

## WROUGHTON PARISH COUNCIL



### PLANNING & HIGHWAYS COMMITTEE

Minutes of the meeting held on 27 July 2022 at 7:30pm  
at The Ellendune Community Centre, Wroughton, Swindon, SN4 9LW

- Present** Cllr H Dosanjh (Vice-Chair)  
Cllr L Campisano  
Cllr J Hewer  
Cllr J Kemble
- Cllr G Overbury (not on committee)
- Clerk** Oliver Armstrong (Deputy Clerk)
- Public** 0
- PH/30** **Apologies**  
Apologies were received from Cllr L Gough and Cllr B Keetch.
- PH/31** **Declarations of Interest & Applications for Dispensation**  
There were no declarations of interest or applications for dispensation.
- PH/32** **Public Questions**  
No public in attendance.
- PH/33** **Minutes**  
Members **RESOLVED** to approve of the minutes from the Planning & Highways committee meeting on 13 July 2022.
- PH/34** **Chairs Report**  
The Chair had no report.
- PH/35** **Planning Applications Examined**
- PH/35.1** **Application number:** S/RES/22/1052  
**Location:** Parcel 8, Middle Wichel, Wichelstowe, Swindon
- Proposal:** Erection of 138no. dwellings and associated works – Reserved Matters from previous outline permission S/13/1524.
- Comment:** No objection
- WPC supports the comments from the Environmental Health Officer.
- It is disappointing to see tandem parking spaces, which in practice encourages on road parking.

WPC would like to be consulted on the street names for all developments in Wichelstowe, including parcel 8.

- PH/35.2**      **Application number:** S/22/1005  
**Location:**      Artis Cottage, 1 Swindon Road, Wroughton, Swindon, SN4 9AG
- Proposal:**      Change of use of B&B and detached garage (use class C1) to a 9no. bed HMO (sui generis).
- Comment:**      Objection
- WPC believes this is a cynical overdevelopment for the size of the property, especially the reconfiguration of the garage. The plans show inadequate parking for an HMO, the removal of the garage also reduces the amount of available parking. There is a lack of amenity space for the occupants.
- WPC strongly supports the comments of the Duty Environmental Health Officer.
- PH/35.3**      **Application number:** S/HOU/22/0952  
**Location:**      Paddocks West, 22 Devizes Road, Wroughton, Swindon, SN4 ORZ
- Proposal:**      Erection of a two storey side and single storey rear extension.
- Comment:**      WPC welcomes the improved design, which is in keeping street scene. However, WPC has not been provided with visual evidence of 'derelict' rooms to necessitate the extent of the demolition.
- WPC understands the lean to section needs to be demolished but uncertainty surrounds the need to demolish the original 2 story section. The building should retain as much as possible of the original front two storey elevation subject to the structural integrity.
- The historic building is in the heart of the village and should be rebuilt sympathetically.
- PH/35.4**      **Application number:** S/HOU/22/1012  
**Location:**      25 Dunbar Road, Wroughton, Swindon, SN4 9DS
- Proposal:**      Erection of single storey side and rear extensions, 2no. front/rear dormer windows and replacement detached garage.
- Comment:**      Object
- The proposed development disrupts the street scene and the blank façade is not in keeping with the neighbouring

properties. The dormers are an overdevelopment and not in keeping with the original property.

The vehicle access to the garage would be constrained due to the narrow sections between the building and the neighbours boundary.

The redevelopment of garage should not reduce the amount of light into the neighbouring property and should comply with the 75mm distance and 45 degree rules. There is no indication of the height of the garage listed.

If the Planning Officer is minded to approve the application, WPC requests that the garage should not be used as a habitable building.

**PH/35.5**      **Application number:** S/HOU/22/0985  
**Location:**                      76 Priors Hill, Wroughton, Swindon, SN4 0RW  
  
**Proposal:**                      Erection of a single storey rear extension.  
  
**Comment:**                      No objection.

**PH/36**      **Planning Decisions**  
Members **NOTED** the planning decisions, a copy of which appears as appendix A in the minute book.

The meeting closed at 8:22pm

Signed.....

Date.....

Chairman of Planning & Highways