

WROUGHTON PARISH COUNCIL



PLANNING & HIGHWAYS COMMITTEE

Minutes of the meeting held on 2 October 2019 at 7:30pm
in the Ellendune Community Centre

Present Cllr H Dosanjh (Chair)
Cllr A Richards
Cllr J Hewer
Cllr H Hodd
Cllr D Martyn

Clerk Oliver Armstrong (Administration Officer)

Public 0

PH/54 **Apologies**
Apologies were received from Cllr G Ratcliffe, Cllr P Bhardwaj and Cllr Campisano.

PH/55 **Declarations of Interest & Applications for Dispensation**
There were no declarations of interests or applications for dispensation.

PH/56 **Public Questions**
There were no members of the public.

PH/57 **Minutes**
Members **RESOLVED** to approve the minutes from the Planning & Highways committee meeting on 4 September 2019.

PH/58 **Planning Applications to be Examined**

PH/58.1 **Application number:** S/HOU/19/1302
Location: 55 Woodland View, Wroughton, Swindon, SN4 9AA

Proposal: Conversion of garage to office/study.

Decision: No objection

Wroughton Parish Council note this has already been built.

PH/58.2 **Application number:** S/HOU/1253
Location: 32 Priors Hill, Wroughton, Swindon, SM4 0RW

Proposal: Erection of single storey rear/side extension and construction of dropped kerb.

Decision: Object

Wroughton Parish Council would like to thank the Highway Officer for taking the time to make a site visit. We agree with his concerns as to the lack of credible information regarding the applicant's ability to meet the standards required for safe visibility.

PH/58.3 **Application number:** S/HOU/19/1354
Location: 29 Moormead Road, Wroughton, Swindon, SN4 9BU

Proposal: Erection of a two storey side and single storey rear extension.

Decision: No objection.

PH/58.4 **Application number:** S/19/1355
Location: 126 Perrys Lane, Wroughton, Swindon, SN4 9AJ

Proposal: Conversion of existing dwelling and erection of 1no. dwelling and associated works.

Decision: Object

The dwelling would be out of character with surrounding dwellings of Perrys Lane.

The dwelling would have no amenity space, a poor outlook and limited daylight, especially when cars are parked on the drive.

The limited amenity space would be diminished further with the addition of another car parking space and bin store.

There would be no visitor parking spaces available for this dwelling, 26 Perrys Lane and 26a Perrys Lane.

The lounge shown on the plans is accessed by five doors from different rooms and the front door, which would leave limited space for furniture or living. This is not the high quality of design encouraged by Swindon's Supplementary Planning Documents.

If the officer is minded to approve this application the council would request a condition that the dwelling must not be sold as a separate property.

PH/58.5 **Application number:** S/19/1359
Location: Paddock West, 22 Devizes Road, Wroughton, Swindon, SN4 0RZ

Proposal: Object

This application does not comply with Wroughton's Neighbourhood Plan policy HV3 "Any proposal for

development or redevelopment within the “heart of the village” must demonstrate a high quality of design which is sympathetic to existing buildings and Wroughton’s heritage”.

The application seeks to demolish part of a 19th century cottage – one of a row which fronts the A4361 and which is highly visible, and replace it with a separate building which is completely out of character with the remaining cottages. We have concerns regarding the safety of the access arrangements for the car parking spot, which appears to necessitate a car to reverse onto or out of the site from a very busy main road. It appears to be an overdevelopment of the plot.

If the planning officers are minded to grant this application, Wroughton Parish Council asks that it be brought before Planning Committee.

Decision: No objection.

PH/58.6 **Application number:** S/COND/19/1318
Location: Land South of Waitrose Store, Mill Lane, Wichelstowe

Proposal: Discharge of condition 3 (Traffic Calming) from previous permission S/RES/18/1844

Decision: No objection subject to the plans meeting the satisfaction of the relevant officer form the technical functions.

