



PLANNING, SAFETY & HIGHWAYS COMMITTEE

Minutes of the meeting held on 25 July 2018 at 7.30pm
in the Ellendune Community Centre

Present

Cllr H Dosanjh (Chair)
Cllr A Richards (Vice-Chair)
Cllr S Harcourt
Cllr J Hewer
Cllr A Spry

Cllr H Hodd
Cllr C Kennedy

SBC

Cllr Cathy Martyn

Clerk

Oliver Armstrong (Administration Officer)

Public

10

PSH/032

Apologies

Apologies were received from Cllr P Bhardwaj and Cllr S Pagett.

PSH/033

Declarations of Interest & Applications for Dispensation

There were no declarations of interest nor applications for dispensation.

Standing orders were suspended 19:31

PSH/034

Public Questions

A resident explained that he had submitted a similar application to S/18/1033 - the application for Langton Park for 14 homes - on a nearby site which was refused for reasons such as being outside the settlement boundary and potential damage to the AONB.

A resident from Langton Park suggested that there was a previous application for this site which was refused, the situation on the site had not changed and the applicant does not demonstrate how to resolve issues.

The site access was along a private road and the owner stated he would refuse site access via this route as HGVs would damage the road further.

A resident was concerned that if Hospital Road was to be repaired then it could become a location for speeding or racing. The owner of the private road confirmed that traffic calming would be included in the scheme to repair the road and also include a safe footpath.

According to several residents of Langton Park no communication had been received from the applicants regarding the application. It also appeared that the plan included

privately owned land and a resident suggested that a basic land registry was not completed prior to submitting the application.

A resident asked whether the bus would still have a service to the bus stop at the end of Overtown Hill following recent notification of a change to the service along Hospital Road.

Cllr Hewer stated that the Wroughton Parish Council had not been consulted on this change of service and confirmed that the council were trying to obtain further information.

Cllr Hewer also stated he was sceptical about the support comments received and believed that the content should be disregarded.

Standing orders were re-instated 19:43

PSH/035 **Planning Applications**

Standing orders were suspended 20:01

A resident believed that the shop owner's lease was coming to an end in the forthcoming year

Cllr Hewer, also on the Alexandra Park Residents Association, believed the shop lease had an 80 year perpetuity on a peppercorn rent.

Standing orders were re-instated 20:02

PSH/035.1	Application number:	S/18/1033
	Location:	Land at Langton Park, Wroughton, Swindon
	Proposal:	Erection of 18no. Dwellings with associated access, parking and landscaping
	Decision:	Objection
		The site is not allocated for development in the Wroughton Neighbourhood Plan 2016 – 2026.
		The site does not comply with policy RH3 and windfall sites as it does not lie within the village settlement boundary.
		The site does not comply with policy RH4 of the Wroughton Neighbourhood Plan as it does not provide convenient and safe route for pedestrians, people with disability or cyclists, or provide convenient linkages with public transport.
		The site was formerly used as an electricity sub-station. Highly toxic coolant oils, containing polychlorinated

biphenyls were often stored and used at such sites. The applicant has not provided any evidence that the site has been de-contaminated or that an investigation to establish the absence of any pollutant has been carried out.

The Transport Study is grossly inadequate in that it only sets out how the proposed development will connect to the existing Thorney Park and Langton Park Estate roads, but does not set out the road connections between these isolated estates and the rest of Wroughton or Swindon. Walking or driving access to Wroughton by Priors Hill is difficult as the road is extremely narrow with blind bends and summits. The only other access is by a poorly maintained private road, which is almost unusable by normal vehicles. Earlier this year maintenance work in Priors Hill was cancelled because the Borough's traffic engineers were unable to find a safe way of gaining access to properties. Access to the proposed development by construction traffic and then resident's vehicles will only exacerbate an already unsatisfactory situation. This, and any other development in this area should only be considered if the developer is able to put in place a scheme to limit traffic on Priors Hill and an agreement on the use of the Hospital Road which provides for its future maintenance.

