



3 GILBERTS LANE  
HIGHWORTH SN6 7FB  
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[www.highworthtowncouncil.gov.uk](http://www.highworthtowncouncil.gov.uk)

**PLANNING MEETING MINUTES  
TUESDAY 7<sup>th</sup> NOVEMBER 2023**

<b>Present:</b>	
<b>Councillors:</b>	J Murphy (Chairman), S Apps, G Dennis, N Key, P Newton-Smith, K Saunders, K Smith and R Williams
<b>Town Clerk:</b>	D Rose
<b>Assistant Town Clerk:</b>	C Haines
<b>Members of the Public:</b>	4
<b>Apologies:</b>	None

		Action
38	<b>DECLARATIONS OF INTEREST:</b> Councillor K Smith declared an interest in agenda item 5c <b>S/23/1157 AMMY</b> and 5d <b>S/LBC/23/1158 AMMY</b> conversion of a public house to a single private dwelling, 7 Sheep Street, Highworth, SN6 7AA as a neighbouring property and did not participate in the debate.	
39	<b>PUBLIC QUESTION TIME (Maximum 10 Minutes) &amp; CORRESPONDENCE:</b> None	
40	<b>MINUTES OF THE MEETING:</b> <b>RESOLVED</b> to confirm and sign the Minutes of the Planning Committee Meeting Tuesday 3 <sup>rd</sup> October 2023.	
41	<b>PLANNING PERMISSIONS AND REFUSALS:</b> <b>PERMISSIONS:</b>  a. <b>S/LDP/23/0976/JP</b> – Certificate of Lawfulness (Proposed) for the installations of solar panels: The Old Post Office, 35 Sevenhampton Lane, Sevenhampton SN6 7QA.	

	<p><b>REFUSALS:</b> None</p> <p><b>APPEALS:</b></p> <p><b>APP/U3935/D/23/3329848</b> (S/LBC/23/0753 ABJA) – Widening of existing access and extend existing dropped kerb to 4.2m: Westrop Cottage, 24 Cricklade Road, Highworth SN6 7BL.</p>	
42	<p><b>PLANNING APPLICATIONS:</b></p> <p>a. <b>S/23/0691 RACH</b> – REVISED APPLICATION Change of use from storage barn to dwelling (use class C3) incorporating single storey extension, ancillary outbuilding, and associated work: The Barn Adjacent to Nauvoo Cottage, Cherry Orchard Highworth SN6 7AU. <b>Councillors Recommended Acceptance on the basis all comments from the Conservation Officer are followed</b></p> <p>b. <b>S/LBC/0692 RACH</b> – REVISED APPLICATION Change of use from storage barn to dwelling (use class C3) incorporating single storey extension, ancillary outbuilding, and associated work: The Barn Adjacent to Nauvoo Cottage, Cherry Orchard Highworth SN6 7AU. <b>Councillors Recommended Acceptance on the basis all comments from the Conservation Officer are followed</b></p> <p>c. <b>S/23/1157 AMMY</b> – Conversion of a public house to a single private dwelling involving internal and external alterations, restoration of historic fabric and thermal enhancements, demolition and replacement of rear single storey extension, conversion of single storey outbuilding, addition of rear dormer window and external landscape works: The Globe, 7 Sheep Street, Highworth SN6 7AA <b>Councillors Object</b> to the change of use from Commercial to Residential and the Ground floor front should remain a commercial premises to protect the future of the High Street. It was noted there was no report from the Conservation Officer at the point of reviewing this application. If officers are minded to approve this application, Councillors recommend refusal on the following grounds: Glass Balustrade is not in keeping with the conservation area or Grade II listed building and it goes against policy LN4 of the Local Plan and Policy 8 of the Neighbourhood Plan (NHP). Concerns were raised regarding the fire escapes in the event of an emergency and the new sign is not part of the planning application, and concerns of no parking.</p> <p>d. <b>S/LBC/23/1158 AMMY</b> - Conversion of a public house to a single private dwelling involving internal and external alterations, restoration of historic fabric and thermal enhancements, demolition and replacement of rear single storey extension, conversion of single storey outbuilding, addition of rear dormer window and external landscape works: The Globe, 7 Sheep Street, Highworth SN6 7AA. <b>Councillors Object</b> to the change of use from Commercial to Residential and the Ground floor front should remain a commercial premises, it was noted there was no report from the Conservation Officer. If officers are minded to approve, Councillors recommend refusal on the following grounds: Glass Balustrade is not in keeping with the conservation area or Grade II listed building and the application goes against policy CM4 of the Local Plan and Policy 8 of the Neighbourhood Plan (NHP). Concerns were raised regarding the fire escapes in the event of an emergency and the new sign is not part of the planning application, no parking is available. Due to only one entrance to</p>	

	<p>the application site, a clear management plan of how construction vehicles and delivery of materials needs to be considered as it will have impact on the Market Place which is heavily pedestrianised.</p> <p><b>e. S/LBC/23/1230 RACH</b> – Installation of 2 no. rooflights, re-roof of property and replacement of 4 no. windows to the side and internal works to convert existing dwelling into a 6-person HMO: 5B Sheep Street, Highworth SN6 7AA <b>Councillors Recommended Acceptance</b></p> <p><b>f. S/HOU/23/1275 NICL</b> – Erection of a single storey side and rear extension and extension to existing garage: 1 The Archers, Highworth SN6 7ES. <b>Councillors Recommended Refusal on the basis the extension is disproportionate to the house, there will be a loss of amenity space and the appearance of the entrance to the close will lose its feel of openness and loss of landscaping will change its character. Also, the proposed extension to the garages will protrude further forward than the building line.</b></p> <p><b>g. S/HOU/23/1290 NICL</b> – Erection of a two-storey side extension: 34 Wrde Hill, Highworth SN6 7BX. <b>Councillors Recommended Acceptance</b></p> <p><b>h. S/HOU/23/1072 JAPE</b> – Creation of a new door opening and window to the front elevation of the existing single storey outbuilding: The Old chapel, The Elms, Highworth SN6 7DD. <b>Councillors Recommended Acceptance</b></p>	
43	<p><b>MEMBERS' BUSINESS:</b></p> <p>None</p>	
	<p><b>MEETING CLOSED AT 19:27PM</b></p>	

Signed: .....

Date: .....