

HAYDON WICK PARISH COUNCIL

Minutes of the Planning & Highways Committee of Haydon Wick Parish Council held on Tuesday 20th April 2021 at 7.00pm held virtually via Microsoft Teams.

ATTENDANCE

MEMBERS: Councillors J Fuller (Chair), E Baker-Lee, L Brown, A John, V Manro, S McDermott, L Rhys-Jones and R Ross

OFFICERS: Laura Cutter (Deputy Clerk), Sandra Kelly (Deputy RFO)

PH 043

APOLOGIES

Apologies were received and accepted from Councillor A Roupelis (personal reasons).

PH 044

DECLARATIONS OF INTEREST

There were no declarations of interest.

PH 045

PUBLIC PARTICIPATION

There was one member of the public who made no representation to the meeting.

PH 046

CHAIRMAN'S ANNOUNCEMENTS

There were no announcements.

PH 047

MINUTES OF PREVIOUS MEETING

Members received and approved the minutes of the Planning & Highways Committee held on Tuesday 16th March 2021.

Proposed: Councillor E Baker-Lee Seconder: Councillor V Manro

Vote: Agreed unanimously.

RESOLVED: The minutes of the Planning & Highways Committee Meeting held on Tuesday 16th March 2021 be agreed and signed as a correct record.

PH 048

PLANNING APPLICATIONS

The following applications were considered by the Committee:

PH 048.1

<u>S/20/1146</u>	McDonald's Restaurant, North Swindon District Centre	Erection of a McDonalds drive-thru restaurant, including access, car parking and landscaping - Removal of Condition 3 (Opening Hours) of Planning Permission S/14/0023.
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HWPC Comments: No objection. Highways consideration: to improve the sound barrier and incorporate taller fence lines to help eliminate some of the noise.

PH 048.2

<u>S/21/0389</u>	Haydon Farm, Haydon End Lane, Haydon Wick	Variation of condition 2 (approved plan) of planning permission S/20/0192 (Conversion of existing outbuildings to form 4 no. dwellings and the erection of 10 no. dwellings, garages and associated works), in so far that
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		it relates to conversion of Swallow Cottage and the Brewhouse.
PH 048.3	HWPC Comments: No objection	
S/21/0390	Haydon Farm, Haydon End Lane, Haydon Wick	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 associated works) in so far that it relates to conversion of Swallow Cottage and the Brewhouse.
	HWPC Comments: Objection. Reason: Failure to meet minimum space standards:	
	<ul style="list-style-type: none"> - 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. - 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. 	
PH 048.4	S/HOU/21/0496	54A High Street, Haydon Wick
		Erection of a car port to side - partially retrospective.
	HWPC Comments: No objection	
PH 048.5	S/HOU/21/0532	7 Fennel Close, Woodhall Park
		Erection of single storey side and rear extensions.
	HWPC Comments: No objection	

PH 049 **S/HOU/21/0278 – 2 THRUSHEL CLOSE, HAYDON WICK**
Committee has submitted a response of No Objection following receipt of further information from the Planning Officer.

PH 050 **GRANTS, REFUSALS, WITHDRAWALS AND LAWFUL DEVELOPMENTS**

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

PH 050.1	S/19/0942	Land Adjacent To, 9 Mariner Road Oakhurst	Erection of 1no. dwelling.	Granted. No objection from HWPC.
PH 050.2	S/HOU/20/1451	4 Chicory Close, Pembroke Park	Erection of a detached garage to side.	Granted. No objection from HWPC.
PH 050.3	S/HOU/20/1571	11 Greenmeadow Avenue, Haydon Wick	Erection of a single storey rear/ side extension.	Granted. No objection from HWPC.

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PH 050.4	S/HOU/20/1638	5 Angelica Close, Woodhall Park	Erection of single storey side extensions.	Granted. No objection from HWPC. Planning Officers asked to confirm adequate parking.
PH 050.5	S/HOU/21/0102	64 Wynwards Road, Abbey Meads	Erection of a single storey rear extension.	Granted. No objection from HWPC.
PH 050.6	S/HOU/21/0107	51 Kennet Avenue, Haydon Wick	Erection of a two storey side extension.	Granted. No objection from HWPC.
PH 050.7	S/HOU/21/0127	39 Southwold Close, Oakhurst	Erection of porch to front and conversion of the loft to provide additional family space.	Granted. No objection from HWPC.
PH 050.8	S/HOU/21/0157	14 Arun Road, Haydon Wick	Erection of a single storey side extension.	Granted. No objection from HWPC.
PH 050.9	S/HOU/21/0159	28 Seaton Close, Haydon Wick	Erection of a first floor side extension.	Granted. No objection from HWPC.
PH 050.10	S/HOU/21/0193	7 Coln Crescent, Haydon Wick	Erection of a first floor side extension and new roof to front porch/garage.	Granted. No objection from HWPC.
PH 050.11	S/21/0196	62-64 Purton Road, Moredon	Erection of a single storey rear extension to vet surgery.	Granted. No objection from HWPC providing adequate soundproofi ng.
PH 050.12	S/HOU/21/0278	2 Thrushel Close, Haydon Wick	Erection of a two storey side extension and single storey front extension.	Granted. No objection from HWPC.
PH 050.13	S/LDP/21/0169	37 Mazurek Way, Haydon End	Certificate of lawfulness (Proposed) for a loft conversion with 6no. velux windows.	HWPC Not Required To Comment.
PH 050.14	S/LDP/21/0172	20 Melstock Road, Taw Hill	Certificate of Lawfulness (proposed) for the erection of a single storey rear extension.	HWPC Not Required To Comment.
PH 050.15	S/LDP/21/0182	11 Dione Crescent, Oakhurst	Certificate of Lawfulness (proposed) for the erection of 1 no. rear dormer window.	HWPC Not Required To Comment.

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PH 050.16	S/LDP/21/0369	2 Henchard Crescent, Taw Hill	Certificate of lawfulness (Proposed) for the erection of a dormer window to rear.	HWPC Not Required To Comment.
PH 050.17	S/TPO/21/0175	33 Bayleaf Avenue, Woodhall Park	Works to tree within BOT TPO (No.2) 1976. Reduce crown height by approximately 5m and evenly reduce lateral spread by approximately 3m around the perimeter of the canopy.	HWPC Not Required To Comment.
PH 050.17	S/TPO/21/0175	33 Bayleaf Avenue, Woodhall Park	Works to tree within BOT TPO (No.2) 1976. Reduce crown height by approximately 5m and evenly reduce lateral spread by approximately 3m around the perimeter of the canopy.	HWPC Not Required To Comment.

PH 51**COUNCILLOR REPORTS****Councillor V Manro**

Had planned to meet with the company representing the developer but this has been delayed until after the election. It appears that there no houses planned to fall within the Parish. However access is showing as being from the turning off Thamesdown Drive into Mouldon Hill.

Councillor R Hailstone

Informed that 80 houses are planned on land between the railway line and the river Ray, opposite Mouldon View Estate.

PH 052**CLERK'S REPORT**

1. Terms of Reference - Council should review the Committee Terms of Reference (TORs) annually as stipulated on the document. Amendments are shown in yellow are for the Committee's attention. They are designed to bring the Committee up to date with current terminology and to clarify its remit. For example:
 - Clarifying in the TORs that membership of any standing committee may include non-councillors.
 - To future proof the TORs with the inclusion 4.2 for the ability to meet remotely if/when the Legislation permits

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- To redefine the Ex-Officio status of the Chairman and Vice Chairman of the Council with no voting rights unless they have chosen to be an active member of the committee.
- To review the TORs in November 2022 see below.

Committee recommended that the revised TORs are taken to Full Council on 27th April 2021 for adoption prior to the start of the new council year in May.

2. **Scheme of Delegation** - Feedback from a recent conference showed that implementing a Scheme of Delegation might put the Councillor or Officer in a difficult position if the decision was contested by a member of the public. It was also suggested a scheme should but only be used in emergency situations alternatively Councils could simply submit their comments as 'No Comments'. The Clerk is aware of another other parish council in Swindon who has implemented a delegation scheme and has requested to see it – so far this request to date is unanswered. As such the Clerk is recommending Council maintains the status quo for this Committee for first six months of the new Council year. After then it will review applications received during that period, assess how the planning process and central government reforms have affected the planning system and review the TORs in November 2022.
3. **Planning Enforcement** – a new enforcement case has been raised with planning following an extension to a house in Chatsworth Road. The planning permission number is S/LDP/20/1311 and we have asked Enforcement to approach the resident one for the unauthorised use of the land and two regard any reinstatement of the ground when the spoil is removed.
4. **Notification of SBC Planning Committee** - S/20/1385 as Council did not object to this application no attendance was required. We have not yet received notification for S/HOUU/21/0244 which we requested to call into planning.
5. **Swindon & Cricklade Railway lineside fencing** – Chairman has recently updated that residents are breaking down lineside fencing to cross the line on unofficial paths. The Railway Inspector has made fencing of the line a hot topic. We have reached out to the local police/PCSOs to make occasional patrols in the area. It is hoped a visible presence might be act as a deterrent.
6. **Incorrect signage for Pinehurst** – raised a last month's meeting. Resident was glad of the exchange of email and has now been referred to Cllr Renard who is taking the matter forward with Highways Officers.
7. **Pry Farm** - Representatives from MacTaggart and Mickel will be joining the May meeting to commence the community consultation and public engagement for land at Pry Farm.

PH 053

ITEMS FOR NEXT AGENDA

To be passed to the Clerk in advance of the next meeting on 25th May 2021.

The meeting closed at 7:47pm.

Chairman:

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