The Planning Statement (Para. 46) claims there is a bus stop within a two minute walk of the site with a frequent bus service. This is no longer correct. Wroughton Parish Council have learned that the service operator has withdrawn all services to Thorney and Langton Park, because of the poor and unsafe condition of the private road. We are not aware of any likelihood that this road will be repaired and maintained, so it is unlikely that the bus service will be reinstated. The nearest bus stop will be at Alexandra Park which is a walk of 1,200 metres.

Residents at Langton Park report the current storm and foul water drainage is barely adequate and the application does not address this issue.

The nearest convenience store is 1200 metres away. We do not believe that the applicant has demonstrated that this site is sustainable, and believe that the access for motor vehicles and lack of public transport weigh against the presumption in favour of sustainable development.

We also request that any decision to approve this application is made by Swindon Borough Council's Planning Committee.

PSH/035.2 **Application number:** S/RES/18/1039
Location: Primary School, Middle Wichel, Wichelstowe, Swindon

Proposal: Reserved Matters application for the erection of primary school and nursery.

Decision: Objection

Wroughton Parish Council support the concerns highlighted in the highway officer's email on the 10th July 2018. Despite the officers subsequent email on 25th July 2018 stating no objection we believe that not all concerns have been addressed.

Wroughton Parish Council are not satisfied that 60 spaces are sufficient and believe it is an inadequate number for Primary School staff. The reliance on the community centre car park will cause significant traffic management issues in the future.

The council understand traffic issues at schools are mirrored across the country but also think it is unacceptable to design a school without a clearer explanation of how much traffic is expected to park where, with safety of children being paramount.

SH/035.3 **Application number:** S/HOU/18/1131

Location: 20 Bladen Close, Wroughton, Swindon, SN4 9LQ

Proposal: Erection of dormer windows to front and rear.

Decision: No objection subject to;

The dormer windows positioned a minimum of 550mm below the ridgeline.

Wroughton Parish Council would also ask the applicant whether they would consider re-aligning the front dormer with the below windows.

PSH/035.4	<p>Application number: S/HOU/18/1142</p> <p>Location: 63 Perrys Lane, Wroughton, Swindon, SN4 9AZ</p> <p>Proposal: Erection of a single storey rear extension (amendment to previous permission S/15/1641)</p> <p>Decision: No objection</p>
PSH/035.5	<p>Application number: S/LBC/18/1138</p> <p>Location: The Long Barn, Elcombe, Wroughton, Swindon, Sn4 9QL</p> <p>Proposal: Internal alterations with new windows and glazing to roof (Amended to previously approved application ref: LBC/17/1767).</p> <p>Decision: No objection</p>
PSH/036	<p><u>Planning Application</u> Members RESOLVED to retrospectively approve the response to S/HOU/18/0919.</p> <p>Application number: S/HOU/18/0919</p> <p>Location: West View, 12 Brimble Hill, Wroughton, Swindon, Sn4 0RH</p> <p>Proposal: Erection of a single storey side/rear extension and first and second floor rear extension.</p> <p>WPC Comments: Objection:</p> <p>Wroughton Parish Council have examined the application and have misgivings about its quality of design, especially in a site which is within the North Wessex Downs AONB.</p> <p>The existing dwelling is estimated to be early 20th century, it is a rather tall and austere looking building, built of the red brick that was typical in Wroughton during the latter part of the 19th and early 20th century. We note that there is limited description of the materials to be used to build the extension, excepting the large flat roofed extension with an unbroken expanse of glass on three sides.</p> <p>We feel that the proposed extension is too large and overbearing; its footprint appears to be bigger than the original dwelling's.</p> <p>The first floor extension roof does not incorporate a reduced ridge height of at least 500mm resulting in a large expanse of unbroken roof.</p>

There is no set back to the new wall shown on the East elevation.

The plans come with no explanation as to why the West facing elevation would be built at an angle to the original dwelling

The extension's proportions do not sit alongside and complement the original, but rather seem at odds, as if bolted on.p6 of Swindon's supplementary Planning Document states that "All extensions and alterations should... be well sited in scale and proportion with a shape, mass, horizontal or vertical emphasis and roof in character with the existing dwelling."

