

HAYDON WICK PARISH COUNCIL

Minutes of the Planning & Highways Committee of Haydon Wick Parish Council held on Tuesday 16th August 2022 at 7.00pm in the Parish Council Offices, Thames Avenue, Swindon, SN25 1QQ.

ATTENDANCE

MEMBERS: Councillors A John (Chairman), J Fuller (Vice Chair), L Brown, R Ross, L Rhys-Jones, R Hailstone, E Baker Lee and R Hailstone

OFFICERS: Deputy Clerk & Services Manager, Laura Cutter
Senior Administrator, Jill Sharp

PH 035

APOLOGIES

Apologies were received and noted for Councillor D Rodgers, A Roupelis and S Callen (personal commitments).

PH 036

DECLARATIONS OF INTEREST

Councillor E Baker Lee in Agenda Item 6.4 due to living within proximity and knowing the applicants personally.

PH 037

PUBLIC PARTICIPATION

There was one (1) member of the public present who offered representation as follows:

1. Would like to advise that Haydon View residents have a contract with a company to inspect the storm drains once per annum utilising Cameras and now have full mapping, which is very reassuring, especially with the risk of flash flooding.
2. Would like to arrange a visit with a Councillor or member of staff to discuss the exit for traffic from Haydon View on to Whitworth Road. Members suggested that the Ward Councillor should be present as this would fall within Swindon Borough Council (SBC) Highways department, therefore, to contact Councillor J Jackson.

PH 038

CHAIRMAN'S ANNOUNCEMENTS

Asked if there were any updates on SBC Planning Training, as per the Committees Terms of Reference, Councillors should receive planning training within 6 months of joining the Committee, so if not resolved soon this would contravene the Terms of Reference. Councillor Baker Lee also asked if any there are any other local authorities that may be running a session, but three members advised that they had attended Wiltshire Council training previously and it mainly covered rural developments and therefore not relevant to an urban parish. *Actions: The Deputy Clerk will continue to chase SBC Planning for upcoming planning training dates. Councillor R Hailstone & Councillor A John will raise the issue at Swindon Local Councils Forum in September.*

PH 039

MINUTES OF PREVIOUS MEETING

Members reviewed the minutes of the Planning & Highways committee meeting held on Tuesday 19th July 2022.

Proposed: Councillor R Hailstone Seconded: Councillor L Brown
Vote: Agreed with four (4) abstentions.

Initials: _____

RESOLVED: Members confirmed as a true record the minutes of meetings held on Tuesday 19th July 2022 and the Chairman signed.

PH 040**PLANNING APPLICATIONS**

The Committee considered the following applications:

PH 040.1

S/HOU/22/1079	13 Alder Close Woodhall Park Swindon SN2 2SH	Erection of a first floor side extension above existing attached garage.
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HWPC Comments: **No Objection.**

PH 040.2

S/22/1105	45 Bayleaf Avenue Woodhall Park Swindon SN2 2RX	Change of use of garage (Use class C3) to beauty therapy treatment room. (Use Class E) - retrospective
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HWPC Comments: **No Objection, with additional comments. The Committee would like it noted that should there be any overlapping of appointments parking would be a very big issue as there is only one parking space for clients at the residence.**

PH 040.3

S/HOU/22/1165	34 Capesthorpe Drive Haydon Wick Swindon SN25 1UR	Erection of a single storey rear extension with roof lantern and loft conversion with roof lights to front and rear.
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HWPC Comments: **Unable to comment. Would appreciate a longer term to investigate as no plans for the 2nd floor are available and therefore consider not to be in a position of entering a judgement. Could the plans please be provided as soon as possible as if this 2nd floor is adding additional bedrooms, parking will contravene regulations.**

PH 040.4

S/HOU/22/1179	3 High Street Haydon Wick Swindon SN25 1HU	Erection of two storey side extension, single storey front extension and loft conversion.
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HWPC Comments: **Objection. The Committee suggests that this likely breaches the 45 degree rule and will be overbearing as the host dwelling is less than 8m wide and would be detrimental to the street scene. The Committee would like this application called in to SBC's Planning & Highways Committee and Councillors L Brown & A John will attend to represent the Parish Council.**

PH 041**GRANTS, REFUSALS, WITHDRAWALS, LAWFUL DEVELOPMENTS AND PRIOR APPROVALS.**

Members noted the following:

PH 041.1

S/LBC/21/2006	2 Guernsey Farm Haydon End Lane SN25 1JF	Stabilisation works following localised subsidence damage and associated works.	Granted HWPC Comments: No Objection.
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PH 041.2

S/HOU/22/0442	21 Clary Road Haydon Wick	Erection of single storey garage to	Granted
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Initials: _____

