

Minutes of the Planning and Highways Committee Meeting held on Tuesday 7th August 2018 at 7.30 pm at the Council Offices, Thames Avenue, Haydon Wick

In attendance: Councillors J Fuller (Chair), L Brown, D Smith, M Whelan and R Worman

Also in attendance: Assistant Clerk: Caroline Roberts

1 Apologies for Absence

Apologies for absence were received from Councillors P Booth (family commitment), E Baker-Lee (poorly), S McDermott (Holiday) and P Martin (medical)

The reasons for absence was accepted

2 Declarations of Interest for items on the agenda

Councillor L Brown – declared a personal interest in items 6.2 and 6.3

3 Public Recess

There were no members of the public present.

4 Minutes

4.1 The minutes of the meeting held on 3rd July 2018 were agreed

Proposed: Councillor M Whelan Seconded: Councillor R Worman
Vote: Agreed

RESOLVED: That the minutes of the Planning & Highways Committee meeting held on 3rd July 2018 be signed as a correct record, subject to amendments to wording in item 9

5 Exempt Items – Exclusion of Press and Public

Certain items are expected to include the consideration of exempt information and the Planning & Highways Committee is, therefore, recommended to resolve "That, in accordance with Section 100A(4) of the Local Government Act 1972, the public be excluded during the discussion of the matters referred to in the items listed below, on the grounds that they involve the likely disclosure of exempt information, as defined in the respective paragraph of Part 1 of Schedule 12A of the Act, and the public interest in maintaining the exemption outweighs the public interest in disclosing the information".

None

6 Planning Applications

6.1 S/HOU/18/1082/LZWI	58 High Street	Erection of a single storey side extension
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<ul style="list-style-type: none"> • Objection: The Parish Council has no objection in principle to the proposed extension itself, however, it has reservations with regard to vehicles accessing and egressing the site, as it appears to be located on a corner with restricted visibility. 			
6.2	S/18/0685/IH Revised	12A High Street	Erection of 1 no dwelling
<ul style="list-style-type: none"> • Objection: <p>The following objections were raised:</p> <ol style="list-style-type: none"> 1. Over development of the site - a two storey building overshadowing the two neighbouring bungalows 2. Loss of privacy to adjoining properties. 3. The rear door of the existing construction exits straight onto the driveway, and a utility meter protrudes onto the drive. This may pose health and safety issues, particularly for residents exiting the door when a vehicle is traversing the driveway. 4. Concern is also raised over pedestrian safety, particularly school children, when vehicles are exiting the drive due to the narrow pavement. 5. The Council also question the true width of the driveway 			
6.3	S/RES/18/1172/RM	6 High Street	Erection of 3 no. dwellings and associated works – Reserved matters from previous outline permission S/OUT/17/0968
<ul style="list-style-type: none"> • Objection: <p>It was agreed to reiterate the Parish Council's previous objections to the proposed development:</p> <ol style="list-style-type: none"> 1. Over development of the site. 2. Detrimental impact on the village scene in relation to the character of the area and loss of amenity for local residents. 3. Loss of privacy to adjoining properties. 4. Insufficient on site and off road parking (Backland and infill development must make adequate provision for car parking for existing and new dwellings). In addition, concerns are raised regarding pedestrian safety particularly as the exit to the development is in close proximity to a blind bend and school entrances. 5. The Parish Council is fully in support of the objections submitted by the local residents of the High Street. <p>The Parish Council also requests that the Construction Method Statement, section 10, which states that the intended hours for construction work is Monday to Friday between 8 am to 6 pm. be restricted to the hours detailed below. The proposed development is in close proximity to two school</p>			

<p>entrances, and there is no off or on road parking facility in the area for construction vehicles, particularly during the school run periods.</p> <p>Monday- Friday: no construction work or construction vehicles before 9.15 am Monday to Thursday: no construction work or construction vehicles between 2.30 p.m. – 3.45 pm Friday: no construction work or construction vehicles between 12.30 pm and 1.45 pm</p> <p>The Parish Council requested that this application be referred to SBC Planning Committee unless it should be refused under delegated powers</p>		
6.4 S/HOU/18/1103/FELY	7 Brooklime Close	Erection of a first floor side extension
<ul style="list-style-type: none"> • No objection 		
6.5 S/HOU/18/1090	69 Kennet Avenue	Erection of a single storey rear extension
<ul style="list-style-type: none"> • No objection 		
6.6 S/HOU/18/1165/PEKO	4 Hatfield Close	Erection of a first floor side extension
<ul style="list-style-type: none"> • No objection 		
6.7 S/HOU/18/1158/PEKO	14 Ramsthorn Close	Erection of two storey, side and rear extension and garden retaining wall
<ul style="list-style-type: none"> • No objection 		
6.8 S/18/1190FELY	Whitworth Road Chapel, Whitworth Road Cemetery	Change of use from place of worship (Class D1) to place of worship, small temporary office space and store (class D1/B1 and B8), to be used by the cemetery operation staff - Retrospective
<ul style="list-style-type: none"> • No objection 		

7 Schedules to Permission

7.1 S/HOU/18/0756/PEKO	21 Baxter Close	Erection of a first floor front extension and porch
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7.2 S/18/0724/RM	Home Ground Surgery, Thames Avenue	Erection of an external fire escape stairway and insertion of 2 no. doors
7.3 S/HOU/18/0833/FELY	16 Locksgreen Crescent	Erection of a two storey side extension
7.4 S/HOU/18/0775/CHHO	68 Havisham Drive	Erection of two storey and single storey rear extensions
7.5 S/HOU/18/0815/FELY	35 Callington Road	Erection of single storey rear and side extension
7.6 S/ADV/18/0310/IH	Unit A2, North Swindon District Centre	Display of various illuminated signage
7.7 S/LDE/18/0714/RM	102 Whitworth Road	Certificate of lawfulness (Existing) for the continued use of two storey building as 6 no. flats and use of rear wing as a house in multiple occupancy for 5 no. residents with a communal kitchen
7.8 S/LDP/18/0935/LZWI	22 Clary Road	Certificate of Lawfulness (Proposed) for the erection of a single storey rear/side extension
7.9 S/HOU/18/0898/LZWI	42 Mazurek Way	Erection of a single storey rear extension
7.10 S/HOU/18/0922/FELY	3 Highwood Close	Erection of single storey front extension

8 Planning Application Refusals

8.1 S/18/0985/FELY	69 Hudson Way	Erection of 1 no. dwelling and associated works
<p><i>The proposed dwelling will result in an overdevelopment of this site, as demonstrated by its poor design and cramped appearance. This will harm the rhythm and appearance of the existing terrace of properties, which despite their informal arrangement read as a harmonious and well-proportioned composition of dwellings, and will harm the outlook and amenity of the occupied dwelling to the south and west of the site. The proposal is therefore contrary to Policy DE1 of the</i></p>		

<i>Swindon Borough Local Plan 2026 (2015) and Residential Design Guide SPD (2016). The proposal fails to improve the character and quality of the area contrary to the NPPF 2018.</i>		
8.2 S/LDP/18/0839/LZWI	11 Stevenson Road	Certificate of Lawfulness (Proposed) for the erection of a single storey rear extension
8.3 S/LDP/18/0954/LZWI	9 Tamar Close	Certificate of Lawfulness (proposed) for the erection of a single storey rear extension

9 Planning Application Withdrawal

9.1 S/HOU/18/0828LZWI	6 Yarrow Close	Erection of a conservatory to rear
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10 Clerk's Report

Provided an update on the response from Borough Council Highways on Thamesdown Drive signage. As the detail of the signage directions were misleading, the meeting requested that further clarification was given relating to the signage issues

Advised that no response had been received to date from Borough Planning Enforcement on land enquiry at rear of Jason Close

Advised that the Tadpole Field Access planning application S/18/109RM – construction of a new vehicular access, has been received and will be raised at the next P & H meeting. Noted that a resident had asked a series of questions regarding the site

The CIL receipts for the reported year 2017/18 amounted to £225.26

It was noted that further building work has been carried out at 79 High Street which suggests that an extension or garage is being constructed. Temporary fencing is still surrounding the property.

11 Councillor Reports

Councillor R Worman: Asked if the Parish Council is notified of permitted development applications. *Response: notification of these type of applications are not normally received*

Had been approached by a resident asking why the name "Greenmeadow" was not shown on any road signage on the estate *Response: investigate further*

Councillor M Whelan: Reported on the poor condition of the block paving along the bus lane at the Orbital Centre. The uneven and raised blocks can be a trip hazard to pedestrians and buggies crossing the road. *Response: agreed to raise this with the Orbital Centre Manager to ascertain who is responsible for maintaining the bus lane*

Councillor D Smith: Reported the long-standing issue of a vehicle still being parked illegally in the bus layby on Haydonleigh Drive. *Response: agreed to pass on any photographic evidence of the vehicle to Borough Traffic Management*

Councillor J Fuller: Advised that a pond and child's swing had been installed on the land at the rear of Jason Close. *Response: awaiting confirmation of ownership of this land from SBC Planning Enforcement*

Councillor L Brown: Reported that the recent fire in Pond Street, which caused damaged to hedging and property, had been started by a discarded cigarette

12 Items for the next Agenda

To be advised

The meeting closed at 8.49 pm

Chair _____