

Minute Book: Page 5

Minutes of the **Planning & Highways Committee** of Haydon Wick Parish Council held on **Tuesday 24th June 2025** at 7.00pm in the Parish Council Offices, Thames Avenue, Swindon, SN25 1QQ.

ATTENDANCE

MEMBERS: Councillors A John (Chairman), L Jackson (Vice Chair), S Fateru, P Park and R Ross

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

ALSO IN ATTENDANCE: Councillor V Manro

PH 013 APOLOGIES
Apologies were received and noted from Councillors J Fuller, R Hailstone and A Roupelis (Personal Commitments). There were no apologies from Councillor O Munagala.

PH 014 DECLARATIONS OF INTEREST
There were none.

PH 015 PUBLIC PARTICIPATION
There were two (2) present - Reverend Patches of The St Johns Church and J Ireland to observe the meeting, prior to being co-opted at Full Council.

PH 016 CHAIRMAN'S ANNOUNCEMENTS
Nothing to report.

PH 017 MINUTES OF THE PREVIOUS MEETING
Members reviewed the minutes of the Planning & Highways Committee held on Tuesday 27th May 2025 and agreed that they were a true record.
Proposed: Councillor L Jackson **Seconded: Councillor P Park**
Vote: Agreed one (1) Abstention.
RESOLVED: Members confirmed as a true record the minutes of the meeting held on 27th May 2025.

PH 018 CHIEF OFFICER'S REPORT
Nothing to report.

PH 019 COUNCILLOR REPORTS
Councillor L Jackson – Nothing to report.
Councillor P Park – Nothing to report.
Councillor A Jimmy – Nothing to report.
Councillor S Fateru – Nothing to report.
Councillor R Ross – Nothing to report.
Councillor A John – Nothing to report.

PH 020	PLANNING APPLICATIONS		
	The Committee considered the following applications:		
PH 020.1	S/HOU/25/063	18 Kelly Gardens, Abbey Mead, Swindon, SN25 4YH	Erection of a Rear Dormer Window.
	HWPC Comments: Object – On inspection this appears very overlooked and is therefore a privacy concern. The planned windows are showing as over sized for		

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	the measurements of the elevation. We refer to your SBC SDP guidelines, references 7.8 which refers to the siting of the dormer windows is key to ensure harmony with the surroundings and reference 7.11 where it states the design of the box window including the windows should match and correspond with those existing in terms of proportion, design and siting. Council reiterates the resident concerns including: 1. The extension is out of keeping and the suggested balcony would look directly into the neighbours property and causing privacy concerns. 2. Parking which is already limited. 3. Additional sewage issues that two more bathrooms could cause. 4. Not in keeping with the local area. Committee request the Planning Officer to confirm the contraventions quoted above will be mitigated.		
PH 020.2	S/25/0127	McDonalds Restaurant, North Swindon, SN25 4AN	Erection of a McDonalds drive-thru restaurant, including access, car parking and landscaping (Variation of condition no.3 of S/12/1492 relating to opening hours) from Planning Application S/14/0023. Revised Consultation
	HWPC Comments: Committee wish to reiterate their strong objections to the previously submitted on (25th February 2025 minute ref PH 089.2: <i>‘HWPC strongly object on the grounds that this would be of detriment to the environment in terms of increased noise during anti-social times of the day which would affect many residents in the area. Its believed that opening hours should be restricted due to the location of residential homes’. Action: Please call in to Swindon Borough Council.’</i> Despite the revisions, Committee still want to call this application into SBC’s Planning Committee. They have serious concerns of the potential anti-social behaviour caused by the increased opening hours.		
PH 020.3	S/HOU/25/0652	23 Wicks Close, Haydon Wick, Swindon, SN25 1QH	Single storey side extension to garage and raising the roof of existing garage.
	HWPC Comments: The height on the side extension cannot not be confirmed when visiting the site. The plans do not clearly show the height and boundary lines of the applicants property and therefore Committee were unable to decipher from the plans if the boundary lines rule, we therefore refer to SBC’s SDP guidance Reference 4.11 where minimum gaps from the boundary line is documented - Is this being contravened? Action: Committee request the Planning Officer confirms the boundary line and if the application contravenes SBC’s SDP 4.11.		

PH 021	GRANTS, REFUSALS, WITHDRAWALS, LAWFUL DEVELOPMENTS AND PRIOR APPROVALS			
PH 021.1	021.1 S/HOU/25/0521	7 Bryant Road, Swindon, SN25 1TB	Erection of first floor side extension.	GRANTED
	HWPC Comments: No Objection.			
PH 021.2	021.2 S/HOU/25/0574	21 Marigold Close, Woodhall Park, Swindon, SN2 2SY	Erection of single storey rear extension.	GRANTED
	HWPC Comments: No Objection.			
PH 021.3	021.3 S/LDP/25/0575	18 Pope Close, Abbey Mead, Swindon, SN25 4FN	Certificate of Lawfulness (Proposed) for the change of use of existing dwellinghouse (Class C3) to a children home (Class C2).	GRANTED
	HWPC Comments: Due to the strong public opinion HWPC would like to submit the following comments and strongly objects on the grounds of 1. The parking and access issues to the surrounding roads. 2. The noise nuisance caused by including deliveries, visitors and staff on a rolling 24hr basis. And the noise caused by the proposed games room at the back of the property. 3. There were also strong concerns about the proximity of the proposed Children's Home to a Public House. 4. The Parish Council and residents request an explanation as to why the Planning Team at SBC has been granted the Certificate early and before their own determination deadline of 2nd July 2025. This has caused the residents additional anxiety and mistrust of SBC's Planning process, who commented their presence at this evening's meeting was pointless. The Parish Council encouraged all 12 members of the public present at this evening's meeting to submit their comments to the Planning Authority. A journalist was also present and will be covering the story in the BBC News.			

PH 022

HIGHWAYS MATTERS

Cold Harbour Junction – Capacity Concerns. Chairman gave an overview of Will Stones (MP) response. The bridge over the A419 needs to be put in place before any building commences. The junctions are already over capacity and the traffic is noticeably heavier. This will be deferred until July's Planning & Highways meeting for further discussion and Councillors to put in a plan of action. The appropriate Ward Councillors will be asked to assist on this matter.

Action: Meetings Administrator to contact Ward Councillors.

PH 023

ITEMS FOR THE NEXT AGENDA

To be sent to the Chief Officer in advance of the next meeting on 22nd July 2025.

The meeting closed at: 7.15pm.

Chairman _____

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