



3 GILBERTS LANE
HIGHWORTH SN6 7FB
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**EXTRA ORDINARY PLANNING MEETING MINUTES
TUESDAY 12th DECEMBER 2023**

Present:	
Councillors:	K Saunders (Chairman), S Apps, I Durnin Duffy, P Newton-Smith, and R Williams
Town Clerk:	D Rose
Members of the Public:	1
Apologies:	Councillors G Dennis (Child unwell), N Key (unwell), J Murphy (Operation), K Smith (Mayoral Duties)

		Action
44	DECLARATIONS OF INTEREST: a. Councillors P Newton Smith and K Saunders declared an interest in agenda items 48a - S/23/1402 NICL – Erection of a Stable/Hay Store: Paddock Adjacent to Arthurs Meadow, Pentylands Lane, Highworth SN6 7FR and 48b S/HOU/23/1440 NICL – Erection of a garage and garden store: Arthurs Meadow, Pentylands Lane, Highworth SN6 7FR as members of Friends of Pentylands, there is no pecuniary interest and they participated in the debate. b. Councillor S Apps declared an interest in agenda item 48d S/23/1429 TB – Erection of 7 no. dwellings (Use Class 3) and associated works: Redlands Park, Swindon Road, Highworth as a resident of Redlands, there is no pecuniary interest and he participated in the debate.	
45	PUBLIC QUESTION TIME (Maximum 10 Minutes) & CORRESPONDENCE: None	
46	MINUTES OF THE MEETING: RESOLVED to confirm and sign the Minutes of the Planning Committee Meeting Tuesday 7 th November 2023.	
47	PLANNING PERMISSIONS AND REFUSALS: PERMISSIONS: a. S/23/0691 RACH – Change of use from storage barn to dwelling (use class C3) incorporating single storey extension, ancillary outbuilding, and associated works:	

	<p>The Barn Adjacent to Nauvoo Cottage, Cherry Orchard, Highworth SN6 7AU. Councillors Recommend Acceptance</p> <p>b. S/LBC/23/0692 RACH - Change of use from storage barn to dwelling (use class C3) incorporating single storey extension, ancillary outbuilding, and associated works: The Barn Adjacent to Nauvoo Cottage, Cherry Orchard, Highworth SN6 7AU. Councillors Recommend Acceptance</p> <p>c. S/LBC/23/1230 RACH – 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 Councillors Recommend Acceptance</p> <p>d. S/HOU/23/1275 NICL – Erection of a single storey side and rear extension and extension to existing garage: 1 The Archers, Highworth SN6 7ES Councillors Recommend Refusal</p> <p>e. S/ADV/23/0755 NICL – Display of 1 no. fascia sign and window vinyls: Ground Floor, 34 High Street, Highworth SN6 7AQ Councillors Recommend Acceptance</p> <p>f. S/LBC/23/0869 NICL – Display of 1 no. fascia sign and window vinyls. Internal and external repainting of building, new flooring, internal door fitted between main room and small meeting room: Ground Floor, 34 High Street, Highworth SN6 7AQ Councillors Recommend Acceptance</p> <p>g. S/HOU/23/1290 NICL – Erection of a two-storey side extension: 34 Wrde Hill, Highworth SN6 7BX Councillors Recommend Acceptance</p> <p>REFUSALS: None</p>	
48	<p>PLANNING APPLICATIONS:</p> <p>a. S/22/1781 RACH – Change of use from Bar (class Sui-Generis) to 1 no. Flat (class C3): Basement, 10 High Street SN6 7AG. Councillors Recommend Refusal Highworth Town Council feels strongly that commercial properties should remain commercial and there is no evidence that the property has been marketed for the required time as per the Local Plan. If Officers are minded to approve this application Councillors would like this called in to Planning Committee.</p> <p>b. S/23/1402 NICL – Erection of a Stable/Hay Store: Paddock Adjacent to Arthurs Meadow, Pentylands Lane, Highworth SN6 7FR. Councillors Recommend Refusal. There is real concern that these buildings will then be converted to dwellings at a later date. The site is in the countryside and the addition of such substantial buildings is not in character with the area. It is speculative and over development and there is insufficient information with no officer reports.</p>	

	<p>c. S/HOU/23/1440 NICL – Erection of a garage and garden store: Arthurs Meadow, Pentylands Lane, Highworth SN6 7FR Councillors Recommend Refusal. There is real concern that these buildings will then be converted to dwellings at a later date. The site is in the countryside and the addition of such substantial buildings is not in character with the area. It is speculative and over development and there is insufficient information with no officer reports.</p> <p>d. S/23/1429 TB – Erection of 7 no. dwellings (Use Class 3) and associated works: Redlands Park, Swindon Road, Highworth Councillors Recommend Acceptance however there are concerns at the ongoing drainage issue. The application should not impact further down the road which has already occurred. The adjacent ditch needs pumping and the culvert replaced. This needs to be investigated and appropriate action taken.</p>	
49	<p>MEMBERS' BUSINESS:</p> <p><u>Councillor R Williams</u>: A Carol Concert in the Market Square is scheduled for 23rd December 2023, everyone is welcome to attend.</p>	
	<p>MEETING CLOSED AT 7:44PM</p>	

Signed:

Date: