough Council (SBC) and is available to read on the Planning Portal. It states that the proposed plot is very narrow, is inappropriate in the context of the other houses in Oak Drive, and they consider that it is over development of the site. The surface water drainage has been questioned, along with the proposed access.
- c. An emailed response to the request for advice regarding planning applications for advertising signs has been received from SBC. It recommends that if nothing appears on the property history on the SBC Planning Portal, anyone concerned about a planning issue can raise an Enforcement or Planning query on the SBC 'My Account' system.

MINUTES OF MEETINGS

29. **RESOLVED THAT THE MINUTES OF THE FULL COUNCIL (PLANNING) MEETING HELD ON TUESDAY 8 SEPTEMBER 2020 BE ADOPTED AND SIGNED.** (The Minutes are to be duly signed).

MATTERS ARISING

30. None.

WHITE PAPER CONSULTATION (PLANNING) RESPONSE FROM THIS COUNCIL.

31. No replies have been received from Councillors regarding the White Paper Consultation. The questions from the Consultation have been extracted and are to be circulated to all Councillors to respond if they wish by the 16 October 2020. The Chairman and Vice Chair of Planning are to collate them and respond to the Consultation by the deadline of 29 October 2020.

NEIGHBOURHOOD PLAN WORKING PARTY (NPWP)

32. Phil Smith, SBC Planning, attended the NPWP Meeting held earlier today, he gave a comprehensive update on the White Paper and the options on how to progress the Neighbourhood Plan (NHP). David Dewart supplied an update on the Infrastructure Delivery Plan, Councillor K Smith gave an outline of this report. The email is to be circulated to all Councillors.

PLANNING PERMISSIONS AND REFUSALS

PLANNING PERMISSIONS

33. a. S/RES/19/1371/TB. Reserved Matters from previous outline permission S/OUT/17/1340 for the erection of 67no. dwellings and associated works. Redlands Park, Swindon Road, Highworth.
- b. S/HOU/20/0834/CHHO. Erection of 1no. Front dormer window. 2 Botany, Highworth, SN6 7BT.
- c. S/20/0861/CHHO. Construction of Covered horse walker – part retrospective. Common Farm, 103 Eastrop, Highworth, SN6 7PP.
- d. S/HOU/20/0886/EMMI. Erection of two storey side extensions, single storey rear extension and porch to front. 12 Grove Orchard, Highworth, SN6 7LB.
- e. S/HOU/20/0899/EMMI. Erection of a single storey front extension. 29 Lismore Road, Highworth, SN6 7HU.
- f. S/PHOU/20/0976/EMMI. Prior Approval for the erection of a single storey rear extension measuring 4.3m (from original rear wall), 3.33m (maximum height) and 2.25m (height to eaves). 19 Kings Avenue, Highworth, SN6 7AN.

PLANNING REFUSALS

34. None.

PLANNING APPLICATIONS

35. a. S/OUT/20/1046 SASM – Outline Application for the erection of up to 80no. dwellings and associated works – access not reserved. Land off Shrivenham Road, Highworth. **Councillors strongly object to this application and recommend refusal** on the following grounds:

Highways England have requested a 6 month holding objection to give sufficient time to look at the Cold Harbour junction and Honda roundabout. It is requested that Shrivenham Road and the Fox roundabout be added to this study.

The site is not in the NHP nor the Local Plan or the Local Plan Review.

It is outside of the Settlement Boundary and not in keeping with Highworth being a hill-top Town.

The development does not comply with para 18a of the National Planning Policy Framework.

Highworth does not have the infrastructure to support this development, the following items have already been identified as lacking or required in Highworth:

New 2 Form Entry Primary School required,

Local Flood Authority, foul network is known to be under pressure,

Thames Water upgrades are needed of the water supply network infrastructure and waste-water Network,

Enhancements to local walking and cycling links within Highworth (for both leisure and commuting purposes),

Enhancements to public transport and cycling links to Swindon (suggested potential cycle routes provided) have all been identified as lacking in the Town.

Highways has concerns over capacity and have linked this application to the Gladman one and the impact on Shrivenham Road but Councillors are concerned that this is not being looked at cumulatively. Highway safety is a big issue with no crossing by the school, insufficient footpaths and those that exist are considered too narrow.

Archelogy has raised objections.

Thames Water has identified an inability to accommodate the needs of the development and has lodged investigations.

Objections have been received from surrounding villages concerned about the additional traffic.

Excessive air pollution due to build-up of traffic trying to enter the Fox Roundabout junction.

b. [S/ADV/20/1104](#) SASM – Display of various illuminated and non-illuminated signage. Land to the North of Blackworth Industrial Estate, Highworth. **Councillors defer to the Officers but would like to request that the lights are shielded should the Officers be minded to approve.**

c. [S/RES/20/1140](#) – Application for approval of reserved matters in relation to appearance, landscaping, layout and scale from previous Outline Planning Application S/OUT/18/1067 – Erection of 3no. bungalows and associated works. 2 Swindon Road, Highworth. This application was previously recommended for approval, however Councillors consider that the application has changed significantly in design and the properties are no longer bungalows but 2 storey chalets which stand much higher and have a significant impact on the landscape. Councillors are also concerned at the potential loss of trees. **Councillors recommend refusal.**

d. [S/20/1130 SASM](#) – Erection of 1no. dwelling and associated works. Bartrop Yard, Westrop, Highworth, SN6 7HJ. **Councillors recommend refusal** on the grounds that the one storey bungalow appears to be on two floors, it is next to a very busy garage/workshop, the access is close to a very busy footpath and onto a sharp bend. Councillors also have concerns about possible contamination of the site from its previous industrial use.

e. [S/20/1184](#) RACH – Erection of 1no. dwelling and associated works. Land at 10 Oak Drive, Highworth, SN6 7BP. **Councillors recommend refusal** on the grounds that the application is not in keeping with the area and is overdevelopment of the site. Councillors are concerned that there are unresolved flooding issues in the area that still need to be addressed. The area is also of significant archaeological interest.

f. [S/LBC/20/1107](#) SASM – Reconfiguration of internal walls. 25c High Street, Highworth, SN6 7AG. **Councillors defer to the Conservation Officer.**

g. [S/HOU/20/1106](#) SASM – Installation of 1no. window and 2no. doors and repoint stonework to rear elevation. 25c High Street, Highworth, SN6 7AG. **Councillors defer to the Conservation Officer.**

GLADMAN APPLICATION

36. Resolved by Councillor R Williams and seconded by Councillor N Gardiner that the Chair of Planning write a letter to SBC Planning Department to request that traffic surveys are completed post COVID. The letter is to address the inadequacies of any such survey conducted during lockdown and when the Schools were closed. Councillors unanimously agreed.

MEMBERS' BUSINESS

37. Councillor N Gardiner: Congratulated Councillor (Mrs) K Barber on a well chaired first Meeting.

Meeting closed 8.00 pm

Action Points: -

Planning letter to be sent to SBC

The Infrastructure Delivery Plan email is to be circulated to all Councillors