



3 GILBERTS LANE
HIGHWORTH SN6 7FB
01793 762377

www.highworthtowncouncil.gov.uk

**PLANNING MEETING MINUTES
TUESDAY 6th FEBRUARY 2024**

Present:	
Councillors:	K Saunders (Chairman), G Dennis, I Durnin Duffy, K Smith and R Williams
Town Clerk:	D Rose
Members of the Public:	5
Apologies:	S Apps (work commitments), N Key (child unwell), J Murphy (operation) P Newton-Smith (unwell)

		Action
50	DECLARATIONS OF INTEREST: Councillor K Smith declared an interest in Agenda item 5a and 5b as a resident of the High Street, there is no pecuniary interest but he chose not to participate in the debate.	
51	PUBLIC QUESTION TIME (Maximum 10 Minutes) & CORRESPONDENCE: None	
52	MINUTES OF THE MEETING: RESOLVED to confirm and sign the Minutes of the Extra Ordinary Planning Committee Meeting Tuesday 12 th December 2023.	
53	PLANNING PERMISSIONS AND REFUSALS: PERMISSIONS: a. S/23/1402 NICL – Erection of a Stable/Hay Store: Paddock Adjacent to Arthurs Meadow, Pentylands Lane, Highworth SN6 7FR Councillors Recommend Refusal. b. S/HOU/23/1440 NICL – Erection of a garage and garden store: Arthurs Meadow, Pentylands Lane, Highworth SN6 7FR Councillors Recommend Refusal. REFUSALS: None	

	<p>WITHDRAWN:</p> <p>S/23/0836 RACH – Removal of Condition 1 from consent S/12/0482 – Erection of 2no. mobile homes and associated works (Part Retrospective) – relating to occupation of site by gypsies/travellers: Land Adjacent to 99 Eastrop, Highworth. Councillors Recommend Refusal</p>	
54	<p>PLANNING APPLICATIONS:</p> <p>a. S/23/1157 AMMY – Conversion of a public house to a single private dwelling involving internal and external alternations, restoration of historic fabric and thermal enhancements, demolition and replacement of rear single storey extension, conversion of single storey rear outbuilding, addition of rear dormer window and external landscape works: The Globe, 7 Sheep Street, Highworth SN6 7AA. Councillors Recommend Refusal. There is no significant change from the previous application therefore Councillors Object to the change of use from Commercial to Residential. The ground floor front should remain a commercial premises to protect the future of the High Street. The 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. It is noted there are also serious concerns from the Conservation Officer.</p> <p>b. S/LBC/1158 AMMY - Conversion of a public house to a single private dwelling involving internal and external alternations, restoration of historic fabric and thermal enhancements, demolition and replacement of rear single storey extension, conversion of single storey rear outbuilding, addition of rear dormer window and external landscape works: The Globe, 7 Sheep Street, Highworth SN6 7AA. Councillors Recommend Refusal. There is no significant change from the previous application therefore Councillors Object to the change of use from Commercial to Residential. The ground floor front should remain a commercial premises to protect the future of the High Street. The 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. It is noted there are also serious concerns from the Conservation Officer.</p> <p>c. S/HOU/23/1537 ABJA – Erection of a single storey rear extension, garage conversion to utility/store and change of roof: 44 Sevenfields, Highworth SN6 7NF. Councillors Recommend Acceptance providing the parking situation is resolved.</p> <p>d. S/LBC/23/1466 RACH – Internal and external changes associated with the change of use from Bar (class Sui-Generis) to 1no. Flat (class C3): 10 High Street, Highworth SN6 7AG. Councillors Recommend Refusal and support the Conservation Officers comments.</p>	

	<p>e. S/LBC/23/1534 RACH – Internal works to convert existing dwelling into a 6 person House in Multiple Occupancy: 37 High Street, Highworth SN6 7AQ. Councillors Recommend Refusal but would be minded to recommend approval, subject to Highways consideration of parking provision and cycle storage in addition to the consideration of the Conservation Officer as no report was available at time of consulting.</p> <p>f. S/23/1509 – AMMY – Change of use from public house (Sui Generis) to single private dwelling (Class C3): Plough Inn, Lechlade, Highworth SN6 7HG. Councillors Recommend Acceptance. Clarification was sought regarding the Defibrillator which has been relocated to St Michaels Hall.</p> <p>g. P24/V0178/SCO Vale of White Horse District Council – Scoping opinion request in relation to P22/V0413/SCR for the development of a solar farm and associated infrastructure on approximately 52 hectares ('ha') of land northwest of Coleshill, Oxfordshire SN6 7PS: Land off Snowswick Lane near Coleshill SN6 7PS. Councillors Strongly Recommend Refusal.</p> <p>Highworth Town Council recognises the need for solar solutions to combat global warming however, this proposed solar farm's location is of serious concern, covering 50 hectares facing towards Highworth and rising from the River Cole up the Western slope of Coleshill.</p> <p>It will be in a prominent location and highly visible from the eastern side of Highworth, it will detract from the views towards Coleshill and be detrimental to and mar the rural valley setting that has existed for centuries.</p> <p>It will also detract from the historical setting of the Coleshill Model Farm and associated housing, it will impact the hilltop town setting of Highworth and will have a negative impact on traffic, distracting drivers on the approach to Coleshill.</p> <p>h. S/24/0036 RACH – Alterations, conversion, and partial demolition of existing barns to provide 1no. dwelling and associated ancillary development: Starveal Barn, Coleshill Road, Highworth. Councillors Recommend Refusal due to the content of the report from the Contaminated Land officer.</p> <p>i. S/HOU/23/1581 ABJA – Erection of single storey front extension: 2 Roman Way, Highworth SN6 7BU. Councillors Recommend Acceptance.</p>	
55	<p>MEMBERS' BUSINESS:</p> <p>None</p>	
MEETING CLOSED AT 7:38PM		

Signed:

Date: