

WROUGHTON PARISH COUNCIL



PLANNING & HIGHWAYS COMMITTEE

Minutes of the meeting held on 24 February 2021 at 7:30pm
via Zoom

- Present** Cllr P Bhardwaj
Cllr H Dosanjh
Cllr J Hewer
Cllr J Kemble
Cllr D Martyn (Chair)
Cllr A Richards
- Clerk** Oliver Armstrong (Deputy Clerk)
- Public** 0
- PH/78** **Apologies**
Apologies were received from Cllr L Campisano, Cllr G Ratcliffe and Cllr D Philips.
- PH/79** **Declarations of Interest & Applications for Dispensation**
Cllr Dosanjh stated an interest in application S/RES/20/0555 (Land to Rear of Woodland View) as she is a resident on Woodland View.
- PH/80** **Public Questions**
No members of the public were present.
- PH/81** **Minutes**
Members **RESOLVED** to approve the the minutes from the Planning & Highways committee meeting on 17 February 2021.
- PH/82** **Chairs Report**
The Chair welcomed Cllr J Kemble onto the Planning & Highways committee.
- PH/83** **Planning Applications to be Examined**
- PH/83.1** **Application number:** S/RES/20/0555
Location: Land to the Rear of Woodland View, Wroughton, Swindon.
- Proposal:** Erection of 104no. dwellings, traffic roundabout, roads and associated works – Reserved Matters from previous outline permission S/OUT/20/0556
- Decision:** No objection subject to the following
- Clyde Cottages**
WPC is deeply disappointed by the complete lack of empathy that the developers have shown toward the residents of Clyde Cottages. There has been no increase in the amount of

space allowed between the rear of Clyde cottages and the boundary line of the proposed properties numbers 75-82 to allow existing residents access to the rear of their properties.

The proposed distance between the rear garden boundaries of Clyde Cottages and the boundary line of the rear gardens of properties numbered 75 – 82 is approximately 1.3 metres. In addition, this narrow strip of land is not flat, but has pipes emerging at intervals and deep holes. This green area is all that remains of a Victorian track that conveyed bricks out of the brick works, and is currently used as a communal green space maintained and enjoyed by the residents. This space has helped create a sense of community and provides some compensation for the poor state of the unadopted roads which form the access to this row of houses.

More vitally it is the only space wide enough to allow emergency vehicles to get near these houses as the track to the front is too narrow.

WPC supports comments made by Councillors Martyn and Ford regarding the difference in appearance and scale between Clyde Cottages and the proposed houses behind their gardens. While Clyde Cottages present a typical Victorian worker's terrace of narrow frontage, the design of the buildings behind is more square and block like, which is unsympathetic to the older properties. In addition, they are proposed to be built on slightly higher land, potentially giving future occupants an unfettered view onto the rear elevations and gardens of the cottages

Wroughton Parish Council asks that the developer makes good the access roads leading from Swindon Road and the track running along the front of Clyde Cottages with tarmac, so that they are passable by all users after rain. This is partly as a goodwill gesture, but also because WPC believes that the eight parking spaces planned to be installed alongside number 17 Woodland View are insufficient, and that Swindon road residents who currently park on the spur road (14 -16 cars are regularly parked here, along the pavement and in the adjacent bus stop) will attempt to park along roads in the new development, rather than behind their houses, as the unadopted track is so pot holed

Boundary Treatments

WPC is keen to ensure that the developer provides appropriate boundary treatments for existing properties, mindful of their needs for privacy and security.

Wildlife

WPC supports Wiltshire Swifts request for the inclusion of bricks suitable for swifts and other wildlife, which are an inexpensive way of compensating for the loss of habitat.

PH/84

Decisions

Members **NOTED** the planning decisions.

Refused

PH/84.1

Application number: S/20/1524

Location: 126 Perrys Lane, Wroughton, Swindon

Proposal: Change of use of garage/workshop to 1no dwelling, extension of existing dropped kerb and associated works.

The meeting closed at 8:21pm

Signed.....

Date.....

Chairman of Planning & Highways