

## **HAYDON WICK PARISH COUNCIL**

Minutes of the Informal Planning & Highways Committee of Haydon Wick Parish Council held on Tuesday 18<sup>th</sup> May 2021 at 7.00pm held virtually via Microsoft Teams.

### **ATTENDANCE**

**MEMBERS:** Councillors S McDermott (Chair), E Baker-Lee, L Brown, J Fuller, A John, V Manro, L Rhys-Jones and B Patrick-Okoh (observer).

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

### **PH 001**

#### **APOLOGIES**

Apologies were received and accepted from Cllr A Roupelis (work commitments) and R Ross (personal commitments).

### **PH 002**

#### **DECLARATIONS OF INTEREST**

Councillor E Baker Lee declared an interest in item 5.  
Councillor V Manro declared an interest in item 5.  
Councillor L Brown declared an interest in item 7.1  
Councillor S McDermott declared a potential interest in item 7.7 as the applicant advertises in the Parish magazine.

### **PH 003**

#### **PUBLIC PARTICIPATION**

One member of the public attended the meeting and raised a question regarding Agenda Item 5, Developer's Presentation, to ask if a presentation had already gone to Swindon Borough Council and why it has come into the Parish Council. The Chairman will raise these questions on behalf of the resident when this agenda item is reached.

### **PH 004**

#### **CHAIRMAN'S ANNOUNCEMENTS**

None.

### **PH 005**

#### **DEVELOPER'S PRESENTATION**

Representatives from McTaggart & Mickle, Nevin Holden (the developers of Pry Farm) and SP Broadway (Public Relations Consultancy) attended the meeting to present the development project and to answer questions. McTaggart & Mickle have an option on land at Pry Farm and will be promoting the planned development through local plan reviews. The land was considered in the 2010 spacial strategy for up to 3500 houses. As many stakeholders as possible are being consulted including other Parish Councils. Most of the development of Pry Farm is in Wiltshire. The area is not green belt and not in an area prone to floods. Questions asked were:

- how will access be gained bearing in mind the railway bridge and junction at Crosslanes. Also, Collins Lane from Purton crosses a level crossing. The response was that there are six various options. The principal point of access would be Thamesdown Drive coming across land for the preserved railway line. Using the existing entrance into the Country Park.
- have discussions taken place regarding the plan to enter through Mouldon Hill Country Park with SBC. The response was that it is

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understood that this has been discussed prior to Nevin Holden joining the project but he will bring it to them.

- There is heavy traffic at the best of times – has this been raised with SBC. Response: it would have been by the previous Project Manager. The focus is now on reducing the use of cars – looking at alternative public transport options and cycling ways.
- Has the route of the North Wilts Canal been safeguarded within the planned route. Response: this will be followed up.
- When is this being presented to SBC and why is it coming to the Parish Council. Response: A public exhibition is planned. Other consultees include Purton Parish Council, Councillor Jackie Lay (meeting planned 14<sup>th</sup> June), Priory Vale Ward Councils and HWPC. It has come to us first as we were first to accept offer. Regarding consulting Borough Council, planning consultants are being employed who will liaise with SBC officers.
- Plea to consider housing density and adequate parking. Response: understand and acknowledge this concern.
- Councillor Manro had received an invitation for meeting and did offer some dates but Priory Vale is now going back into Purdah so will be unable to engage until end of June.

The Chairman thanked the Representatives for attending who responded that they would be happy to come back in the future to answer further questions.

*The Representatives left the meeting at 7:35PM*

**PH 006 MINUTES OF PREVIOUS MEETING**

Members received and reviewed the minutes of the Planning & Highways Committee held on Tuesday 20<sup>th</sup> April 2021 and recommended to approve them when physical meetings recommence.

**Proposed: Councillor A John                      Seconder: Councillor L Rhys-Jones**

**Vote: Agreed unanimously.**

**RESOLVED: To recommend approving the minutes of the meeting held on Tuesday 20<sup>th</sup> April 2021 when physical meetings recommence.**

**PH 007 PLANNING APPLICATIONS**

The following applications were considered by the Committee:

<b>PH 007.1</b>	<a href="#"><u>S/20/1705</u></a>	Land To The Rear Of 12A High Street, Haydon Wick	Erection of 1 no. dwelling and associated works.
<b>HWPC Comments: To reiterate the previous objections remain.</b>			
<b>PH 007.2</b>	<a href="#"><u>S/LBC/20/0390</u></a>	Haydon Farm, Haydon End Lane	Variation of condition 2 (approved plans) of planning permission S/LBC/20/0196 (Conversion of existing outbuildings to form 4 no. dwellings and the erection of 10 no. dwellings, garages and

