

## **HAYDON WICK PARISH COUNCIL**

Minutes of the Informal discussion Planning & Highways Committee of Haydon Wick Parish Council held on Tuesday 20<sup>th</sup> July 2021 at 7.00pm held virtually via Microsoft Teams.

### **ATTENDANCE**

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

**OBSERVERS (non-voting)** Councillors R Hailstone, V Manro and D Rodgers.

**OFFICERS:** Georgina Morgan-Denn (Chief Officer).

### **PH 022**

#### **APOLOGIES**

Councillor J Fuller (personal commitments).

### **PH 023**

#### **DECLARATIONS OF INTEREST**

No declarations of interest.

### **PH 024**

#### **PUBLIC PARTICIPATION**

There were two members of the public present. One made a representation on the Pry Farm development and concerns with risk of River Ray flooding if the flood plain disappears and the potential loss of conservation. The second member of the public enquired why there were only 8 councillors on each of the committees and not the full 9. The Chief Officer explained that a vacancy on each of the committees was deliberate for the new Councillor who joined in May by-election to join after observing for a few months before committing to a committee.

### **PH 025**

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

The Council had received an email from a resident expressing concern about the possible development of Pry Farm, and the potential flooding of the River Ray, which would impact houses in Haydon Wick. The Chair read the email in full to the Committee.

Swindon Borough Council is embarking on a Road Safety Strategy consultation and members were invited to make their individual comments regarding draft policy on 20mph schemes. This proposes a change in the local approach to allow a greater priority to be given to the introduction of 20mph schemes on residents streets where there is a high volume of use by vulnerable road user. The Chief Officer is circulating the [consultation link](#) for members to access the consultation and will arrange for the consultation to be promoted on the Council's facebook site.

### **PH 026**

#### **MINUTES OF PREVIOUS MEETING**

Members received and reviewed the minutes of the Planning & Highways Committee held on Tuesday 15<sup>th</sup> June 2021 and recommended to approve them with two amendments when physical meetings recommence.

**Proposed: Councillor A John**

**Seconder: Councillor L Brown**

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

**Vote: Agreed with one (1) abstention.**

**RESOLVED: To recommend approving the amended minutes of the meeting held on Tuesday 15<sup>th</sup> June 2021 when physical meetings recommence.**

**PH 027**

**PRY FARM DEVELOPMENT**

Members noted the Council's letter recently sent to the Swindon Advertiser and Swindon Link which explained the Council's concerns to do with the proposed development due to a lack of highway infrastructure and sustainable travel in and around Swindon. Members agreed to hold a dedicated meeting to discuss the impact of this potential development, if and when, it is ever formally designated as potential land for future development as it is currently not featured in either Swindon or Wiltshire's Local Plans.

**PH 028**

**PLANNING APPLICATIONS**

The following applications were considered by the Committee:

**PH 028.1**

<b>S/HOU/21/0822</b>	38 Locksgreen Crescent, Moredon	Erection of a single storey side extension and front boundary wall.
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**HWPC Comments: No Objection.**

**PH 028.2**

<b>S/21/0966</b>	Orchid Vale Primary School, Torun Way	Re-roofing of an existing school building.
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**HWPC Comments: No Objection.**

**PH 028.3**

<b>S/HOU/21/0969</b>	10 Sigerson Road, Swindon	Erection of first floor side and single storey front extensions.
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**HWPC Comments: No Objection.**

**PH 028.4**

<b>S/HOU/21/1016</b>	3 High Street, Haydon Wick	Erection of a two storey side extension, single storey outbuilding and gates
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**HWPC Comments: Objection - the above application should be refused on the following grounds:**

**2.14 Security - the detached garden store obscures both the front door and side access from casual surveillance.**

**4.8 Half width of Principal elevation. The two-storey extension is the same size or larger than the host dwelling. That said, the other side of this semi-detached house has a similar size extension as proposed. So, if the issue covered by the guidelines below is removed, we could rescind our objection to this point.**

**5 Front extensions - are largely unacceptable and not at all where it would upset the character of the street scene. Should not project beyond the front plane of any existing structure.**

**5.3 Character and Rhythm of the street. No other building in the street has a frontal extension or an outbuilding. This applies to this part of High St and The Brow which could be visually the same street, some 30 houses.**

**6 Detached buildings - Should be set back 1m minimum from the principal elevation**

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**6.1 Garages can have a significant impact on the character of an area, see 5.3.**

