

PLANNING & HIGHWAYS COMMITTEE

29th January 2020

To: Members of the Planning & Highways Committee

Councillors J Fuller (Chair), E Baker-Lee, L Brown, A John, I Liddon, V Manro, S McDermott, R Ross and A Roupelis.

Also to: All other Haydon Wick Parish Councillors.

Dear Councillor,

You are summoned to a meeting of the Planning & Highways Committee which will be held at the Parish Council Offices, Thames Avenue, Haydon Wick SN25 1QQ on Tuesday 4th February 2020 at **7.30p.m.**

Members are politely asked to forward any questions or queries relating to items on the agenda to the Clerk at least 48 hours prior to the meeting.

Swindon Borough Council Ward Members, the public and press are also invited.

Yours sincerely

Georgina Morgan-Denn

Georgina Morgan-Denn BA (Hons), PSLCC
Clerk to Council

AGENDA

- 1. Appointment of Councillor**
To appoint Councillor Rhys-Jones on to the Committee.
- 2. Apologies**
To receive and approve.
- 3. Declarations of Interest**
To receive any Declarations of Interest.
- 4. Public Participation**
A period not exceeding 15 minutes for members of the public to ask questions or submit comments.
- 5. Chairman's Announcements**

6. Minutes of the Previous Meetings

To confirm as a true record the minutes of the Planning & Highways Committee Meeting held on Tuesday 7th January 2020.

7. Planning Applications

6.1 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.
6.2 S/HOU/19/1845	16 Kennet Avenue, Haydon Wick	Erection of a single storey front and rear extensions.
6.3 S/HOU/19/1848	55 Tracy Close, Abbey Meads	Erection of a single storey rear extension.
6.4 S/HOU/19/1854	50 Burnet Close, Haydon Wick	Erection of a single storey side extension.
6.5 S/HOU/19/1863	14 Basil Close, Woodhall Park	Erection of a two storey rear extension and porch.
6.6 S/HOU/19/1872	102 Severn Avenue, Haydon Wick	Erection of a single storey side extension.
6.7 S/HOU/19/1881	51 Burnet Close, Haydon Wick	Erection of a single storey rear extension with conversion of garage into habitable space.
6.8 S/HOU/19/1889	3 Honeylight View, Abbey Meads	Erection of a single storey side extension and conversion of garage into habitable space.
6.9 S/HOU/19/1890	55 High Street, Haydon Wick	Erection of a two storey side extension.
6.10 S/HOU/20/0007	33 Kennet Avenue, Haydon Wick	Erection of two storey side, first floor rear and single storey front extensions.
6.11 S/ADV/20/0012	Unit D2, North Swindon District Centre	Display of illuminated fascia signage.

8. Grants, Refusals, Withdrawals, Lawful Developments and Prior Approvals

7.1 S/HOU/19/1525 GRANTED	70 Havisham Drive, Haydon End	Erection of a two storey rear extension.	No objection HWPC.
7.2 S/19/1611 GRANTED	84 Thetford Way, Taw Hill	Continued use of double garage as a beauty salon.	No objection HWPC.
7.3 S/HOU/19/1678 GRANTED	2 The Brow, Haydon Wick	Erection of a hip to gable roof conversion and erection of a detached annex.	Objection HWPC.

HWPC Comments:

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

<p>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.</p>			
7.4 S/HOU/19/1687 GRANTED	78 Queen Elizabeth Drive, Taw Hill	Erection of a single storey rear extension, front porch and conversion of garage into habitable space.	Objection HWPC.
<p>HWPC Comments: 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.</p>			
7.5 S/LDP/19/1756 REFUSED	35 Voyager Drive, Oakhurst	Certificate of Lawfulness (Proposed) for the construction of additional car parking spaces	HWPC not required to comment.
7.6 S/HOU/19/1783 GRANTED	100 Zakopane Road, Haydon End	Erection of a two storey rear extension.	No objection HWPC.
7.7 S/HOU/19/1814 GRANTED	11 Herschel Close, Oakhurst	Erection of 3no. dormer windows.	No objection HWPC.
<p>HWPC Comments: 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.</p>			
7.8 S/HOU/19/1848 GRANTED	55 Tracy Close, Abbey Meads	Erection of a single storey rear extension.	HWPC not required to comment.
7.9 S/LDP/19/1830 GRANTED	81 High Street, Haydon Wick	Certificate of Lawfulness (Proposed) for the replacement of existing glazing to two elevations.	HWPC not required to comment.
7.10 S/19/0625 REFUSED	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.
<p>HWPC Comments: Objection - 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.</p>			
7.11 S/19/1670 PRIOR APPROVAL REFUSED	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	HWPC not required to comment.

		(maximum height) and 2.25m (height to eaves).	
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9. Clerk’s Report

To update on issues and actions since the last meeting that do not appear on the agenda. For information only.

10. Councillor’s Reports

To receive reports from Councillors. For information only.

11. SBC Local Plan Review - Public Consultation

To receive a report to submit to SBC commenting on the Local Plan Review (tabled).

12. Items for the Next Agenda

To propose agenda items for the next Planning & Highways Committee meeting.

Members are reminded that the Council has a general duty to consider the following matters in the exercise of any of its functions: Equal Opportunities (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation), Crime and Disorder, Health & Safety and Human Rights.

Recording including filming, audio recording, taking photographs, blogging, tweeting and using other social media websites is permitted at Council meetings which are open to the public – however, anyone wishing to do so must speak to the Clerk prior to the meeting as there are rules which must be followed.

Any person who may find difficulty accessing the meeting through disability is asked to advise the Clerk at least 24 hours before the meeting so that every effort may be made to provide access.