

## **HAYDON WICK PARISH COUNCIL**

Minutes of the Planning & Highways Committee of Haydon Wick Parish Council held on Tuesday 6<sup>th</sup> August 2019 at 7.30pm in the Parish Council Offices, Thames Avenue, Haydon Wick.

### **ATTENDENCE**

**MEMBERS:** Councillors J Fuller (Chair), V Manro, E Baker Lee, L Brown, A John, R Ross, R Worman, and S McDermott

**OFFICERS:** Clerk, Georgina Morgan-Denn  
Administrator, Laura Cutter

### **PH 31 APOLOGIES**

Apologies were received from Councillors I Liddon and A Roupelis (Holiday). The reasons for absence were accepted.

### **PH 32 DECLARATIONS OF INTEREST**

There were no Declarations of Interest.

### **PH 33 PUBLIC PARTICIPATION**

The meeting welcomed Tony Currivan (Senior Architect at Swindon Borough Council). A presentation was held to discuss a pre application for Fessey House, which will be formally submitted to the planning authority at the end of August. It was noted that any concerns should be highlighted prior to completing the application so these can be included in the design statement. Due to the demand, there is huge pressure on Swindon Borough Council to accommodate additional beds for the care home. The estimated completion is June 2021.

There was a query with regards to the parking, following recent consultations with SBC, will these guidelines be included within the designs. This application will be available before the consultation kicks in but keen to put in electric parking spaces for sustainability. The design includes an extra 29 bedrooms. Shared accommodation will remain the same. New wing will have bedrooms all the same as the existing size and a lounge.

Flood alleviation works will be carried out early on in the project to element of flood risk. Permeable paving will also be used. Design will have to comply with Thames Water but there will be run off into the brook. Concerns that SBC do not maintain the brook and it may cause issues. Mr Currivan will check with his colleagues in the Flood Alleviation Team.

Access down Brookdene is often tight, Tony confirmed that Highways have flagged that up and in planning rules they provide parking for the additional space created. Appreciate it does get busy at time. Fessey House is looking to relocate some of their meeting with specialists to alleviate the parking issue.

The Chairman thanked Mr Currivan for his presentation who subsequently left the meeting.

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**PH 34 MINUTES**

Members received and approved the minutes of the Planning & Highways Committee Meeting held on Tuesday 2<sup>nd</sup> July 2019.

**Proposed:** Councillor E Baker Lee      **Seconded:** Councillor A John  
**Vote: Agreed unanimously.**

**RESOLVED:** the minutes of the Planning & Highways Committee Meeting held on Tuesday 2<sup>nd</sup> July 2019 be agreed and signed as a correct record.

**PH35 CHAIRMAN'S ANNOUNCEMENTS**

The Chairman requested that mobile phones were switched off or on silent during the meeting.

**PH 36 PLANNING APPLICATIONS**

36.1 S/HOU/19/1048      27 Wicks Close, Haydon Wick      Erection of a first floor side extension.

**HWPC Comments: No objection.**

36.2 S/HOU/19/1065      8 Seaton Close, Haydon Wick      Erection of a single storey side/rear extension and conversion of existing flat roof porch to a pitched roof porch.

**HWPC Comments: No objection.**

36.3 S/ADV/19/1041      New Look, Unit B1 North Swindon District Centre      Display of 1no, internally illuminated fascia sign.

**HWPC Comments: No objection.**

36.4 S/HOU/19/1055      142 Whitworth Road, Swindon      Erection of a single storey rear extension.

**HWPC Comments: No comment, not in our parish.**

36.5 S/HOU/19/0952      2 Deben Crescent, Haydon Wick      Erection of a single storey extension to existing detached garage.

**HWPC Comments: No objection.**

36.6 S/HOU/19/1017      3 Kennet Avenue, Haydon Wick      Erection of a single storey rear extension.

**HWPC Comments: Not objection.**

36.7 S/HOU/19/1088      101 Whitworth Road, Swindon      Erection of a two storey rear extension.

**HWPC Comments: No comment, not in our parish.**

36.8 S/AMEND/10/1068      Unit C1, North Swindon District Centre

**HWPC Comments: No objection.****PH 37****GRANTS, REFUSALS, WITHDRAWALS AND LAWFUL DEVELOPMENTS**

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

36.1 S/HOU/19/0851/RACH	11 Severn Avenue, Haydon Wick	Erection of a single storey rear extension.	<b>HWPC Objection:</b> 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.
36.2 S/HOU/19/0872/LZWI	4 Isis Close, Haydon Wick	Erection of a single storey rear/ side extension and dorma extension to create first floor.	<b>HWPC Objection:</b> 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 neighbouring property.
36.3 S/ADV/19/0848/PEKO	Unit D1, North Swindon District Centre	Erection of a single storey rear extension	No Obs (HWPC)
36.4 S/19/0713/FELY <b>Granted</b>	1-11 Neptune House, 16 Metis Close, Oakhurst	Replacement of UPVC windows	No Obs (HWPC)
36.5 S/19/0572/RACH <b>Withdrawn</b>	Morrisons, Thames Avenue	Erection of a single storey detached car sales building.	<b>HWPC Objection:</b> On the grounds that the proposed development will exacerbate the number of vehicles accessing and egressing the site. The Council notes that delivery vehicles regularly contravene the 7.5 tonne limit when accessing

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			Morrisons from Thames Avenue.
			The Parish Council also supports the Borough Transport Development Management Engineer's recommendation to refuse the application on the grounds of insufficient information to enable the scheme to be adequately assessed against local plan policy TR2.
36.6 S/LDE/19/1034	19 Timandra Close, Abbey Meads	Certificate of Lawfulness (existing) for the conversion of a garage into habitable space.	N/A
36.7 S/LDP/19/0754/CHHI	51 White Eagle Road, Haydon End	Certificate of Lawfulness (proposed) for the conversion of the existing loft space and installation of roof lights.	N/A
36.8 S/LDP/19/0832/LZWI	7 Chatsworth Road, Abbey Meads	Certificate of Lawfulness (proposed) for the erection of a single storey rear extension.	N/A
36.9 S/LDP/19/1079/LZWI	14 Koppernik, Haydon End	Certificate of Lawfulness (proposed) for the erection of a single storey rear extension.	N/A
36.10 S/PHOU/19/0831	53 Burnet Close,	Prior Approval	N/A

Haydon  
Wick

Notice for  
the erection  
of a single  
storey rear  
extension  
measuring  
3.3m (from  
original rear  
wall), 3.6m  
(maximum  
height) and  
3.6m (height  
to eaves)

**PH 38 CLERK'S REPORT**

The meeting noted the following report from the Clerk.

**Grant application S/HOU/19/0872 – 4 Isis Close.**

Email received from resident 26 July 2019 who were unhappy with the Borough's decision to grant the application despite several neighbours and the PC's objections. Clerk informed resident she would raise this at tonight's meeting and informed them that we're a consultee and encouraged her to read the Officer's delegated authority grant report.

**Haydon Leigh Skatepark**

This project will require a Certificate of Lawfulness application and Councillor Manro is progressing this with SBC.

**Matters outstanding**

**Jason Close encroachment of land** - We have been informed by Swindon Borough Council that the resident has now been removed the fencing.

**Planning Training** - SBC can provide us with training at our offices on Monday 4<sup>th</sup> November 2019 2-4pm. An external consultant has been contacted who can offer evening sessions lasting about 2 hours at a cost of £400 plus mileage (c£60). We could offer this to other PCs too to reduce the overall cost. Proceed with sending her dates for a session to take place in September.

**Signage on Mead Way** - Road layout to Mead Way has changed and should be displayed for max 3 months. *We contacted Borough Highways several times to ask for its removal. No removing this from outstanding items list.*

**The Brow pothole** - Councillor J Fuller explained that a pot hole has appeared in The Brow and SBC fixed it promptly.

**Buses on Thames Avenue** – Reports from bus drivers that areas are affected by overgrown shrubbery - what is ours to maintain has been cut back and what is the responsibility of GLL has also been cut back.

**CIL** - agreed at Full Council on 16<sup>th</sup> July that we include mention of any due CIL (Developer's Contributions) are used for Parish bus hard standings and play park refurbishments.

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**DDA barrier at top of Avonmead** - we're monitoring complaints and none received to date.

**Bus Hard Standings** - Orders placed and proceeding.

**Turnpike Junction** - Meeting with neighbouring parishes to take place when there is progress with the proposals.

**Orchard Vale School** - Cracked pavement repairs

**Boundary signage near Tadpole Lane** - Councillor John was contacting Wiltshire Council about its location. No updates were available for the meeting.

### PH 39 COUNCILLOR REPORTS

**Councillor L Brown** – Advised of land grabbing at issues in Larchmore Close/Toppers Close. Administrator confirmed this is being investigated by the housing developer (Waine Homes). Reported that the road signs in the Mouldon View estate force left turns only which is contradictory to the original plans. Councillor V Manro trying to find out what is happening with this by contacting Wiltshire Council, will track down the further to get the clause and write to the Swindon LINK. Councillor V Manro noticed there are several applications for this development. Office has the original 2012 emails. The Clerk at Purton Parish Council will be contacted too.

**Councillor Worman** – Queried recent building work in Eastville Road, Swindon Borough Council have been contacted but there has been no update received so far. Requested that the Parish Council work with Swindon North Central PC on parking on the Whitworth Road roundabouts causing issues with Haydon View residents. Traffic Enforcement should be contacted and Councillor V Manro advised that on the SBC customer portal there is an ability to report instances for investigation. Raised the issue that the chicane next to Penn Close does not have a reflector pole and cars have had to swerve to avoid. The previous reflector pole was broken and has not yet been replaced. Report to SBC Highways.

**Councillor Fuller** – Reported that there has been a strip of large trees cut down in Jason Close. Office to investigate whether this was SBC and flag the possibility of land grabbing.

### PH 40 LOCAL PLAN REVIEW

The meeting noted that the Local Plan is under review and the public consultation period is from Monday 29<sup>th</sup> July to Monday 23<sup>rd</sup> September 2019. Comments should be submitted during this period.

A working party will be created and Full Council will to be informed - inviting them to a future Planning & Highways meeting to start looking at ready for submission to SBC before 23<sup>rd</sup> September 2019.

### PH 41 UPDATE ON TADPOLE LANE

Updated conceptual designs for the scheme have been received from the Council's Civil Engineer and this needs to be reviewed in more detail. Items outstanding to address are:

- No response from the Lead Local Flood Authority (LLFA) in relation to the proposals. As such all design relating to the culvert and drainage would be subject to review and comment from the LLFA.
- Due to undertake structural calculations in respects to the road over the culvert for the LLFA & SBC Highway review / inclusion within the submission.
- Recommends a road Safety audit needs to be undertaken to support a S278 submission – I have attached a quote (to be reviewed due to dates) for the RSA (£650). P&H queried why necessary if planning permission already received.
- A cost of works will need to be provided such that SBC highways can determine if this is to be a full or minor S278 application.

This project needs to be progressed with a Working Party meeting in due course - Clerk will arrange. A lot of what may take place at this site will inevitably be in conjunction with the Council's future strategy.

**PH 42 ITEMS FOR NEXT AGENDA**

To pass agenda items to the Clerk. An application to buy Goodearl site and other aspirations should be discussed further.

The meeting closed at 8.25pm **Chairman:**

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