

**HAYDON WICK PARISH COUNCIL**

Minutes of the Planning & Highways Committee of Haydon Wick Parish Council held on Tuesday 15<sup>th</sup> February 2022 at 7.00pm in the Parish Council Offices, Thames Avenue, Swindon, SN25 1QQ.

**ATTENDANCE**

**MEMBERS:** Councillors S McDermott (Chair), A John (Vice Chair), R Ross, L Brown, J Fuller, and R Hailstone.

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

**PH 096 APOLOGIES**  
Apologies were received and accepted for Councillors E Baker Lee, L Rhys-Jones (personal commitments) and A Roupelis (work commitments).

**PH 097 DECLARATIONS OF INTEREST**  
None.

**PH 098 PUBLIC PARTICIPATION**  
No members of the public in attendance.

**PH 099 CHAIRMAN'S ANNOUNCEMENTS**  
None.

**PH 100 MINUTES OF PREVIOUS MEETING**  
Members reviewed the minutes of the Planning & Highways committee meeting held on Tuesday 18<sup>th</sup> January 2022.  
**Proposed: Councillor L Brown    Seconder: Councillor S McDermott**  
**Vote: Agreed with two (2) abstentions.**  
**RESOLVED: Members confirmed as a true record the minutes of meetings held on Tuesday 18<sup>th</sup> January 2022 and the Chairman signed the minutes.**

**PH 101 PLANNING APPLICATIONS**  
The following applications were considered by the Committee:

<b>PH 101.1</b>	<b>S/HOU/21/1711</b>	<b>PLANNING APPEAL</b> 56 Purton Road	Erection of two storey front, side and rear extensions with loft conversion and dormer windows to front and rear.
<b>HWPC Comments: No objection.</b>			
<b>The Committee noted that this planning application has now been superseded by S/HOU/22/0061.</b>			
<b>PH 101.2</b>	<b>S/21/1995</b>	6 High Street Haydon Wick	Erection of a two storey side extension, loft conversion, detached outbuilding and new access gates.
<b>HWPC Comments: Objection:</b>			
<b>1. Over development of the site.</b>			
<b>2. Loss of privacy to adjoining properties.</b>			
<b>3. Insufficient on site and off road parking (backland and infill development must make adequate provision for car parking for existing and new dwellings).</b>			

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	<p><b>4. In addition, concerns are raised regarding pedestrian safety when vehicles exiting the drive due to the narrow pavement.</b></p> <p><b>5. Garages on the development are undersized.</b></p> <p><b>6. The ownership of the land was also questioned.</b></p> <p><b>7. The Committee also fully support the comments that have been submitted by the neighbouring resident.</b></p>		
PH 101.3	S/HOU/22/0043	3 High Street Haydon Wick	Erection of a two storey side extension, loft conversion, detached outbuilding and new access gates.
	<p><b>HWPC Comments: No objection with additional comments.</b> The Committee show support for the Highways requirements of low railing &amp; gate and not a solid fence.</p>		
PH 101.4	S/HOU/22/0061	56 Purton Road, SN2 2LZ	Erection of a two storey rear extension, first floor side extension and loft conversion with 2 no. dormer windows to rear.
	<p><b>HWPC Comments: No objection.</b></p>		
PH 101.5	S/HOU/22/0074	40 Primrose Close Haydon Wick	Erection of a single storey side extension.
	<p><b>HWPC Comments: No objection.</b></p>		
PH 101.6	S/HOU/22/0150	112 Cassini Drive Oakhurst	Conversion of garage into habitable space, associated works and construction of a widened dropped kerb.
	<p><b>HWPC Comments: No objection with additional comments.</b> Please can the Planning Officer advise if a neighbouring roadside parking space will be forfeited based on the drop kerb and the extension to this property's driveway?</p>		
PH 101.7	S/HOU/22/0170	5 Polonez Court, Haydon End	Erection of a rear dormer window and 3no Velux Cabrio roof balcony windows to front elevation
	<p><b>HWPC Comments: No objection with additional comments.</b> Please could the Planning Officer advise on the guidance of these types of property windows and how they could relate to the guidance relating to front dormer extensions?</p>		
PH 101.8	S/HOU/22/0176	34 Capesthorpe Drive, Haydon Wick	Erection of single/ two storey front and side extension.
	<p><b>HWPC Comments: No objection with additional comments.</b> The access to the rear of the property during construction, may encroach on to land leased by the Council (Mazurek Way Play Area). Therefore the Council wishes to be kept informed of any works/ requests for access and reassurance that any damage to the grassed areas during the works are reinstated by the Contractors upon completion of the building works.</p>		

**PH 102 GRANTS, REFUSALS, WITHDRAWALS, LAWFUL DEVELOPMENTS AND PRIOR APPROVALS.**

Members noted the following:

PH 102.1	<b>S/HOU/21/1711</b>	56 Purton Road, SN2 2LZ	Erection of two storey front, side and rear extensions with loft conversion and dormer windows to front and rear	<b>Refused</b> <b>HWPC Comments:</b> <b>No Objection.</b>
PH 102.2	<b>S/HOU/21/1798</b>	8 Angelica Close Woodhall Park.	Erection of a two storey side/rear extension with dormer to rear.	<b>Refused</b> <b>HWPC Comments:</b> <b>See below</b>
<b>HWPC Comments: Objection until some clarification. This appears to be a very large extension pushing against the 50% guideline. The number of bedrooms is 5/6. There is no indication on the plan of parking provision for 3 spaces.</b>				
PH 102.3	<b>S/HOU/21/1821</b>	11 Coppice Close Woodhall Park	Erection of a single storey side/rear extension.	<b>Granted.</b> <b>HWPC Comments:</b> <b>No Objection.</b>
PH 102.4	<b>S/HOU/21/1887</b>	3 Foxglove Road, Haydon Wick	Erection of a two storey side/rear extension and single storey rear extension. house as a home for a maximum of 4no. looked after children (8 - 18 years of age).	<b>Granted.</b> <b>HWPC Comments:</b> <b>No Objection.</b>
PH 102.5	<b>S/LDP/21/1914</b>	74 Thetford Way, Taw Hill	Certificate of lawfulness (Proposed) for the use of dwelling house as a home for a maximum of 4no. looked after children (8 - 18 years of age).	<b>Granted.</b> <b>HWPC: Not required to comment.</b>
PH 102.6	<b>S/HOU/21/1930</b>	7 Dickinson Road, Taw Hill	Erection of a single storey rear extension and conversion of part of garage into living accommodation.	<b>Granted.</b> <b>HWPC Comments:</b> <b>No Objection.</b>
PH 102.7	<b>S/LDP/21/1948</b>	44 Greenwich Close, Abbey Meads	Certificate of Lawfulness (Proposed) for the	<b>Granted.</b>

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		erection of a single storey rear extension.	<b>HWPC: Not required to comment.</b>
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PH 103

**THAMES WATER BURST WATER MAINS**

Members reviewed discussed and noted the email updates with regards to the recent issues and future maintenance.

PH 104

**PLANNING MATTERS**

Members noted the report on the below applications that were called in to SBC Planning Committee on the 8<sup>th</sup> February 2022:

**A) S/ADV/21/1000 Starbucks - Granted**

**B) S/20/1705 Land To The Rear Of 12A High Street - Granted**

It was acknowledged that for the Borough Council's Planning Committee to listen to the objections put forward by the Parish Council's Planning Committee a representative needs to be present.

**C) The process for calling applications in to the SBC Planning Committee will be as follows:**

1. During the meeting the objections are raised at, the assigned Councillor(s) reviewing the application will be the designated Councillor that attends the SBC Planning meeting. If the assigned Councillor(s) is not available, another Councillor will step in.
2. Upon the objections will be sent to the Borough Council, the date and time of its Planning Meeting will be requested.
3. Once the date has been received from SBC the appropriate Councillors will be notified immediately and asked to make representation.
4. If the meeting falls on a HWPC meeting date, additional comments to the SBC Planning Committee will be submitted explaining what needs to be considered.

PH 105

**LAND AT PURTON ROAD 20/10523/OUT – VIRTUAL APPEAL HEARING UPDATE**

The Councillors could not access the meeting and therefore were unable to attend. An email summary will be requested from Wiltshire Council and circulated to the Committee accordingly.

PH 106

**S/21/1995/BLOWC 6 HIGH STREET, HAYDON WICK**

**As above in 101.2 Objections sent to Swindon Borough Council:**

1. Over development of the site.
2. Loss of privacy to adjoining properties.
3. Insufficient on site and off road parking (backland and infill development must make adequate provision for car parking for existing and new dwellings.
4. In addition, concerns are raised regarding pedestrian safety when vehicles exiting the drive due to the narrow pavement.
5. Garages on the development are undersized.
6. The ownership of the land was also questioned.
7. The Committee also fully support the comments that have been

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**submitted by the neighbouring resident.**

**PH 107**

**ITEMS FOR NEXT AGENDA**

To be passed to the Chief Officer in advance of the next meeting on Tuesday 15<sup>th</sup> March 2022.

**The meeting closed at 20.00**

**Chairman:**

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