

## WROUGHTON PARISH COUNCIL



### **PLANNING, SAFETY & HIGHWAYS COMMITTEE**

Minutes of the meeting held on 27 February 2019 at 7.30pm  
in the Ellendune Community Centre

- Present** Cllr H Dosanjh (Chair)  
Cllr J Hewer  
Cllr H Hodd  
Cllr A Richards
- Clerk** Oliver Armstrong (Administration Officer)
- Public** 0
- PSH/127** **Apologies**  
Apologies were received from Cllr P Bhardwaj, Cllr S Harcourt, Cllr Spry and Cllr C Kennedy.
- PSH/128** **Declarations of Interest & Applications for Dispensation**  
No declarations of interest or applications for dispensation.
- PSH/129** **Public Questions**  
There were no members of the public present.
- PSH/130** **Minutes**  
Members **RESOLVED** to approve the minutes from the Planning, Safety & Highways committee meeting on 13 February 2019.
- PSH/131** **Planning Applications to be Examined**
- PSH/131.1** **Application number:** S/RES/18/1844  
**Location:** Parcel 1, Middle Wichel, Mill Lane, Wichelstowe, Swindon
- Proposal:** Erection of 109no. Dwellings – Reserved Matters from previous outline permission S/13/1524
- Decision:** No objection
- However Wroughton Parish Council believe this is a missed opportunity to provide a more interesting building in the South East corner of the development. The building is relatively bland in comparison with the nearby Hall & Woodhouse development.



**PSH/132**      **Planning Decisions – Swindon Borough Council**

Members **NOTED** the decisions of Swindon Borough Council.

**Granted:**

- PSH/132.1**      **Application number:** S/LDE/18/2040  
**Location:**                      Costow Farm Cottages, 3 Costow Farm, Wharf Road, Wroughton, Swindon
- Proposal:**                      Certificate of Lawful Development (Existing) for the use of the building as office (Use Class B1)
- WPC Comments:**              No objection.
- PSH/132.2**      **Application number:** S/18/1865  
**Location:**                      Washbourne House, 77A High Street, Wroughton, Swindon, SN4 9JU
- Proposal:**                      Change of use from offices (Use Class B1) to rehabilitation and well being hub (Use Class D1)
- WPC Comments:**              No objection subject to the satisfaction of the Highways Department.
- PSH/132.3**      **Application number:** S/18/1615  
**Location:**                      126 Perrys Lane, Wroughton, Swindon, SN4 9AJ
- Proposal:**                      Conversion of existing studio flats into 1no. attached dwelling.
- WPC Comments:**              No objection subject to a condition that the original house and adjoining dwelling are not sold separately.
- PSH/132.4**      **Application number:** S/17/2097  
**Location:**                      Artis Farm, Swindon Road, Wroughton, Swindon
- Proposal:**                      Erection of 13no. Dwellings and associated works.
- WPC Comments:**              Object on the grounds that the proposal makes no provision for affordable housing. Wroughton Parish Council disagree with the cynical attempt to reduce the boundary size.
- Does not comply with Wroughton Neighbourhood Plan policy RH1. Any housing development of more than 15 homes must have a target of 30% for the provision of affordable housing (see footnote on page 5), as defined in the National Planning Policy Framework, unless a higher figure is required by policies adopted by Swindon Borough Council, in which case the developer will meet the higher target. Where on site provision is not suitable, a proportionate contribution should be provided for affordable housing elsewhere within the Parish of Wroughton.

**PSH/133**

**Exclusion of Press and Public**

To resolve in accordance with Standing Order 3 (d) that 'in view of the confidential nature of the business about to be transacted, it is advisable in the public interest that the press and public be temporarily excluded and they be instructed to withdraw'.

Reason: Confidential application and personal information.

**PSH/134**

**Pre-Planning Application**

Members **RESOLVED** to agree a response to the pre planning application.

**PSH/135**

**Local Intervention**

Members **RESOLVED** to agree a response to the police in relation to a local intervention for a youth offender.

**PSH/136**

**Chairs Report**

The Chair stated she had received an update from Cllr Cathy Martyn following her meeting with two Linden representatives, a SBC planning officer and SBC highways officer. The meeting was in relation to the pedestrian crossing on Swindon Road. Members present at this meeting agreed on the necessity of a pedestrian crossing in this location.

The Chair explained that the Clerk had received an email from Tom Buxton following her update from Cllr Martyn. He stated in his email that there were currently 2 planning applications pending on the Linden Homes site, one for the variation of condition 11 of the original consent to remove the requirement for the developer to install a crossing and one for the re-design of the southern part of the site to accommodate 16 additional dwellings.

Linden have now commissioned a site survey in the vicinity of the Perrys Lane junction. The crossing would be in the form of a central refuge point, tactile paving and lighting. He also stated that SBC Highways had advised a light controlled crossing would not be achievable due to safety reasons so this option would not be pursued.

Cllr Harcourt agreed that the application for the variation of condition 11 was reasonable considering the constraints of the location and the type of pedestrian crossing that can be provided. Members agreed that the crossing alternative was reasonable and would consider retracting the request for the application to be considered by SBC Planning Committee.

Members also discussed the application for an amendment to previous reserved matters application S/RES/17/0635 to include an additional 16 dwellings. The members stated that the appeal was for 100 homes and there was no outline planning for the additional 16 dwellings. The committee members considered this to be an overdevelopment and would be unwilling to retract the request for the application to be considered by SBC Planning Committee.

The Chair understood Cllr Martyn was attempting to arrange a meeting between the Parish Council and SBC officers on 13<sup>th</sup> March 2019.

The Chair had drafted a leaflet which encouraged residents to provide comments based on the SHELAA sites in the village. Members agreed that the residents on Swindon Road and Moormead Road should receive this leaflet as there are several sites adjoining these roads. The draft document would be circulated to the committee by the Chair for consideration or amendment at the next Planning, Safety & Highways meeting.

The Chair explained that Police Inspector David Tippetts would be attending the next Full Council meeting on 18<sup>th</sup> March 2019 to discuss general criminal behaviour in the village.

Cllr Richards had been contacted by a resident on Hay Lane who questioned why S106 money had not been spent on traffic calming in this area. Members suggested this was not forthcoming due to the proposed future alteration of the road in conjunction with the access road to Wichelstowe. Cllr Harcourt also stated the trigger point for occupancy in Wichelstowe had not yet been achieved.

The meeting closed at 9:00pm

Signed.....

Date.....

Chairman of Planning, Safety & Highways