**6.5 Set back. It is unacceptable for ancillary buildings to be over prominent and generally they should not be.**

**Committee would like to call the Planning Committee if the Planning Officer is minded to grant it. A representative will attend planning committee and would like to be kept informed of the meeting date.**

PH 028.5

S/HOU/21/1165	8 Hysopp Close, Woodhall Park	Conversion of garage into habitable room, and erection of a single storey rear extension.
<b>HWPC Comments: No Objection.</b>		

PH 029

**PREVIOUSLY SUBMITTED APPLICATION RESPONSE:  
S/HOU/21/0825**

Members noted a comment of No Objection to the above application was submitted to Swindon Borough Council on the 17<sup>th</sup> June 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 030

**PREVIOUSLY SUBMITTED APPLICATION RESPONSE:  
S/HOU/21/0853**

Members noted a comment of No Objection to the above application was submitted to Swindon Borough Council on the 17<sup>th</sup> June 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 031

**PROPOSED DEVELOPMENT AT WESTFIELD WAY**

It was noted that residents will be given the opportunity to raise their concerns when the application is formally submitted to the Planning Authority. The Chief Officer will contact the developers to enquire when the residents will be notified.

PH 032

**PLANNING APPEAL: S/HOU/21/0244**

**Proposed: Councillor L Brown Seconder: Councillor A Roupelis  
Vote: Agreed unanimously.**

PH 033

**2023 PARLIAMENTARY BOUNDARY REVIEW**

Members were asked to submit their own comments directly using the website link below. The Boundary Commission for England has published its initial proposals for new constituency boundaries. The proposals and maps for the nine English regions have been published. There is an eight-week public consultation. This will be the first time the public will get a chance to see what their new constituencies might look like, and give the Commission their views on the proposals. For the

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2023 Review, the Commission is promoting use of a specifically-designed consultation website as the primary tool for displaying our proposals, and receiving comments on them. This is available at [www.bcereviews.org.uk](http://www.bcereviews.org.uk)

**PH 034****GRANTS, REFUSALS, WITHDRAWALS, LAWFUL DEVELOPMENTS AND PRIOR APPROVALS**

<b>34.1</b> S/20/1146	McDonald's Restaurant, North Swindon	Erection of a McDonalds drive-thru restaurant, including access, car parking and landscaping - Variation of Condition 3 (Opening Hours) of Planning Permission S/14/0023.	<b>Granted.</b> <b>HWPC</b> <b>Comment:</b> <b>No Objection with additional comments.</b>
<b>HWPC Comments: No objection. Highways consideration: to improve the sound barrier and incorporate taller fence lines to help eliminate some of the noise.</b>			
<b>34.2</b> S/21/0616	66 Purton Road, Swindon	Change of use from Dwelling (Class C3) to Vet Clinic (Class D1), erection of a single storey rear extension and 3m high boundary timber fence.	<b>Granted.</b> <b>HWPC</b> <b>Comment:</b> <b>No Objection with additional comments.</b>
<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>			
<b>34.3</b> S/HOU/21/0793	26 Cranborne Chase, Taw Hill	Conversion of part of garage into habitable space.	<b>Granted.</b> <b>HWPC</b> <b>Comment: No Objection</b>
<b>34.4</b> S/HOU/21/0825	4 Bramdean Close, Abbey Meads	Erection of a two storey rear extension.	<b>Granted.</b> <b>HWPC</b> <b>Comment: No Objection</b>
<b>34.5</b> S/LDP/21/0624	50 Ulysses Road, Oakhurst	Certificate of lawfulness (Proposed) for the conversion of an existing carport into a garage.	<b>Refused.</b> <b>HWPC Not Required To Comment.</b>
<b>34.6</b> S/PHOU/21/0977	10 Comfrey Close, Woodhall Park	Prior Approval Notification for the erection of a single storey rear extension measuring 5.5m (from original rear wall), 3.5m (maximum height) and 2.15m (height to eaves).	<b>HWPC Not Required To Comment.</b>

**PH 035****COUNCILLOR REPORTS**

Nothing to report.

**PH 036****CHIEF OFFICER'S REPORT**

Nothing to report.

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**PH 037**

**ITEMS FOR NEXT AGENDA**

To be passed to the Chief Officer in advance of the next meeting on 17<sup>th</sup> August 2021.

**The meeting closed at 1948**

**Chairman:**

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