

HAYDON WICK PARISH COUNCIL

Minutes of the Planning & Highways Committee of Haydon Wick Parish Council held on Tuesday 19th January 2021 at 7.00pm held virtually via Microsoft Teams.

ATTENDENCE

MEMBERS: Councillors J Fuller (Chair), S McDermott (Vice Chair), L Brown, A John, V Manro, A Roupelis, L Rhys-Jones and R Ross.

OFFICERS: Georgina Morgan-Denn (Clerk), Sandra Kelly (Deputy RFO)

PH 001 APOLOGIES

Apologies were received and accepted from Councillors E Baker Lee (personal commitment).

PH 002 DECLARATIONS OF INTEREST

The Committee declared an interest in agenda item 5.4 – Haydonleigh Skatepark fencing replacement. Councillor Manro declared an interest in agenda item 5.1 –North Swindon District Centre Coffee Shop.

PH 003 PUBLIC PARTICIPATION

There were two members of the public present who made representations regarding agenda item 9 – parking issues on the High Street and 5.5 S/20/1614 Land Adjacent to 1 The Brow.

A resident reported his concerns of the planning application at the Land Adjacent to 1 The Brow. He has formally raised his concerns with the planning authority and has serious concerns that the developer has been able to circumnavigate the planning regulations.

Haydon Wick Primary School would appreciate any support to help reduce parking issues near the school and reassured the meeting how they have tried to mitigate the parking issues, but the school parents continue to ignore them. Councillor Manro, with his Ward Councillor hat on, mentioned a couple of initiatives Swindon Borough Council (SBC) have that may help; School Safety Zone & Verge Parking Deterrents.

Resolved to bring agenda item 6.4 forward.

PH 004	<u>S/20/1614</u>	Land Adjacent To 1 The Brow, Haydon Wick	Erection of 1no. dwelling without compliance with condition 12 (Drawings) from previous permission S/19/1161.
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HWPC Comments: Serious Objection. Call into Planning Committee.

The previous application S/19/1161 was acceptable and granted. The developer is not building as per the plans.

The new design is overbearing, intrusive and is not in keeping with the rest of the local properties. If this new design S/20/1614 had been presented originally, Committee would have objected. This

Initials: _____

seems to be a way to circumvent the planning process, by presenting a plan that is acceptable, changing it mid-build to a different design, then claiming permitted development.

This is not permitted development; the house has not yet been completed. This application should be rejected and the developer required to build to the original granted plan S/19/1161.

Resolved to bring agenda item 9 forward.

PH 005 PARKING ISSUES ON THE HIGH STREET

Councillor Manro will contact the School to discuss SBC's initiatives to help alleviate parking issues on the High Street.

PH 006 CHAIRMAN'S ANNOUNCEMENTS

None.

PH 007 PLANNING APPLICATIONS

The following applications were considered by the Committee:

PH 007.1 [S/20/0104](#) Car Park, North Swindon REVISED Erection of coffee shop drive thru (Class Use A1) and restaurant drive thru (A3/A5).
District Centre

HWPC Comments: No Objection. Councillor Manro abstained.

PH 007.2 [S/HOU/20/1550](#) 9 Loveage Close, Erection of a single storey rear extension.
Woodhall Park

HWPC Comments: No Objection.

PH 007.3 [S/HOU/20/1559](#) 6 Kelly Gardens, Erection of a single storey rear extension.
Abbey Meads

HWPC Comments: No Objection.

PH 007.4 [S/20/1570](#) Haydonleigh Skatepark, Replacement of 2m. high perimeter fencing with 3m. high perimeter fencing.
Westfield Way

HWPC Comments: Noted.

PH 007.5 [S/HOU/20/1571](#) 11 Greenmeadow Erection of a single storey rear/ side extension.
Avenue, Haydon Wick

HWPC Comments: Objection. Call into Planning Committee.

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. No provision for parking shown in the plans.

Initials: _____

PH 007.6 [S/HOU/20/1639](#) 88 Tweed Close,
Haydon Wick

Erection of a detached single storey annexe to side.

HWPC Comments: Objection. Call into Planning Committee.

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.

PH 007.7 [S/HOU/21/0004](#) 9 Frome Road,
Haydon Wick

Erection of a single storey rear extension and conversion of garage into living accommodation.

HWPC Comments: No Objection.

PH 008 GRANTS, REFUSALS, WITHDRAWALS AND LAWFUL DEVELOPMENTS

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

			HWPC Comment
S/20/1400 <b style="color: green;">SBC Granted	15 Hardwick Close, Abbey Meads	Change of use of part of garage to Beauty Salon (Sui Generis.)	Not Required To Comment
S/HOU/20/1454 <b style="color: green;">SBC Granted	64 Tracy Close, Abbey Meads	Erection of a two storey side extension.	No Objection Committee reported that this application contravenes section C3.11 of the Development Control Guidance Note on Parking Standards (2007).
S/HOU/20/1476 <b style="color: green;">SBC Granted	22 Clary Road, Haydon Wick	Erection of a first floor side extension.	Granted. No Objection
S/HOU/20/1499 <b style="color: green;">SBC Granted	27 Wicks Close, Haydon Wick	Erection of a single storey rear extension.	Granted. Not Required To Comment
S/PHOU/20/1668 <b style="color: green;">SBC Granted	27 Calder Close Haydon Wick	Prior Approval Notification for the erection of a single storey rear extension measuring	Prior Approval. Not Required To Comment

Initials: _____

3.9m (from original rear wall), 3.10m (maximum height) and 2.10m (height to eaves).

PH 009 WILTSHIRE COUNCIL PLANNING REPONSE 20/10523/OUT LAND AT PURTON ROAD, SWINDON

The Clerk will submit general comments to Wiltshire Council that the Parish Council has no objections to this application but would like to document their concerns that a development of this size and scale will have a considerable impact on the local roads and resources in North Swindon and more generally Swindon borough.

PH 010 APPROVED TREE PRESERVATION ODER (S/TPO/20/0996)

Noted the Tree Preservation Order has been approved for a replacement tree in Guernsey Lane.

**PH 011 COUNCILLOR REPORTS
Councillor A John**

He has reported pothole issues to SBC recently and will pass concerns to do with parking on Marigold Close to Councillor Manro.

PH 012 CLERK'S REPORT

Suggested to the Committee trialing allocating planning applications to an individual Councillor who will review the plans and present their assessment to the planning committee. Planning applications will be near a Councillor's address to assist with site visits etc. The committee was agreeable to this suggestion.

PH 013 ITEMS FOR NEXT AGENDA

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

The meeting closed at 19.40

Chairman:

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