



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

**PLANNING MEETING MINUTES
TUESDAY 5th MARCH 2024**

Present:	
Councillors:	J Murphy (Chairman), S Apps, G Dennis, I Durnin Duffy, N Key, P Newton-Smith, K Saunders and R Williams
Town Clerk:	D Rose
Assistant Town Clerk:	C Haines
Representative:	P Lawson - Turley
Members of the Public:	8
Apologies:	Councillor K Smith (family commitments)

		Action
56	DECLARATIONS OF INTEREST: Councillor J Murphy declared a personal interest in agenda item 5b S/22/1781 RACH and left the room whilst it was discussed.	
57	PUBLIC QUESTION TIME (Maximum 10 Minutes) & CORRESPONDENCE: Evidence was provided to support marketing of planning application S/22/1781 – Basement, 10 High Street, SN6 7AG. Councillors no longer wish to call in the application to planning committee as the supporting evidence was provided. Voting was unanimous, and resolution was duly carried.	
58	MINUTES OF THE MEETING: RESOLVED to confirm and sign the Minutes of the Planning Committee Meeting Tuesday 6 th February 2024.	
59	PLANNING PERMISSIONS AND REFUSALS: PERMISSIONS: a. S/HOU/23/0419 ABJA – Increased height of rear boundary wall: 12 Grove Orchard, Highworth SN6 7LB Councillors Refer to SBC Officers	

PL25



	<p>b. 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</p> <p>c. S/HOU/23/1581 ABJA – Erection of single storey front extension. 2 Roman Way, Highworth, SN6 7BU Planning Permission Granted</p> <p>REFUSALS: None</p>	
60	<p>PLANNING APPLICATIONS:</p> <p>a. S/S/RES/22/1681- Application for Approval of Reserved Matters Reference: S/S/RES/22/1681 (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 system (SUDS): Land at Shrivenham Road, Highworth Councillors Recommend Acceptance. Concerns were raised due to the disparity of the makeup of the social housing as it conflicts with what is laid out in the legal S106 agreement.</p> <p>Mr Lawson advised there has been significant engagement with SBC Planning Officers and Statutory Consultees between January 2023 and December 2023 to evolve the layout and landscape proposals. Agreement of a revised layout was secured in December 2023.</p> <p>A revised submission was made in February 2024 including the following amendments:</p> <ul style="list-style-type: none"> • Reduction in number of dwellings to 238 including 71 affordable homes (30%). • Relocation of the NEAP on the main PROW and pedestrian network benefiting both this proposal and the nearby residents. • Introduction of a natural edge consisting of permanent water features, trees and planting to Shrivenham Road with development pushed back to soften the transition into Highworth. • Morphology relaxed away from Shrivenham Rd responding to the adjacent countryside. • Building heights reduced towards the countryside edge, focussing predominantly three storey dwellings to the denser core. • Character areas evolved and informed by site morphology. • Architectural approach moved to a contemporary interpretation of Highworth’s character. • Public Open Space enhanced with an entrance space, public square and further incidental seating and activity nodes. • The woodland edge is enhanced to create filtered views to the surrounding open countryside. • Drainage design sensitively incorporated into the open space. • Pedestrian network enhanced with further connections through open space along desire lines. 	

<p>The following sustainability provisions are included within the plan:</p> <ul style="list-style-type: none"> • PV Panels to the roofs of new homes • EV charging points for all new homes • Sustainable Drainage Basins • A Construction Management Plan supporting sustainable construction (currently awaiting determination by SBC) • A Travel Plan promoting sustainable travel (secured through the Section 106 Agreement) <p><i>Standing Orders were suspended</i></p> <p>Swindon Borough Councillor N Gardiner will confirm the disparity with the approved legal S106 agreement with SBC planning team and report back.</p> <p><i>Standing Orders were reinstated</i></p> <p>Mr Lawson was unable to provide the following information and will forward to the Town Clerk to be circulated.</p> <ul style="list-style-type: none"> • £75,000 has been designated as S106 towards improvements to pavements and cycling, this has to be paid before the pre-commencement of building. This is to be ring fenced for Highworth, Mr Lawson is to confirm this has happened. • Are the dwellings fitted with triple glazing? • Please clarify the number of dwellings that will have solar panels and heat pumps? • How many dwellings have a garage? <p>Councillors thanked Mr Lawson for attending.</p> <p>S/HOU/24/0114 NICL – Erection of a single storey side extension: 16 Oak Drive, Highworth SN6 7BP. Councillors Recommend Acceptance providing recommendations from officers are followed, including comments from archaeology for a watching brief.</p> <p>S/22/1781 RACH – (REVISED) Change of use from Bar (class Sui-Generis) to 1no. Flat (class C3): 10 High Street, Highworth SN6 7AG. Councillors Recommend Refusal. Councillors supported the concerns raised in the English Heritage statement regarding the cellars and retaining features along with the report from the Listings Officer.</p> <p>S/LBC/24/0139 LIWI – Internal and external works to property:14B, 14 Stoneycroft, 14 Brewery Street, Highworth SN6 7AJ. Councillors Recommend Acceptance subject to the conditions imposed by the Conservation Officer.</p>	<p>NG</p> <p>DR/PL</p>
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	<p>S/LDE/24/0177 – Certificate of Lawfulness (Existing) for the retention of 2no chalet homes for use as permanent dwellings, High View, Eastrop, Highworth, Swindon, SN6 7PP. Councillors Recommend Refusal. Approval was given for 2 static mobile homes following an appeal under policy CM8 of the local plan. This was on the basis the Inspector established there was a need for gypsie/traveller sites in the Borough due to a shortage. If the request for the 2 mobile homes be given a change of class to C3 then this will reduce the capacity in the Borough. It should be noted a previous application for this site to accommodate a permanent dwelling was refused due to its location in the countryside.</p> <p>The permission decided under appeal was made on the basis the applicant led a nomadic life and could not live in a conventional house. The request to convert the use to C3 questions whether the applicant is now saying they don't live a nomadic life.</p> <p>Councillors do not accept the mobile homes are now permanent dwellings due to works carried out without permission, particularly as they do not have foundations.</p> <p>As this site was given permission as a protected gypsie/traveller site it is now considered a community asset and therefore should not be given a change of use.</p> <p>S/ADV/24/0143 – Installation of 1no 8m and 2no 6m ground mounted, hinged base, nonilluminated, white glass fibre flagpoles. The Podium, Market Place, Highworth, Swindon, SN6 7AQ. Councillors Recommend Acceptance.</p>	
61	<p>MEMBERS' BUSINESS:</p> <p>None</p>	
MEETING CLOSED AT 7:54PM		

Signed:

Date: