



Highworth Town Council

Council Offices
3 Gilberts Lane
Highworth
Swindon
Wiltshire
SN6 7FB

Acting Town Clerk: Mrs D Rose
01793 762377

admin@highworthtowncouncil.gov.uk
www.highworthtowncouncil.gov.uk

P28.

MINUTES OF THE FULL COUNCIL (PLANNING) MEETING 2 MARCH 2021

PRESENT

Councillor (Miss) J Murphy (In the Chair)

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

IN ATTENDANCE

Five Members of the Public, One Member of the Press

APOLOGIES

81. None



Highworth is a Fair Trade Town



Twinned with Wassenberg



Twinned with Pontorson

PLEASE VISIT OUR WEBSITE AT: www.highworthtowncouncil.gov.uk

DECLARATIONS OF INTEREST

82.

- a. Councillors S Wolfenson and (Mrs) L Vardy declared an interest in the Planning Application S/21/0015 SASM - Wrag Barn Golf Course, Shrivenham Road, Highworth, SN6 7QQ as residents of Shrivenham Road. Due to the scale of the Application both Councillors were removed from the Virtual Meeting while the Application was discussed.
- b. Councillor (Mrs) K Barber declared an interest in the Planning Application S/HOU/21/0095 RACH - The Coach House, Eastrop due to living in the vicinity of the Application.

PUBLIC QUESTION TIME

83. None

CORRESPONDENCE

- 84.
- a. Notification has been issued by Swindon Borough Council (SBC) advising an Appeal has been made to the Planning Inspectorate in respect of Planning Application S/OUT/20/0732 - Barn Cottage, Swindon Road, Highworth, SN6 7SL.

Councillors unanimously agreed for the Acting Town Clerk to re-iterate the recommendation submitted previously.

- b. An email has been received from a resident in relation to Planning Application S/21/0145 CHHO – Erection of 1 no. dwelling. 35 Lechlade Road, Highworth, SN6 7HQ. This was discussed under item 10d on the Agenda.

S106/CIL WORKING PARTY

85. Resolved by Councillor R Williams and Seconded by Councillor N Gardiner to set up a S106/CIL Working Party, voting was 12 in Favour, 0 Against and 2 Abstentions, the Resolution was duly carried.

Resolved by Councillor A Bishop and Seconded by Councillor (Mrs) L Vardy to approve the Amended Terms of Reference circulated to Councillors with the amendment to increase the Working Party Members from 5 to 7, voting was 13 in Favour, 1 Against, the Resolution was duly carried.

Resolved by Councillor R Williams and Seconded by Councillor K Saunders to approve the original draft Terms of Reference. The Resolution was not carried.

12 OAKS OFF-SITE SOCIAL HOUSING CONTRIBUTION

86. The Acting Town Clerk is to respond to SBC identifying possible site locations for affordable housing within Highworth. The Housing Officer is aware of the Old Police Station Site and is investigating the acquisition of this site. The following sites were suggested:

- Crane Furlong – Owned by SBC
- Old Police Station Site – For sale

- Lower Rec land to the left of the entrance - Owned by SBC

Councillor (Mrs) M Penny advised SBC have the ability to re-purchase social housing that has previously been sold and put back into their housing stock.

MINUTES OF MEETINGS

87. **RESOLVED THAT THE MINUTES OF THE FULL COUNCIL (PLANNING) MEETING HELD ON TUESDAY 23 FEBRUARY 2021 BE ADOPTED AND SIGNED.** (The Minutes are to be duly signed).

MATTERS ARISING

88. None

PLANNING PERMISSIONS AND REFUSALS

PLANNING PERMISSIONS

- 89.
- a. [S/20/1670](#) PEKO - Erection of a detached subdivided garage and associated works. 8 & 10 Coopers Orchard, Station Road, Highworth, SN6 7DJ. **Councillors recommend Acceptance.**
 - b. [S/HOU/20/1601](#) CHHO - Conversion of garage into habitable space & single storey rear extension. 30 Kilda Road Highworth, SN6 7HS. **Councillors recommend Acceptance.**
 - c. [S/HOU/20/1622](#) EMMI - Erection of a pitched roof and 2no. Velux roof windows to existing garage. 34 Sevenfields, Highworth, SN6 7NF. **Councillors recommend Acceptance.**
 - d. [S/20/1684 PEEG](#) – Change of use of an agricultural building into a dwelling house (class 3). Eastrop Farm, 105 Eastrop, Highworth, SN6 7PP. **Councillors recommend Acceptance.**

PLANNING REFUSALS

90. None

CASTLE EATON PARISH COUNCIL PLANNING APPLICATION

91. S/20/1685 - Erection of 1no. additional digester; installation of replacement silage clamps, construction of an effluent lagoon and rainwater lagoon, new separation area and digester offtake, relocation of 2no. existing feed hoppers, erection of a welfare/office building and flare stack, installation of a weighbridge and erection of a replacement gas upgrader unit/ network entry facility/ Carbon Dioxide (CO2) sequestration area. **Councillors strongly recommend Refusal** on the grounds that the application is entirely inappropriate, access is via small country roads and there

are concerns with the increased volume of heavy goods vehicles and traffic that will have to come through Highworth.

PLANNING APPLICATIONS

92.

- a. S/HOU/21/0095 RACH – Erection of a single-story rear extension & erection of oak framed gable to first floor gallery. The Coach House, Eastrop Grange, 30 Eastrop, Highworth, SN6 7AT. **Councillors recommend Acceptance.**
- b. S/HOU/ 21/0132 EMMI – Erection of first floor rear & Single storey rear extension. 12 Home Farm, Highworth, SN6 7EG. **Councillors recommend Acceptance.**
- c. S/21/0133 CHHO – Erection of a garage/store. Land adjacent to Highworth Library, Gilberts Lane, Highworth, SN6 7HQ **Councillors defer to the Conservation Officer.**
- d. S/21/0145 CHHO – Erection of 1 no. dwelling. 35 Lechlade Road, Highworth, SN6 7HQ **Councillors recommend Refusal** on the grounds that the site is overdevelopment, it overlooks the neighbouring property affecting their amenity, it is not in keeping with the neighbouring properties in terms of scale and mass and would cause overshadowing the neighbouring property.
- e. S/HOU/20/1496 PEKO – Erection of a detached garage. 40 Park Avenue, Highworth, SN6 7AW **Councillors deferred their recommendation** due to lack of supporting information for the Application. Representation has previously been made by the Town Council.
- f. S/LDP/21/0052 CHHO – Replacement of 2 no.-stained glass windows to front elevation. The Old Chapel, The Elms, Highworth, SN6 7DD **Councillors defer to the Conservation Officer.**
- g. S/21/0015 SASM – Erection of 50 no. dwellings (use class c3) including access and internal roads, public open space & landscaping, suds & other associated infrastructure. Wrag Barn Golf Course, Shrivenham Road, Highworth, SN6 7QQ **Councillors strongly object to this application and recommend Refusal** on the following grounds:

There is no evidence of any Community Engagement other than a short presentation at a Full Council Planning Meeting of Highworth Town Council. Councillors are concerned that residents are not aware of this Application and the time to comment expires today (03/03/2021).

The Application is outside of the Settlement Boundary and is not in keeping with Highworth being a Hill-Top Town. The Application Site is in an isolated position and cannot be classed as an urban fringe of Highworth and is therefore development in the countryside.

The site is not in the Neighbourhood Plan, Local Plan, or the Local Plan Review. The Neighbourhood Plan excluded Shrivenham Road as being suitable for development during site selection and this was supported by the Inspector when

passing the Plan.

An Environmental Impact Assessment and Landscape Visual Assessment have not been carried out, which should be required for an Application of this nature.

Swindon Borough Council (SBC) has undertaken an Infrastructure Review in order to support future development in Highworth and has assessed Highways, Drainage, Water Supply and Distribution, Gas Upgrades, Electricity, Enhancements to Health and Social Care and Education. The initial findings of this review identify essential upgrades are required in all areas. It is imperative that this document is considered when assessing the infrastructure for this Application.

Thames Water has identified an inability to accommodate the needs of the proposed development and confirmed they can supply water to all 50 dwellings but sewage to only 20. Further to this Thames Water has not taken into account the additional developments coming forward and the additional requirements.

Although the Applicant is providing a footpath in the frontage of the Application Site, unless the other developments are built then pedestrians will come to an end and will be required to walk on the road for some distance. The secondary footpath suggested is not a proper footpath but in fact the edge of a field until it eventually links up with an existing footpath from Wrag View. It is neither of tarmac surface nor lit.

The Application is noted as being a Full Planning Application and is reliant on two additional sites coming forward. The two additional sites are currently being determined in the Outline Stage. This Application is reliant on the provision of a footpath and pedestrian crossing from these two Applications in order to achieve connectivity to the local Schools and Town.

Councillors are extremely concerned about the Traffic Safety of Shrivenham Road. The additional traffic caused by this Development will increase what is already a dangerous situation, particularly as there are two Schools sited on Shrivenham Road.

SBC's Cabinet Meeting today 03/03/21 is considering the Adoption of a Road Safety Strategy and in the section titled Transport Development Planning reads 'Raise the profile of local safety issues so that they are considered early within the Planning Stages of new development'.

The Strategy looks at all aspect of Highway Safety including cycling. This is already a prerequisite of another Application Site on Shrivenham Road which is in the emerging Local Plan. Policy LA19 requires safe walking and cycling to the School and yet there is no provision of cycling within this Scheme.

Councillors have serious concerns over Highway capacity issues and Highway Safety. No Highway Surveys have been carried out by the Applicant and the Trips Database which has calculated trips over a 12-hour period has been used to Assess the impact of volumes of traffic along Shrivenham Road in particular the Fox Roundabout. This information has been looked at independently of any other Applications on this Road. It has previously been acknowledged that the Fox Roundabout is above capacity during peak times without any additional traffic and this is not acknowledged within the Transport Statement.

The additional vehicles generated will throw a huge burden on car parking in the Town where there is already insufficient capacity for the Town's needs.

The additional vehicles joining the already long queues at peak times will increase exhaust emissions, becoming a serious environmental issue, particularly for the school children who are walking along narrow pathways in close proximity to the queuing traffic. Within the Transport Document, an accident was recorded of a pedestrian being hit by the wing mirror of a vehicle and supports how close pedestrians are in relation to vehicles.

The Travel Plan does not identify the need for monitoring of effectiveness. The Applicant has not demonstrated that enough consideration has been given to this important aspect.

Sevenhampton has not been mentioned as a destination to walk or cycle to although, yet again it has not been considered in terms of the additional traffic that will take a short cut to get to Swindon for employment as acknowledged in the Transport Report. Sevenhampton already experiences high volumes of vehicles particularly at peak times and has serious concerns over Highway Safety.

The Ecology Officer has noted that more information is required and the ECIA has been based on an Outline Planning Application not a Full Application.

Councillors would like to highlight the Position Statement sent to SBC last week and for this to be a consideration in this process.

Councillors would like to advise that should SBC be minded to approve this Application then Highworth Town Council would request the S106 monies for mitigation of this Application, be protected for Highworth and to be involved at an early stage. They would also request for it to be called in to Planning Committee where a representative of Highworth Town Council will attend.

MEMBERS' BUSINESS

93. Councillor (Mrs) L Vardy: There has been a significant increase in the use of Shrivensham Road by heavy goods vehicles. Councillor (Mrs) M Penny reported SBC have previously written to the local firms.

Meeting closed 8:14pm

Action Points: -

- Planning letter to be sent to SBC
- The Acting Town Clerk is to re-iterate the recommendation submitted previously for Application S/OUT/20/0732, Barn Cottage, Swindon Road, Highworth, SN6 7SL
- The Acting Town Clerk is to write to SBC in response to their request of identifying possible site locations for social housing within Highworth in respect of the S106 monies from the 12 Oaks Application