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		associated works) in so far that it relates to conversion of Swallow Cottage and the Brewhouse.
	<b>HWPC Comments: No objection to the work on the listed building but do have an issue with the dwellings not meeting the national space requirements:</b>	
	<ul style="list-style-type: none"> <li>- one bedroom, two person (double bed) and two-storey: As specified in DCLG Technical Housing Standards 2015 Table 1 which states property should be a minimum of 58 sqm and the application shows 48.2 sqm.</li> <li>- two bedroom four person (two x double beds) and two storey. As specified in DCLG Technical Housing Standards 2015 Table 1 which states property should be a minimum of 79 sqm and the application shows 73.3 sqm.</li> </ul>	
PH 007.3	<a href="#">S/HOU/21/0154</a>	48 Vistula Crescent, Haydon End Erection of a rear dormer window and chimney flue, loft conversion with window to side elevation, single story rear extension and pergola.
	<b>HWPC Comments: No objection. Comments were received by email following the meeting due to time constraints.</b>	
PH 007.4	<a href="#">S/HOU/21/0430</a>	76 Callington Road, Oakhurst Relocation of boundary wall.
	<b>HWPC Comments: No objection. Comments were received by email following the meeting due to time constraints.</b>	
PH 007.5	<a href="#">S/HOU/21/0527</a>	Bridleway House, Pond Street Erection of a detached annexe.
	<b>HWPC Comments: HWPC Comments: No objection. Comments were received by email following the meeting due to time constraints.</b>	
PH 007.6	<a href="#">S/HOU/21/0539</a>	24 Dydale Road, Taw Hill Erection of a single storey side extension.
	<b>HWPC Comments: No objection. Comments were received by email following the meeting due to time constraints.</b>	
PH 007.7	<a href="#">S/21/0616</a>	66 Purton Road, Swindon Change of use from Dwelling (Class C3) to Vet Clinic (Class D1), and erection of a single storey rear extension.
	<b>HWPC Comments: No objection to change of use from dwelling Class C3 to Class D1. However, we do suggest that adequate soundproofing is fitted to prevent disturbance to local residents. Comments were received by email following the meeting due to time constraints.</b>	
PH 007.8	<a href="#">S/HOU/21/0618</a>	30 Phoebe Way, Oakhurst Erection of 2 metre high boundary wall.
	<b>HWPC Comments: No objection. Comments were received by email following the meeting due to time constraints.</b>	
PH 007.9	<a href="#">S/HOU/21/0707</a>	56 Cranborne Chase, Taw Hill Erection of a single storey rear extension.

<b>HWPC Comments: No objection.</b>
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PH 008

**Previously submitted application response: S/HOU/21/0463**

Committee noted a comment of No Objection to the above application which was submitted to Swindon Borough Council on the 30<sup>th</sup> April 2021. This application had to be reviewed outside of the meeting schedule because the Planning Officer was unable to grant an extension due to a back log of applications at the Borough's planning department.

PH 009

**GRANTS, REFUSALS, WITHDRAWALS AND LAWFUL DEVELOPMENTS**

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

PH 009.1

<b>S/HOU/21/0244</b>	162 Avonmead, Haydon Wick	Erection of a detached garage/store (Retrospective)	<b>Refused. HWPC: Objection.</b>
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**HWPC Comments:** Committee request that this application is called in to SBC Planning Committee if the Planning Officer is minded granting it. The following objections were cited as major concerns [Residential Extensions & Alterations Supplementary Planning Document October 2011): [5.1] It should not dominate or be incongruous with the host dwelling or introduce a discordant or inharmonious element. Should be set back and not form the front boundary with the street [5.3] If a front extension is the first element of the façade that is noticed it is generally not in keeping and this can adversely impact on the character of the street scene. [5.10 and 5.11] in that it would inhibit casual surveillance from the street and in the interests of general security. The extension could potentially aid criminal activity. [6] Detached buildings should be subordinate to the existing dwelling and should be set back 1m minimum from the principal dwelling. [6.5] It is unacceptable for ancillary buildings to be over prominent and generally they should not be set at or forward of the principal elevation. Instead, they should be designed and sited to ensure a subservient relationship to the host dwelling and neighbouring properties and landscaped accordingly.

PH 009.2

<b>S/HOU/21/0303</b>	26 Lampeter Road, Oakhurst	Erection of single storey rear extensions and conversion of garage into living accommodation.	<b>Granted. HWPC: No Objection.</b>
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PH 009.3

<b>S/LDP/21/0366</b>	80 White Eagle Road, Haydon End	Certificate of Lawfulness (proposed) for the erection of a single storey rear extension.	<b>HWPC not required to comment.</b>
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PH 009.4

<b>S/LDP/21/0478</b>	3 Doyle Close, Taw Hill	Certificate of Lawful Development (Proposed) for the erection of a single	<b>HWPC not required to comment.</b>
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		storey rear extension.	
<b>PH 009.5</b>	<b>S/PHOU/21/0599</b>	9 Minnow Close, Oakhurst	<b>HWPC not required to comment.</b>
		Prior Approval Notification for the erection of a single storey rear extension measuring 4.30m (from original rear wall), 3.60m (maximum height) and 2.70m (height to eaves).	
<b>PH 009.6</b>	<b>S/TPO/21/0175/ LAND</b>	33 Bayleaf Avenue, Woodhall Park	<b>HWPC not required to comment.</b>
		Works to tree within BOT TPO (No.2) 1976.	

**PH 010 COUNCILLOR REPORTS**

Cllr R Hailstone, informed the committee that the planning application for nearly 80 houses on land near Shaw had been rejected for the third time.

**PH 011 CLERK'S REPORT**

Nothing to report.

**PH 012 ITEMS FOR NEXT AGENDA**

To be passed to the Clerk in advance of the next meeting on 15<sup>th</sup> June 2021.

The meeting closed at 7:49pm

**Chairman:**

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