Given that the house is highly visible from Brimble Hill – one of the main roads into the village – we would ask the applicant to rethink the design and provide more information regarding materials; and if necessary seek planning advice from the borough.

PSH/037

Planning Decisions – Swindon Borough Council

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

Granted:

PSH/037.1

Application number:

S/18/0463

Location:

Whitehouse Farm Wharf Road, Wroughton, Swindon

Proposal:

Erection of a new dairy/milking parlour

WPC Comments:

Wroughton Parish Council support this application.

PSH/037.2

Application number:

S/HOU/18/0613

Location:

Springfield, 11A Greens Lane, Wroughton, Swindon, SN4 0RJ

Proposal:

Erection of a detached garage.

WPC Comments:

No objection subject to:

The double width doors to be replaced with two separate doors.

If the planning officer grants this application Wroughton Parish Council would request that a condition be included for the garage to only be used for vehicles or domestic storage and not be used in connection with any business.

PSH/037.3	Application number:	S/18/0712
	Location:	Toc H Hall, Wharf Road, Wroughton, Swindon
	Proposal:	Change of use and extension of meeting hall (class D1) to create a dwelling (class C3) and associated works.
	WPC Comments:	No objection;
		Wroughton Parish Council welcome the redevelopment of the dwelling which is in line with Wroughton Neighbourhood Plan RH3 and have no objection subject to the satisfaction of the highways officer.
PSH/037.4	Application number:	S/HOU/18/0747
	Location:	Costow Farm Cottages, 3 Costow Lane, Wroughton, Swindon, SN4 9QN
	Proposal:	Erection of a two storey side extension.
	WPC Comments:	No objection subject to the provision of 2 full size off road parking spaces
PSH/037.5	Application number:	S/HOU/18/0317
	Location:	1 Church Hill, Wroughton, Swindon, SN4 9JR
	Proposal:	Erection of a single storey side extension and increase to roof ridge height to enable second storey extension.
	WPC Comments:	No objection;
		Wroughton Parish Council asks that the applicant considers installing a suitable material to screen and reduce the impact of the retaining barrier along the boundary with 46 Church Hill.
PSH/037.6	Application number:	S/HOU/18/0585
	Location:	Barbury Down House, Overtown, Hackpen Lane, Wroughton, Swindon, SN4 0QZ
	Proposal:	Erection of 3no. Dormer windows to front.
	WPC Comments:	No objection.
PSH/037.7	Application number:	S/RES/18/0770
	Location:	Northern Gateway Phase 1, Wichelstowe Development Area, Swindon
	Proposal:	Layout of landscaping between Peglars Way and the existing Wilts and Berks Canal. Reserved matters from previous decision S/13/1524.

WPC Comments: No objection

Wroughton Parish Council are happy with the landscaping but would like to know where responsibility lies with ongoing maintenance.

PSH/038 **Wroughton Parking Issues**

Members discussed the issues with parking in the Ellendune Community Centre and the wider parking situation across the village. The car park lines had faded and it was agreed that Swindon Borough Council should be notified of the need to repaint.

PSH/038 **HGV Training Lorries**

Cllr Hewer read a letter from a resident to a local HGV training company regarding his frustration of HGV lorries under training using the village. A response was received from the company who explained that the DVSA had two set routes back to their location in Chiseldon.

Action: Members agreed to write to the DVSA to ask them to consider including alternative routes as well as Wroughton to reduce the impact on the village and parishioners.

Standing orders were suspended 21:18

The owner of Hospital Road stated that HGVs were using the private road but confirmed they were not permitted to. Despite pursuing legal avenues to stop the companies it appears any correspondence is ignored. The owner has indicated he will introduce some form of security along the road within the next 2-3 weeks to reduce the damage the HGVs are causing.

Standing orders were re-instated 21:21

PSH/040 **Chairs Report**

The Chair had no report.

The meeting closed at 9:22pm

Signed.....

Date.....

Chairman of the Council