

## **HAYDON WICK PARISH COUNCIL**

Minutes of the Planning & Highways Committee of Haydon Wick Parish Council held on Tuesday 18<sup>th</sup> July 2023 at 7.00pm in the Parish Council Offices, Thames Avenue, Swindon, SN25 1QQ.

### **ATTENDANCE**

**MEMBERS:** Councillors A John (Chairman), J Fuller (Vice Chair), G Choudhury, S Fateru, R Hailstone, R Ross and A Roupelis

**OFFICER:** Chief Officer/Clerk & RFO, Georgina Morgan-Denn  
Meetings Administrator, Julie Coe

**ALSO IN ATTENDANCE:** Councilor R Worman and Linda Brown.

**PH 013 APOLOGIES**  
Apologies were received and noted from Councillor A Roupelis (Work Commitments).

**PH 014 DECLARATIONS OF INTEREST**  
Councillor J Fuller and Linda Brown both declared a non-pecuniary interest for Agenda item 6.4 1 High Street as they are residents close to the applicants. It was noted that Linda Brown is in attendance for advisory purposes only with no voting rights.

**PH 015 PUBLIC PARTICIPATION**  
There were 18 members of the public present at the meeting largely to raise serious concerns regarding planning application S/23/0696 for 1 High Street and the proposed change of use to a 9 Bed HMO. Members of the public requested assurance they would have the Council's full support of their concerns.

Principally their concerns were related to the additional traffic and parking issues caused by this proposed application and mental health and wellbeing impact on the most vulnerable residents.

Meeting heard their concerns in depth, namely:

1. 1 High Street is on a blind corner of The Brown and High Street and at the beginning of a narrow lane – High Street Extension - which is completely inadequate to cope with any parking.
2. Additional vehicles will cause serious problems for bins, emergency services and deliveries.
3. Elderly and vulnerable residents in the area and have regular carers, ambulance and patient transportation visiting their properties will be compromised if there are additional cars parked in the cul-de-sac.
4. Children play in the High Street extension and additional cars may have the potential to increase accidents or worse.
5. There are known issues with anti-social parking practices during pick up and drop off times with the two local schools and this application will only compound these problems further.
6. Related noise disturbance of additional vehicles will be detrimental to health and safety and wellbeing of residents directly impacted by this application.

SBC Ward Council Stanka Adamcova who was present at the meeting gave her full support of the residents' issues and confirmed she would call the application in to the Planning Authority if the Parish Council was minded not to.

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

Residents were encouraged to attend the Planning Committee meeting on the 8<sup>th</sup> August to raise their concerns directly with the planning authority who was ultimately the final decision-maker. The meeting heard that only three residents had officially been contacted by SBC but all residents have formally submitted their concerns on the Planning Authority's Planning Portal.

The residents were thanked for attending and told item would be discussed next to allow them to hear the Council's views on the planning application.

*Another member of the public arrived at 19.12.*

*Members resolved to extend the Public Participation session by five minutes.*

Another member of the public presented concerns to do with the speed hump on Thames Avenue. They explained how the quality of their living conditions and neighbouring properties have been seriously impacted by the introduction of the traffic calming device. They had previously been in discussion with SBC Ward Councillors but nothing had changed. Councillors suggested the resident contact Ward Councillors again and refer the matter to noise pollution and environmental health to monitor the case. The meeting heard that the Parish Council originally objected to the placement of the speed hump, stating it was in the wrong place and it would be a problem particularly during adverse weather conditions. The final decision to install it was agreed by SBC.

Councillor Adamcova confirmed she was meeting with SBC Highways next week and would feedback to the resident.

## PH 016

### CHAIRMAN'S ANNOUNCEMENTS

Councillor John gave thanks to all the Staff, Councillors and Volunteers for attending the Summer Spectacular.

Councillor Hailstone also reported that a resident has passed Thames Water were

## PH 017

### MINUTES OF THE PREVIOUS MEETING

Members reviewed the minutes of the Planning & Highways Committee held on Tuesday 20<sup>th</sup> June 2023 and agreed that they were a true record.

**Proposed: Councillor J Fuller                      Seconded: Councillor S Fateru**

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

**RESOLVED: Members confirmed as a true record of the minutes held on Tuesday 20<sup>th</sup> June.**

| PH 018   | PLANNING APPLICATIONS                                                                                                                                                                                                                                                                                                                                                                 |                                                 |                                                                                  |
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|          | The Committee considered the following applications:                                                                                                                                                                                                                                                                                                                                  |                                                 |                                                                                  |
| PH 018.1 | S/HOU/23/0252                                                                                                                                                                                                                                                                                                                                                                         | Haydon Farm, Haydon End Lane, Swindon, SN25 1JF | Erection of a two storey rear extension, pitched roof, porch and internal works. |
|          | <b>HWPC Comments: Objection and call into Planning Committee. Reiterate our previous comments submitted in April PH125.1 &amp; 125.2. SBC take the opportunity to put Conditions and/or Restrictions for no vehicular access down Haydon End Lane and that access is stopped completely. Access for construction vehicles servicing this application can be from Sandbourne Road.</b> |                                                 |                                                                                  |

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

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| PH 018.2 | S/LCB/23/0253                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Haydon Farm, Haydon End Lane, Swindon, SN25 1JF                    | Revised consultation of the above works.                                                  |                  |
|          | HWPC Comments: Objection and call into Planning Committee. Reiterated our previous comments submitted in April PH125.1 & 125.2. SBC take the opportunity to put Conditions and/or Restrictions for no vehicular access down Haydon End Lane and that access is stopped completely. Access for construction vehicles servicing this application can be from Sandbourne Road.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                    |                                                                                           |                  |
| PH 018.3 | S/ADV/23/0685                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 23 Taw Hill Village Centre, Aiken Road Taw Hill, Swindon, SN25 1UH | Display of 3no. Illuminated fascia signs.                                                 |                  |
|          | HWPC Comments: No Objection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                    |                                                                                           |                  |
|          | S/23/0696                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 1 High Street, Haydon Wick, Swindon, SN25 1HU                      | Change of use of 5 bedroom dwelling with a self contained 2 bedroom flat into a 9 Bed HMO |                  |
|          | <b>HWPC Comments: Objection and call into Planning Committee. Councillor A John will attend and present the Council's concerns at your meeting on the 8<sup>th</sup> August. The Committee has the following concerns:</b> <ul style="list-style-type: none"><li>- There is already an application for 3 additional dwellings at 6 High Street causing additional associated traffic and parking issues in this area.</li><li>- The supporting documentation is insufficient to confirm the actual occupancy of the HMO and therefore proportionate car parking has not been fully considered and contrary to Policies TR1 and TR2 of SBC's Local Plan 2026 and SBC's Parking Standards for New Development.</li><li>- The Committee supports SBC's Highways Officer's comments but they fail to mention the access from the front of Blunsdon Road and access is on a blind corner and therefore needs to be reassessed.</li><li>- There is no provision for electric charging, cycle or bin storage in the application.</li><li>- The <a href="#">NPPF planning guidance</a> is contravened (110-112 p31) as the site should 'ensure a safe and suitable access to the site for all users', 'create places that are safe, secure and minimise conflicts with pedestrian, cycles and vehicles and respond to local character and design standards', 'give priority first to pedestrian and cycle movements', 'allow for efficient delivery of good, and access by service and emergency vehicles' 'enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations'.</li><li>- The High Street extension has no footway and is a busy walkway to the Leisure Centre and Morrisons and parking along this road will not be possible as is only 5.5m wide and insufficient for the inevitable overflow parking caused by this application.</li></ul> |                                                                    |                                                                                           |                  |
| PH 019   | GRANTS, REFUSALS, WITHDRAWALS, LAWFUL DEVELOPMENTS AND PRIOR APPROVALS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                    |                                                                                           |                  |
| PH 019.1 | S/HOU/23/0557/NICL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 54 Capesthorne Drive, Haydon Wick, Swindon, SN25 1UR               | Erection of a single storey rear extension.                                               | Granted Consent. |
|          | HWPC Comments: Not required to comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                    |                                                                                           |                  |

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

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| PH 019.2                                                                                                                | S/HOU/23/06<br>02/NICL | 49 Cloverlands,<br>Haydon Wick,<br>Swindon, SN25<br>1UR | Erection of a single<br>storey side<br>extension.                                                                               | Granted Consent. |
| <b>HWPC Comments: Not required to comment</b>                                                                           |                        |                                                         |                                                                                                                                 |                  |
| PH 019.3                                                                                                                | S/TC/23/0621<br>/MILE  | Verge at Blunsdon<br>Road, Haydon<br>Wick, Swindon      | Prior approval<br>application for the<br>installation of a 12-<br>metre high street<br>works pole and<br>associated<br>antenna. | Withdrawn        |
| <b>HWPC Comments: HWPC to contact SBC should this planning be resubmitted to establish where the mast will be sited</b> |                        |                                                         |                                                                                                                                 |                  |

**PH 020****TRAFFIC ON TADPOLE LANE**

Councillor J Fuller spoke on behalf of a resident who has reported the hedge lines near Tadpole Lane need cutting back. It was recognised this was a HWPC Parks and Open Spaces responsibility and a priority to address to make the easier for pedestrians to walk in this area. There was also a suggestion to add a permissible pathway in the field. The second issue was that of the speed of vehicles and a 30mph speed restriction was preferable. The meeting agreed to take this matter forward and in the first instance to liaise with neighbouring parishes and local authorities.

*Action: POST hedge cutting task and contact Purton Parish Council, Wiltshire Council and SBC Highways to start talks to consider the implementation of a 30mph along this stretch of road.*

**PH 021****ENFORCEMENT ISSUES**

A report was noted which showed that there are still resourcing issues with SBC's Enforcement Team as several matters raised by the Parish Council (for several years) are still not resolved. The meeting wanted clarity over the rules relating to when a structure is deemed a permanent fixture. *Action: To contact Head of Planning for confirmation of the planning rules.*

**PH 022****COMMUNITY LED PLAN**

The Chief Officer gave a brief overview of the Council's Community Led Plan and reported on the specific areas relating to Planning & Highways. Councillors were asked to take a project on and champion certain projects, with a lead officer and consult with community to deliver that aspect of the Council's strategy reporting updates to this committee. Projects such as 'Cross Safe' with the implementation of speed identification devices, footpath improvements and traffic calming devices were mentioned. One Councillor volunteered and the Chief Officer asked for more volunteers to come forward after the meeting. She explained this is an ideal opportunity for them to raise their profile with residents and work with the community they represent. *Action: To send projects to the Committee and assign volunteers and arrange a meeting with the Deputy Clerk to progress.*

**PH 023****ITEMS FOR THE NEXT AGENDA**

To be sent to the Chief Officer in advance of the next meeting on 15<sup>th</sup> August 2023.

The meeting closed at: Chairman \_\_\_\_\_

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