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Minutes of the **Planning & Highways Committee** of Haydon Wick Parish Council held on **Tuesday 26<sup>th</sup> August 2025** at 7.00pm in the Parish Council Offices, Thames Avenue, Swindon, SN25 1QQ.

**ATTENDANCE**

**MEMBERS:** Councillors A John (Chairman), L Jackson (Vice Chair), R Hailstone, O Munagala, P Park and R Ross.

**OFFICER:** Georgina Morgan-Denn, Chief Officer/Clerk & RFO

**ALSO IN ATTENDANCE:** Councillor R Worman

**PH 036 APOLOGIES**

Apologies were received and noted from Councillors J Fuller and J Ireland (personal commitments). There were no apologies received from Councillor S Fateru.

**PH 037 DECLARATIONS OF INTEREST**

There were none.

**PH 038 PUBLIC PARTICIPATION**

Three members of the public were present. One had issues relating to high fences and footpath issues. The Chief Officer will pass on her contact details to help signpost the resident to Ward Councillors. Two members of North Swindon Policing Team were also present. The meeting discussed parking issues at Catherine Wayte School and it was suggested to email SBC Ward Councillors to highlight to issue.

**PH 039 CHAIRMAN'S ANNOUNCEMENTS**

There were none.

**PH 040 MINUTES OF THE PREVIOUS MEETING**

Members reviewed the minutes of the Planning & Highways Committee held on Tuesday 22<sup>nd</sup> July 2025 and agreed that they were a true record.

**Proposed: Councillor L Jackson**      **Seconded: Councillor P Park**

**Vote: Agreed with three (3) Abstentions.**

**RESOLVED: Members confirmed as a true record the minutes of the meeting held on 22<sup>nd</sup> July 2025.**

**PH 041 CHIEF OFFICER'S REPORT**

Nothing to report.

**PH 042 COUNCILLOR REPORTS**

**Councillor R Hailstone:** Update that J16 planning application is still not yet determined by Wiltshire Council. The developers had to make various changes to the plan and the deadline for the decision is 31.10.25.

**Councillor R Worman:** Requested an update on the boundary position between HWPC and Swindon North Central as residents in Haydon View are keen to understand. Outstanding issue with Road Signage is not yet resolved. This matter has been escalated to Ward Councillors. The Chief Officer made it clear that SBC don't respond to her continual chases on a lot of these issues.

**Councillor A John:** Provided a brief update on the 20mph consultation at Bryony Way some of the feedback received to date, suggests that double yellow lines may be better than lowering the speed limit.

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

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| <b>PH 043</b>   | <b>PLANNING APPLICATIONS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                   |                                                                                                                                     |                |
|                 | The Committee considered the following applications:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                   |                                                                                                                                     |                |
| <b>PH 043.1</b> | <b>S/HOU/25/0931</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 44 The Boulevard, Taw Hill, Swindon, SN25 1WD     | Erection of single storey rear extension, conversion of garage into habitable space, internal reconfiguration and associated works. |                |
|                 | <b>HWPC COMMENTS: Objection.</b> The plans indicate two spaces will be removed because of this development. <b>Committee request the Planning Officer to verify if parking is adequate for this size of dwelling.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                   |                                                                                                                                     |                |
| <b>PH 043.2</b> | <b>S/HOU/25/932</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 28 Downland Road, Woodhall Park, Swindon, SN2 2RD | Increase in roof height to facilitate a rear dormer window.                                                                         |                |
|                 | <b>HWPC COMMENTS: Objection.</b> The development is not in keeping with the local area. Represents a privacy concern. 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.<br><br><b>Committee request the Planning Officer to confirm the contraventions quoted above will be mitigated.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                   |                                                                                                                                     |                |
| <b>PH 043.3</b> | <b>S/HOU/25/0982</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 48 Cranborne Chase, Taw Hill, Swindon, SN25 1FH   | Erection of single storey rear extension and front garage extension.                                                                |                |
|                 | <b>HWPC COMMENTS: No Objection.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                   |                                                                                                                                     |                |
| <b>PH 044</b>   | <b>GRANTS, REFUSALS, WITHDRAWALS, LAWFUL DEVELOPMENTS AND PRIOR APPROVALS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                   |                                                                                                                                     |                |
| <b>PH 044.1</b> | <b>S/HOU/25/0636</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 18 Kelly Gardens, Abbey Meads, Swindon, SN25 4YH  | Erection of a Rear Dormer Window.                                                                                                   | <b>REFUSED</b> |
|                 | <b>HWPC Comments:</b> On inspection this appears very overlooked and is therefore a privacy concern. The planned windows are showing as oversized for 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:<br><ol style="list-style-type: none"> <li>1. The extension is out of keeping and the suggested balcony would look directly into the neighbours property and causing privacy concerns.</li> <li>2. Parking which is already limited.</li> <li>3. Additional sewage issues that two more bathrooms could cause.</li> <li>4. Not in keeping with the local area.</li> </ol> <b>Committee request the Planning Officer to confirm the contraventions quoted above will be mitigated.</b> |                                                   |                                                                                                                                     |                |

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| PH 044.2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | S/HOU/25/0652  | 23 Wicks Close,<br>Haydon Wick,<br>Swindon, SN25<br>1QH                                                                | Single storey side<br>extension to garage and<br>raising the roof of existing<br>garage (part<br>retrospective).                                                                                   | <b>GRANTED</b>                                    |
| <b>HWPC Comments: The height on the side extension cannot 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 SDP 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 is contravening SBC SDP 4.10.</b> |                |                                                                                                                        |                                                                                                                                                                                                    |                                                   |
| PH 044.3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | S/AGRI/25/0668 | Easter Bank of the<br>River Ray,<br>Western Boundary<br>of Mouldon Hill<br>Country Hill<br>Thamesdown<br>Drive Swindon | Prior approval application<br>for installation of 2no<br>wetland habitat areas for<br>plants and animals.                                                                                          | <b>REFUSAL</b>                                    |
| <b>HWPC Comments: Not Required to Comment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                |                                                                                                                        |                                                                                                                                                                                                    |                                                   |
| PH 044.4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | S/PHOU/25/0798 | 3 Hudson Way,<br>Abbey Meads,<br>Swindon, SN25<br>4WJ                                                                  | Prior Approval<br>Notification for the<br>erection of a<br>conservatory measuring<br>6.40m (from original rear<br>wall), 2.70m (maximum<br>height) and 2.20m<br>(height to eaves).                 | <b>PRIOR<br/>APPROVAL<br/>IS NOT<br/>REQUIRED</b> |
| <b>HWPC Comments: Not Required to Comment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                |                                                                                                                        |                                                                                                                                                                                                    |                                                   |
| PH 044.5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | S/PHOU/0814    | 62 Sunningdale<br>Road, Swindon,<br>SN25 3AZ                                                                           | Prior Approval<br>Notification for the<br>erection of a single<br>storey rear extension<br>measuring 4.16m (from<br>original rear wall), 3.79m<br>(maximum height) and<br>2.67m (height to eaves). | <b>PRIOR<br/>APPROVAL<br/>IS NOT<br/>REQUIRED</b> |
| <b>HPWC Comments: Not Required to Comment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                |                                                                                                                        |                                                                                                                                                                                                    |                                                   |

**PH 045** **APPEAL NOTIFICATION S/HOU/25/0636:** Members noted the appeal.

**PH 046** **ACTIONS ARISING FROM PREVIOUS PLANNING & HIGHWAYS MEETINGS**  
Noted there are no actions arising from previous committee meetings.

**PH 047** **ITEMS FOR THE NEXT AGENDA**  
To be sent to the Chief Officer in advance of the next meeting on 23<sup>rd</sup> September 2025.

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

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**The meeting closed at: 7.28PM**

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**Chairman**

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