



PLANNING COMMITTEE

Minutes of the meeting held on 04 April 2018 at 7.30pm
in the Ellendune Community Centre

Present Cllr H Dosanjh (Chair)
Cllr J Hewer
Cllr B Kingstree
Cllr A Richards

Clerk Oliver Armstrong (Administration Officer)

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PL/114 **Apologies**
Apologies were received from Cllr S Pagett, Cllr S Harcourt, Cllr H Woodward and Cllr A Spry.

PL/115 **Declarations of Interest & Applications for Dispensation**
There were no declarations of interest nor applications for dispensation.

PL/116 **Public Questions**
Mr Kennedy made representations regarding the NPPF draft consultation and neighbourhood planning. He stated the advent of localism was made to provide rights and responsibilities to local communities, this was achieved through neighbourhood plans. The neighbourhood plan becomes part of the local plan, which is at a higher level i.e. the county plan.

Mr Kennedy suggested the significance of a neighbourhood plan in a planning inspectorate decision needs to be re-evaluated. He believed that a neighbourhood plan should carry the highest priority for housing decisions within the area covered by the neighbourhood plan but that a neighbourhood plan should be subject to constant evaluation of its achievement. A non-achieving neighbourhood plan should lose its high priority in planning decisions.

He added that if it is accepted that the current system is deficient in reaching decisions, it could be rectified by regarding inappropriately approved development as being part of the achievement of a neighbourhood plan.

The Chair brought agenda item 6 forward

PL/117 **Draft National Planning Policy Framework Consultation**
Members discussed the consultation for the draft NPPF and considered how to respond. Members agreed that as there was so much to read and digest, prior to any lead from NALC on this issue, to defer this item and individually review the draft documents before forming a response at the next meeting.

PL/118 **Planning Applications**

PL/118.1	Application number:	S/HOU/18/0426
	Location:	22 Bladen Close, Wroughton, Swindon, SN4 9LQ
	Proposal:	Erection of a two storey side and single storey rear extension.
	Decision:	Objection: The proposed side extension is not set back 900mm from the principal elevation. The proposed extension external wall does not run parallel to the existing side wall on the dwelling but is built at an angle. The proposed ridge height is not subservient to the existing dwelling (SPD states minimum 0.5m reduction in height There is no indication that that there is 75mm separation between the proposed extension and the boundary line. The proposed plan does not indicate a 150mm separation from the second floor windows and the ridge of the rear single storey extension.
PL/118.2	Application number:	S/18/0463
	Location:	Whitehouse Farm, Wharf Road, Wroughton, Swindon
	Proposal:	Erection of a new dairy/milking parlour and new cattle barn.
	DECISION:	Wroughton Parish Council support the application.
PL/118.3	Application number:	S/HOU/18/0490
	Location:	5 Wharf Road, Wroughton, Swindon, SN4 9LE
	Proposal:	Erection of a two storey side extension.
	DECISION:	Objection: Wroughton Parish Council would urge the applicant re-evaluate the proposed development to ensure that the historical aspect of the building (originally built as a police station and employee residence) is retained in the appearance of the extension and in its roof design.

The lack of symmetry in relation to the proposed extension when compared to the adjoining neighbouring property would not only disrupt the street scene but will also be out of character with the original intention of the two buildings.

We would also request that the heritage officer is approached for comment on any proposed development to this property.

PL/119 Planning Decisions – Swindon Borough Council

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

Granted:

PL/119.1 Application number: S/HOU/19/0165
Location: 49 Ellington Road, Wroughton, Swindon, SN4 9HX

Proposal: Erection of a front and rear dormer windows.

WPC Comments: No objection.

Certificate of Lawful Development:

PL/119.2 Application number: S/LDP/18/0364
Location: 82 Priors Hill, Woughton, Swindon, SN4 0RW

Proposal: Certificate of Lawful Development (Proposed) for the erection of a single storey rear extension.

Prior Approval not required:

PL/119.2 Application number: S/LDP/18/0089
Location: 74 Kerrs Way, Wroughton, Swindon, SN4 9EQ

Proposal: Certificate of lawfulness (Proposed) for the conversion of garage into an annexe and a single storey rear extension.

PL/120 Chairs Report

The Chair had nothing to report.

The meeting closed at 8:29pm

Signed.....

Date.....

Chairman of the Council