

22.3 S/HOU/19/0835LZWI 1 Ashdown Way,
Taw Hill Erection of a garage
and conversion of
existing garage in to
living accommodation

HWPC Comments: No objection.

22.4 S/HOU/190840LZWI 31 Thetford Way,
Taw Hill Erection of a single
storey rear extension

HWPC Comments: Objection - the proposed extension fails to comply with section 2.16 'the 45° rule' of SBC's (2011) Residential Extensions & Alterations SPD - the extension must ensure there is no material detracting of light to a neighbouring property.

22.5 S/ADV/19/0848 Unit D1, North Display of various
Swindon District illuminated and non-
Centre illuminated
advertisements

HWPC Comments: No objection.

22.6 S/HOU/19/0851 11 Severn Avenue,
Haydon Wick Erection of a single
storey rear extension
and detached annex

HWPC Comments: Objection: overdevelopment of the site. The proposed extension fails to comply with section 2.23 'in character with existing dwelling' as per SBC's (2011) Residential Extensions & Alterations SPD - the extension is overbearing and an incongruous addition to the site.

22.7 S/HOU.19/0872 4 Isis Close,
Haydon Wick Erection of a single
storey rear extension
and detached annex

HWPC Comments: Objection: the proposed extension fails to comply with section 2.22 'in character with existing dwelling' as per SBC's (2011) Residential Extensions & Alterations SPD. The extension shall be subordinate to and in character with the main house and not result in a dominant or discordant element. Also section 3.1 and the impact upon the upon the neighbouring property.

22.8 S/LBC/19/0876 Haydon End Lane,
Haydon Wick Erection of 12 no.
dwellings, change of use
of existing barn into 2 no.
office units and
associated works.

HWPC Comments: Objection - Committee wish reiterate their previous objections stated on 4th June 2019 for application S/19/0625PIMO except for item 4 (drainage) which has been addressed.

Additionally, the meeting has serious concerns relating to the new plans that identify the dwellings as being 81sq/m. The National Space Standards set out a 3-bedroom homes should be a minimum of 93sq/m, based on 5-person occupancy, or 84sq/m for 4-person occupancy. The proposed development therefore falls short at only 81sq/m.

Furthermore, this application is not consistent with Swindon's Residential Design Guide and therefore not the type of housing this Local Authority should encourage.

In conclusion the Parish Council requests that this application be referred to SBC's Planning Committee unless it should be refused under delegated powers.

Please note the Parish Council will be entitled to CIL receipt if this application is Granted and as such will expect to be notified of the potential income.

22.9 S/19/0942	Land adjacent to 9 Mariner Road, Oakhurst	Erection of 1 no. dwelling
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HWPC Comments: No objection.

Councillor R Venkatesh left the meeting 8.19pm.

PH 23

GRANTS, REFUSALS AND LAWFUL DEVELOPMENTS

The following Grants, Refusals and Lawful Development were **NOTED**:

23.1 S/HOU/19/0638/RACH Granted	1 Hatfield Close, Haydon Wick	Erection of a first floor side extension and single story rear extension	No Obs (HWPC)
23.2 S/HOU/19/0599/LZWI Granted	1 Stour Walk, Haydon Wick	Erection of a single storey side extension	No Obs (HWPC)
23.3 S/HOU/19/0653/LZWI Granted	52 Cranbourne Chase, Taw Hill	Erection of a single storey rear extension	No Obs (HWPC)
23.4 S/LDP/19/0628/LZWI	18 March Close, Abbey Meads	Certificate of Lawfulness (proposed) for the erection of a conservatory	N/A
23.5 S/LDP/19/0694/CHHI	4 Capesthorne Drive, Haydon Wick	Certificate of Lawfulness (proposed) for the erection of a single storey rear extension	N/A

Initials: _____

23.6	S/LDP/19/0577LZWI	36 Cornflower Road, Haydon Wick	Certificate of Lawfulness (proposed) for the erection of a single storey rear extension	N/A
23.7	S/19/0713/FELY Granted	1-11 Neptune House, 16 Metis Close, Oakhurst	Replacement of UPVC windows	No Obs (HWPC)
23.8	S/LDP/19/0600/PEKO	19 Timandra Close, Abbey Meads	Certificate of Lawfulness (proposed) for the erection of a single storey rear extension	No Obs (HWPC)
23.9	S/HOU/19/0752/LZWI Granted	37a Primrose Close, Haydon Wick	Erection of a first floor side extension and loft conversion with 2no. roof lights and 1no. dorma window to rear	No Obs (HWPC)
23.10	S/HOU/19/0631/PEKO Granted	3 Betony Close, Haydon Wick	Erection of a single storey rear extension	No Obs (HWPC) Ref:04.06.19
23.11	S/18/1546/RM Refused	The Boundary House, Moredon	Erection of a canopy and siting of storage container to existing car park for use as car wash/ valeting bays	Obs (HWPC) Ref: 30.04.19
23.12	S/LDP/190832	6 Charmind Walk, Haydon Wick	Certificate of Lawfulness (proposed) erection of a single storey rear extension	N/A

23.13 S/HOU/19/0721/LZWI Granted	3 Thursday Street, Haydon End	Erection of a two storey rear extension, raise of roof height and loft conversion	No Obs (HWPC)
23.14 S/PHOU/19/0831/LZWI Prior Approval	53 Burnet Close	Erection of a single storey extension	N/A

PH 24 CLERK'S REPORT

The meeting noted the following report from the Mrs S Kelly, Administrator:

Tadpole Culvert

The design of the Culvert and other works to accompany the land drainage consent application and for construction S278 works. This is with SDS Consulting Ltd. Emailed received from Colin Rowland from Halzac Design (Architect) 14 June 2019.

I have worked up the highway design and had initial discussions with the Highways Team for the layout. I am in discussion with the LLFA in respects to the design and sizing of the culvert such that when the S278 application is submitted it should be a smoother process.

One key point that I am reviewing is the size of the culvert and the associated design depths of the road over the ditch noting that the retained heights of >1.5m need an AIP with SBC and if a culvert is greater than 900mm diameter will need to have specific construction requirements.

I have not engaged any Road Safety companies for quotation for a road safety audit until the extents of the design have been determined with SBC.

As a point to note, we will require an estimated cost of works such that the S278 application type and fee can be calculated.

Jason Close

An update on the encroachment of Council land at Jason Close has now been passed to the Borough Council Property Assets Department who confirmed that the residents have been written to on three previous occasions, but without success. A final letter has been sent out and if no response is received within the next two-weeks then the matter will be referred to the Borough Legal Department. An email requesting up to date information has been sent but to date we have not received any follow up.

Planning Training.

The Committee was advised that the Borough is re-running an afternoon training session open to all parish councils, date to be confirmed. Borough Planning have been contacted to see if an Officer is available to attend a future P & H Committee meeting to carry out planning training and provide a series of available dates and times. We have been offered training here on Monday 4th November 2019 2-4pm. Borough sessions yet to be decided upon. The

meeting suggested an independent training consultant could be brought in and the cost shared amongst contributing local Parishes. [*To investigate*]

Signage - Mead Way

Issue reported by Cllr Brown. Noted signage indicating that the road layout to Mead Way has changed, however, this is misleading as the road layout has changed to the right, heading to Ridgeway Farm. It was noted that change of road layout should only be displayed for a period of three months. [*Contact Borough Highways to ask for its removal*]

DDA barrier (top of Avonmead)

The office confirmed they would monitor complaints regarding the barrier at the top of Avonmead, none received recently.

PH 25 COUNCILLOR REPORTS

Councillor Liddon reported that he is due to attend an Independent Advisory Group at Gablecross Police Station on the 9th July 2019 and he will feedback at next Full Council.

Councillor John advised that the boundary signage near Tadpole Lane says 'Welcome to Swindon' but the other side says 'Welcome to Wiltshire'. Residents have requested this is investigated as Swindon is a part of Wiltshire. The Committee agreed that the signs are in the wrong location as the boundary is the river which is the other side of the railway bridge. Councillor John will contact Wiltshire Council to discuss further.

Councillor Manro advised Swindon Borough Council is engaging with residents regarding bollards being removed in Kennet Avenue. The purpose of the bollards is to prevent cars parking on the grass and if the bollards are removed this may cause the Parish Council maintenance issues. However, it was noted that some residents initially requested the installation of the bollards.

Councillor Worman recently attended a SBC Communities & Space / Scrutiny Committee which discussed a consultation concerning planning changes to parking for new developments. He explained that new developments will potentially have larger parking bays and garages, and include cycle stores and electric charging points. The consultation will run from July to September this year. It was noted that Parish Councils have yet to be informed, despite it impacting on planning decisions. The meeting was advised however that following the consultation it has to be included in the Local Authority's Local Planning document which could take six months at least and therefore not immediately enforceable.

PH 26 COMMUNITY INFRASTRUCTURE LEVY (CIL)

The Parish Council has received some clarity regarding CIL receipts. Currently Haydon Wick is entitled to 15% of the CIL receipts within the Parish annually, or capped at maximum of £100 per Council Tax unit (whichever is the lesser). This is the 'CIL Neighbourhood Proportion.' These funds are transferred from SBC to the Parish Councils on the 1st April and 1st October each year.

There are certain types of development for which the applicant can apply for exemption from CIL, including self-build residential extension exemption (only large extensions over 100sqm are liable to pay CIL), self-build of a new dwelling, and self-build annex exemption. In these cases, there would not be any CIL payable to the Parish Council, as if an exemption from CIL is granted, no CIL payment is received. However, the meeting was concerned that there could be CIL receipts due to the Parish Council that have not been received. Councillor Manro confirmed that he has issued a Freedom of Information request with the Borough Council to determine what outstanding receipts there are, if any, due to us. *[Clerk to make further enquires with SBC as well]*

Councillor McDermott suggested agreeing a specific budget in our accounts that CIL receipts can be received and suggestions included Bus Hard Standings and Play Park Refurbishments. The meeting agreed to recommend this to Full Council on the 16th July 2019. *[Clerk to add to Full Council agenda]*

PH 27 BUS SHELTERS

A request has been received from a resident to install a bus shelter at the bus stop at the junction of Tweed Close and Thames Avenue. After discussion, the Committee agreed that as there are bus shelters in the immediate proximity and there has only been one request for the shelter to date, there are no immediate plans to install a bus shelter. Future requests will be monitored and reconsidered if necessary.

PH 28 VENTNOR CLOSE DEVELOPMENT CONSULTATION

Councillor Brown attended the Consultation Event on 27th June 2019 and updated the meeting. The pre-application plan shows eight (8) no. three bed dwellings for assisted living - it was noted there is not sufficient parking for all the dwellings, particularly as many will be receiving regular visits from carers throughout the day. The plans also show the entrance to Ventnor allotment site will be impacted. It will mean a loss of open space and a safe place for children to play. Cllr Brown reported the scheme has attracted substantial complaints from local residents. *[Clerk to submit above comments to SBC]*

PH 29 QUESTION TIME SESSION

Following the SBC QT session in March 2019, SBC asked for clarity regarding the ownership of the overgrown vegetation on Thames Avenue:

- The bend on Thames Avenue between Morrisons and the Council Offices is within the Parish Council's remittance, the work has been scheduled in.
- The overgrown tree and the hedges by the Thames Avenue crossing are in the ownership of GLL, the site manager has been contacted.

PH 30 ITEMS FOR NEXT AGENDA

To pass agenda items to the Clerk.

The meeting closed at 9.15 pm

Chairman:

Initials: _____