



3 GILBERTS LANE
HIGHWORTH SN6 7FB
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www.highworthtowncouncil.gov.uk

**PLANNING MEETING MINUTES
TUESDAY 3rd JANUARY 2023**

Present:

Councillors: (Ms) J Murphy (Chairman), (Mrs) K Barber, A Bishop, G Dennis, P Newton-Smith, K Saunders, K Smith and R Williams

Town Clerk: (Mrs) D Rose
Assistant Town Clerk: (Mrs) C Haines

Members of the Public: 5

Apologies: N Gardiner

		Action
57	HOUSEKEEPING & DECLARATIONS OF INTEREST: None	
58	PUBLIC QUESTION TIME & CORRESPONDENCE (Maximum 10 Minutes) None	
59	MINUTES OF THE MEETING: RESOLVED to confirm and sign the Minutes of the Extra Ordinary Planning Committee Meeting Tuesday 6 th December 2022.	
60	PLANNING PERMISSIONS AND REFUSALS: PERMISSIONS: a. S/22/1021/SASM – Change of use from equine use, stables, tack store, tractor store, food store and plant room (sui generis) to No.1 dwelling (C3) erection of single storey glazed links and extensions, access and associated works: Land between Pentylands Park and Bydemill Brook, Highworth Councillors Recommend Refusal REFUSALS: None	

PLANNING APPLICATIONS:

- a. **S/RES/22/1681 SASM** – Reserved matters application (following outline planning permission S/OUT/20/0422) for the erection of 250 dwellings (including 30% affordable housing) with public open space, landscaping and sustainable drainage systems (SuDS): Land at Shrivenham Road, Highworth **Councillors Recommend Refusal**. The following points were made; the hedgerow surrounding the site should be retained to include a wildlife corridor, confirmation of what is grass land and what is recreation land is requested as it is not clear from the documentation. Councillors were disappointed to see the LEAP and NEAP equipment is mostly of wooden structure which does not wear well and will need replacing within a matter of years and also the lack of EV charging points within the development.

Councillors were extremely concerned at the design of the development which is more in character with a housing estate in Swindon than a rural town. The suggested mix of brick and render, many styles of houses and mix of 2, 2.5 and 3 storey houses and apartments do not fit their location being the rural fringe of Highworth, the gateway to the Cotswolds and in the vicinity of the Grange being a Heritage asset. The design will dominate the skyline and change the character of an ancient hilltop town to its detriment. The development should be of reconstituted stone to blend in to surrounding stone cottages and roof lines should not exceed 2 storeys. The design of the houses are of so many mixes including those expected in the town centre and should be of a more traditional design.

- b. **S/RES/22/1752 TB** – Erection of 1no. dwelling – Reserved Matters from previous application S/OUT/20/0356: Land Adjacent 17 The Lodge, Redlands Court, Swindon Road, Highworth **Councillors Recommend Acceptance** and request solar panels, air source and ground source heating is looked into, and the replacement trees are suitable for their environment.
- c. **S/ADV/22/1383 SASM** – Revised Consultation – Installation of 1no. internally illuminated double-faced double pole boundary sign (sign B): Unit 35 Blackworth Industrial Estate, Highworth **Councillors Recommend Refusal** due to the impact on the gateway to the town and the character of the area. Councillors believe that now it is operational that the sign is not necessary as there are already 3 lit signs clearly identifying its existence from all directions. Councillors request without prejudice that if approved the illumination of the sign be restricted to the opening hours of the store and the height of the existing hedge is not lowered.
- d. **S/OUT/22/0284 JABU** - hybrid application for the development of car manufacturing plant including Outline details (all matters reserved) for employment development including flexible Class E (g)/B2 general industrial/B8 storage and distribution uses and a multipurpose hub building, including associated development, accesses, earthworks and infrastructure and, Full details for the demolition of all buildings, alterations to existing northern and southern accesses, construction of internal estate roads, strategic structural landscaping, drainage infrastructure, earthworks and erection of a Class B8 warehouse and associated development, accesses and infrastructure: Former Honda UK Manufacturing, Highworth Road, Swindon. **Councillors Recommend Acceptance** with the following points taken into consideration. Councillors welcome the inclusion of solar panels on unit 5 but the provision of further solar panels should be considered to support climate change. As previously raised the inclusion of a cycle path from Highworth to the site as there is no link to Highworth other than by road currently and the provision of an Electric

	<p>Charging Hub. Concerns were raised about exasperating the already high levels of Kingsdown Brook which is a feeder to the river Cole.</p> <p>A contribution to supporting Health & Education in Highworth as it is likely that this employment will impact on Highworth. Highworth Town Council would like to highlight that HGV's should not use Highworth or Sevenhampton as a cut through as the roads are not suitable and there is a length limit on Half Penny Bridge, and this should be included within the construction management plan. Main routes like the A419, A420 and M4 should be used.</p>	
62	<p>MEMBERS' BUSINESS:</p> <p><u>Councillor J Murphy:</u></p> <ul style="list-style-type: none"> a. Wrag Barn Appeal was dismissed by the inspectorate. b. The 20mph speed limit at Sevenhampton has been approved by Swindon Borough Council and will be a two phased approach, firstly engineering works to reduce speeds to 24mph or below, then the implementation of the 20mph limit. 	
	<p>MEETING CLOSED AT 7:56pm</p>	

Signed:

Date: