

**HAYDON WICK PARISH COUNCIL**

Minutes of the Planning & Highways Committee of Haydon Wick Parish Council held on Tuesday 4<sup>th</sup> February 2020 at 7.30pm in the Parish Council Offices, Thames Avenue, Haydon Wick.

**ATTENDENCE**

**MEMBERS:** Councillors S McDermott (Vice Chair), E Baker Lee, L Brown, A John, I Liddon, L Rhys-Jones, R Ross and A Roupelis.

**OFFICERS:** Laura Cutter (Deputy Clerk)

**PH 109 APPOINTMENT OF COUNCILLOR**

The meeting appointed Councillor L Rhys-Jones to the Planning & Highways Committee.

**PH 110 APOLOGIES**

Apologies were received from Councillors J Fuller (personal commitments) and V Manro advised he may be late to the meeting (work commitments).

**PH 111 DECLARATIONS OF INTEREST**

Councillors L Brown and E Baker-Lee live within proximity of Agenda 7.9 - 55 High Street so they declared a non-pecuniary interest.

**PH 112 PUBLIC PARTICIPATION**

There were no members of the public present.

**PH 113 CHAIRMAN'S ANNOUNCEMENTS**

Councillor I Liddon advised that he is on call and would need to keep his mobile phone on.

**PH 114 MINUTES**

Members received and approved the minutes of the Planning & Highways Committee Meeting held on Tuesday 7<sup>th</sup> January 2020.

**Proposed: Councillor E Baker Lee      Seconded: Councillor A John**  
**Vote: Agreed with (1) abstention.**

**RESOLVED:** the minutes of the Planning & Highways Committee Meeting held on Tuesday 7<sup>th</sup> January 2020 to be agreed and signed as a correct record.  
*Councillor V Manro arrived 19.32*

**PH 115 PLANNING APPLICATIONS**

The following applications were considered by the Committee:

115.1 S/19/1837	Unit C1, North Swindon District Centre	External alterations, reconfiguration internal area to create additional mezzanine floor space, reconfiguration of external garden centre for additional parking and revised servicing arrangements – Variation of Condition 2 (Drawing numbers) of previous planning permission S/18/2006.
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**HWPC Comments:** No objection.

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115.2 S/HOU/19/1845	16 Kennet Avenue, Haydon Wick	Erection of a single storey front and rear extensions.
<b>HWPC Comments:</b> Too late to submit comments as SBC granted the application 04.02.2020.		
115.3 S/HOU/19/1848	55 Tracy Close, Abbey Meads	Erection of a single storey rear extension.
<b>HWPC Comments:</b> Too late to submit comments as SBC granted the application 04.02.2020.		
115.4 S/HOU/19/1854	50 Burnet Close, Haydon Wick	Erection of a single storey side extension.
<b>HWPC Comments:</b> Too late to submit comments as SBC granted the application 04.02.2020.		
115.5 S/HOU/19/1863	14 Basil Close, Woodhall Park	Erection of a two storey rear extension and porch.
<b>HWPC Comments:</b> The Committee wishes to raise that this application contravenes the 45o rule sections 2.1.6 and 2.1.7 of the Swindon Borough Council's (SBC) Housing Design Guidelines. The design of a residential extension must comply to ensure there is no material detracting of light to a neighbouring property and the extension must not impinge on the 45o line or area formed in front of it.		
115.6 S/HOU/19/1872	102 Severn Avenue, Haydon Wick	Erection of a single storey side extension.
<b>HWPC Comments:</b> No objection.		
115.7 S/HOU/19/1881	51 Burnet Close, Haydon Wick	Erection of a single storey rear extension with conversion of garage into habitable space.
<b>HWPC Comments:</b> Too late to submit comments as SBC have granted the application 04.02.2020.		
115.8 S/HOU/19/1889	3 Honeylight View, Abbey Meads	Erection of a single storey side extension and conversion of garage into habitable space.
<b>HWPC Comments:</b> No objection.		
115.9 S/HOU/19/1890	55 High Street, Haydon Wick	Erection of a two storey side extension.
<b>HWPC Comments:</b> Insufficient information provided, unable to comment. The Committee requests that the Planning Officer requests and receives further information prior to deciding. The Committee wish to discuss this application at a future meeting.		
115.10 S/HOU/20/0007	33 Kennet Avenue, Haydon Wick	Erection of two storey side, first floor rear and single storey front extensions.
<b>HWPC Comments:</b> No objection.		
115.11 S/ADV/20/0012	Unit D2,	Display of illuminated fascia signage.

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	North Swindon District Centre		
<b>HWPC Comments:</b> No objection.			
<b>GRANTS, REFUSALS, WITHDRAWALS AND LAWFUL DEVELOPMENTS</b>			
The following Grants, Refusals, Withdrawals and Lawful Development were <b>NOTED:</b>			
			<b>HWPC Comment</b>
116.1 S/HOU/19/1525 <b>GRANTED</b>	70 Havisham Drive, Haydon End	Erection of a two storey rear extension.	No objection HWPC.
116.2 S/19/1611 <b>GRANTED</b>	84 Thetford Way, Taw Hill	Continued use of double garage as a beauty salon.	No objection HWPC.
116.3 S/HOU/19/1678 <b>GRANTED</b>	2 The Brow, Haydon Wick	Erection of a hip to gable roof conversion and erection of a detached annex.	Objection HWPC.
<b>HWPC Comments:</b> Committee wishes to raise to the Planning Officer that this application contravenes the street scene guidance 7.1 of Swindon Borough Council's (SBC) Housing Design Guidelines. The roof dwelling is a major impact upon the character of the building and performs an important role within the wider street scene. Alterations to the main roof of the house by changing its shape, pitch or raising the ridgeline is not usually permitted. Also, the Committee wishes to raise that the width of the door contravenes 6.2 that all ancillaries should have no double width doors.			
116.4 S/HOU/19/1687 <b>GRANTED</b>	78 Queen Elizabeth Drive, Taw Hill	Erection of a single storey rear extension, front porch and conversion of garage into habitable space.	Objection HWPC.
116.5 S/LDP/19/1756 <b>REFUSED</b>	35 Voyager Drive, Oakhurst	Certificate of Lawfulness (Proposed) for the construction of additional car parking spaces	HWPC not required to comment.
116.6 S/HOU/19/1783 <b>GRANTED</b>	100 Zakopane Road, Haydon End	Erection of a two storey rear extension.	No objection HWPC.
116.7 S/HOU/19/1814 <b>GRANTED</b>	11 Herschel Close, Oakhurst	Erection of 3no. dormer windows.	No objection HWPC.
<b>HWPC Comments:</b> No Objection. Committee noted this was previously objected under S/10/1870. The updated Residential Extension & Alteration Supplementary Planning Document 2011 states DS6 and H15 policies have been further clarified. If Planning Officer is suitably satisfied this application presents no issues with the application there is no concerns from the Committee.			

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116.8 S/HOU/19/1848 <b>GRANTED</b>	55 Tracy Close, Abbey Meads	Erection of a single storey rear extension.	HWPC not required to comment.
116.9 S/LDP/19/1830 <b>GRANTED</b>	81 High Street, Haydon Wick	Certificate of Lawfulness (Proposed) for the replacement of existing glazing to two elevations.	HWPC not required to comment.
116.10 S/19/0625 <b>REFUSED</b>	Haydon Farm, Haydon End Lane	Erection of 12 no. dwellings, change of use of existing barn into 2 no. office units and associated works.	Objection HWPC.
<b>HWPC Comments:</b> Committee wish to 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.			
116.11 S/19/1670 <b>PRIOR APPROVAL REFUSED</b>	51 Burnett Close, Haydon Wick	Prior approval notification for the erection of a single storey rear extension measuring 3.2m (from original rear wall), 3.4m (maximum height) and 2.25m (height to eaves).	HWPC not required to comment.
The Committee request an explanation on the reasoning behind approving the application for 2 The Brow when the hip to gable roof conversion has very specific guidance in keeping within the street scene as per Swindon Borough Council's (SBC) Housing Design Guidelines.			

**PH 117 CLERK'S REPORT**

Areas that were recently flooded on Old Blunsdon Road and Pond Street are still full of excess water and mud making the areas slippery. Our internal teams have visited to clear what they can, but some issues are relating to the surfaces having dips and some drainage issue. Reported to SBC Highways Inspector who is due to visit with the drainage teams to see what can be done.

**PH 118 COUNCILLOR'S REPORTS**

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**Councillor I Liddon**      Advised that there is a road work sign and bollard in the middle of the road on the blind corner, just passed Abbey Meads Village Centre heading towards Gable Close. Requested that the office contact SBC Highways to ask if the road works sign could be relocated.

**PH 119    SBC LOCAL PLAN REVIEW PROPOSED SUBMISSION DRAFT – PUBLIC CONSULTATION**

Members reviewed the draft submission for SBC's Local Plan. There were no further comments and therefore the Committee agreed to give delegated authority to the Clerk to submit the response. The Committee thanked Mr Roy Worman for taking the time to draft the response.

**Proposed:** Councillor V Manro                      **Seconded:** Councillor E Baker Lee

**RESOLVED:** To give delegated authority to the Clerk to reiterate the committee's previous comments in response to the Draft Local Plan Review, to SBC's Forward Planning Department by the agreed deadline of 4pm on Friday 7th February 2020.

**PH 120    ITEMS FOR THE NEXT AGENDA**

To be passed to the Clerk prior to the next meeting.

The meeting closed at  
20.15

**Chairman:**

**Initials:** \_\_\_\_\_