PH/58.7 **Application number:** S/RES/19/0938
Location: South of Parcel 1, Middle Wichel, Swindon

Proposal: Part of the Croft Road to Hay Lane link highway and canal infrastructure following outline planning application S/13/1524

Decision: No objection subject to the plans meeting the satisfaction of the relevant officer form the technical functions.

Wroughton Parish Council would request reducing the speed limit from 50mph to 30mph on the stretch of road extending from the 20mph zone on Mill Lane to the Wharf Road junction.

PH/58.8 **Application number:** S/RES/19/0939
Location: South of Parcel 1, Middle Wichel, Swindon

Proposal: Discharge of conditions 13 (Hydrological Method Statement), 15 (Foul Water Drainage Strategy) and 16 (Surface Water Drainage Strategy) from planning permission S/13/1524.

Decision: No objection subject to the plans meeting the satisfaction of the relevant officer form the technical functions.

PH/59 **Planning Decisions – Swindon Borough Council**
Members **NOTED** the decisions of Swindon Borough Council.

Granted:

PH/59.1 **Application number:** S/HOU/19/1063
Location: 3 Markham Road, Wroughton, Swindon, SN4 9JT

Proposal: Erection of single and two storey rear extensions and rear dormer window.

WPC Comments: No objection.

PH/59.2 **Application number:** S/19/1197
Location: 93 High Street, Wroughton, Swindon, SN4 9JZ

Proposal: Conversion of existing annex into separate dwelling, (without compliance with conditions 4, 5 & 6 on permission S/19/0768)

WPC Comments: Wroughton Parish Council support and expect the conditions of 4 & 5 to be upheld but would agree that condition 6 can be withdrawn.

PH/59.3 **Application number:** S/HOU/19/1118
Location: Castle House, 3 Church Hill, Wroughton, Swindon, SN4 9JR

Proposal: Erection of annex and replacement garage.

WPC Comments: No objection.

Refused:

PH/59.4 **Application number:** S/19/0975
Location: Land adjoining Coach House, 18A High Street, Wroughton, Swindon, SN4 9JX

Proposal: Erection of 1no. dwelling and associated works.

WPC Comments: Wroughton Parish Council are unable to recognise any change from application S/19/0018 and also support the comments from the neighbouring property 18A.

The proposed development does not conform to Swindon Borough Councils Backland and Infill Development SPD on the access to the new dwelling.

We are concerned about the increase in vehicles using the access and emerging onto High Street where visibility is poor.

The site is situated in the heart of the village and the poor quality design does not comply with the Neighbourhood Plan Policy HV3.

We consider this to be an overdevelopment.

PH/60

Chairs Report

The Chair and Cllr Hewer visited Westleaze Farm to view the site and discuss an application with the land owners. The land owners have submitted numerous planning applications including conversion of an old milking parlour into business units, a barn into two self contained apartments and the build of 9 houses alongside the canal, but are unable to get definitive decisions (and clear reasons for decisions) for all of these applications from Officers at Swindon Borough Council. The Chair stated that the land owners are in an unusual position, given their proximity to the Wichelstowe development, and it would be worth communicating with officers to ascertain whether these decisions were the result of confusion as to the status of their land now that they are a farm, but no longer in a rural area.

The Chair asked whether the Administration Officer could look into the planning history of the property and report back.

The Chair provided an update on the Linden Crossing on Swindon Road. The Chair suggested Cllr Ford and Cllr Martyn are in contact with Mr Syed Shah (SBC Service Manager, Transport Development & Streetworks) to ensure this project is progressed. In response, Mr Shah stated that Swindon had been liaising with Linden and progress was also being tracked by regular meetings with Cllr Penny.

The Road Safety Auditor had raised concerns in regard to visibility and as a result Linden have been instructed to take a whole scheme approach. Once this had been accomplished, the outcome of the review will inform Swindon's recommendation.

The committee discussed work load and agreed to share the work load more evenly to ease the pressure from the Chair.

The meeting closed at 8:49pm

Signed.....

Date.....

Chairman of Planning & Highways