	Swindon SN2 2SR	side and single storey rear extension.	HWPC No Comment
PH 041.3	S/HOU/22/0511 32 Holliday Close Abbey Meads SN25 4YQ	Erection of a two storey side extension	Granted HWPC: Objection as per comments below.
PH 041.4	Objection. on the grounds that this does not adhere with SBC's Planning guidelines with regards to the height of the roofline and the front building boundary line. If the Planning Officer grants the application, the Committee wishes to seek clarification on the reasons for doing so. The Committee does not wish for this to be called in to the Planning Committee.		
PH 041.4	S/HOU/22/0662 49 Severn Avenue Haydon Wick Swindon SN25 3LL	Erection of a two storey side extension and single storey rear extension, and partial conversion of garage into habitable room.	Granted HWPC: Objection as per comments below.
PH 041.5	Objection. The Committee suggests that this likely breaches the 45 degree rule and will be overbearing as the host dwelling is less than 8m wide. The Committee would like to echo the Comments from the SBC Highways Department regarding the parking spaces (minimum of 3) to reduce potential highway impact by ensuring that adequate access and parking are available within the site, in accordance with Policy TR2 of Swindon Borough Local Plan 2026. The Committee does not wish for this to be called in to SBC's Planning & Highways Committee.		
PH 041.5	S/HOU/22/0685 33 Henman Close, SN25 4ZW	Erection of replacement porch.	Granted HWPC Comments: No Objection.
PH 041.6	S/LDP/22/0800 34 Capesthorpe Drive Haydon Wick Swindon SN25 1UR	Certificate of Lawful Development (proposed) for the erection of a single storey rear extension and loft conversion	Granted: HWPC – Not required to comment.
PH 041.7	S/HOU/22/0850 14 Arun Road Haydon Wick SN25 3PB	Erection of a detached garage.	Granted: HWPC Comments: No Objection.
PH 041.8	S/HOU/22/0890 48 Burnet Close Haydon Wick SN2 2RT	Erection of a detached garage	Granted: HWPC Comments: No Objection.
PH 041.9	S/HOU/22/0953 5 Thrushel Close Haydon Wick Sn25 3PP	Erection of a detached garden room	Granted: HWPC Comments: No Objection
Members discussed item 7.4 application S/HOU/22/0662 and requested that an explanation be sought as to the decision due to the numerous objections.			

Initials: _____

PH 042

WORKS ON LUCETTA DRIVE, SN25 1BG

Councillor A John advised that he had been contacted by a disgruntled resident concerning the construction work of a new housing estate at this location. The condition of the roadways and site was a complete mess. Members noted the comments and that it was the responsibility of SBC. Members agreed to investigate any possible breach of permissions and raise these via the SBC Ward Councillors for Priory Vale. SBC Ward Councillor V Manro had investigated this previously but understood that this development is now very close to completion.

PH 043

S/HOU/22/0511 – 32 HOLLIDAY CLOSE

Member received and noted the explanations from Swindon Borough Council for granting the application, despite objections from Haydon Wick Parish Council. This example would be valuable in the upcoming in-house training session.

PH 044

LOCAL BUS SERVICES

Councillor R Hailstone gave a verbal report that from the 5th September 2022 the Abbeymeads to Blunsdon will cease. Also that the Taw Hill bus is being re-routed via Torin Way which will leave a large area with no service. Members were advised that Councillor Manro is currently in negotiations with the bus company concerned and SBC to retain some service and will advise at a later meeting. Members agreed that a letter should be presented to the Bus Service company to ascertain the reasons behind the decisions to the re-routing in Taw Hill and the withdrawal of services in Abbeymeads.

Proposed: Councillor R Hailstone Seconded: Councillor E Baker Lee
Vote: Agreed Unanimously

RESOLVED: Agreed that a letter should be presented to the Bus Service company to ascertain the reasons behind the decisions to the re-routing in Taw Hill and the withdrawal of services in Abbeymeads.

PH 042

COUNCILLOR REPORTS

Councillor A John:

Nothing to report.

Councillor R Hailstone:

Advised of concerns which was also mentioned in POS that the road markings particularly on Thamesdown Drive are now very faint and possibly misleading to the drivers and/or pedestrians and suggests writing to SBC to bring it to attention and for the councillors who attend the SBC Forums to highlight this. Members agreed.

Councillor L Rhys-Jones

Nothing to report.

Councillor E Baker Lee:

Advised that she has been endeavoring to contact the owners of 6 High Street it is obvious that nobody has visited the site in 4-5 months as this is a most serious issue in that the fencing at a property is down again following our efforts to secure the property, youths are again entering the premises and as access to the councils secured property can be gained via the rear garden of these premises it does create safety and fire risks in the present climate.

Initials: _____

Members agreed that it should be a priority to gain details of the owners and write to ensure that they secure their property.

Councillor L Brown:

Would appreciate any recollections of interesting, significant objections or is noteworthy to increase the training documentation for new councillors training.

Councillor V Manro

Nothing to report.

PH 043

ITEMS FOR NEXT AGENDA

To be passed to the Chief Officer in advance of the next meeting on midday Monday 20th September 2022.

The meeting closed at 19:41

Chairman _____

Initials: _____