

WROUGHTON PARISH COUNCIL



PLANNING, SAFETY & HIGHWAYS COMMITTEE

Minutes of the meeting held on 22 August 2018 at 7.30pm
in the Ellendune Community Centre

- Present** Cllr H Dosanjh (Chair)
Cllr A Richards (Vice-Chair)
Cllr P Bhardwaj
Cllr S Harcourt
Cllr J Hewer
Cllr A Spry
- Cllr H Hodd
- Clerk** Oliver Armstrong (Administration Officer)
- Public** 0
- PSH/041** **Apologies**
Apologies were received from Cllr S Pagett and Cllr C Kennedy.
- PSH/042** **Declarations of Interest & Applications for Dispensation**
There were no declarations of interest nor applications for dispensation.
- PSH/043** **Public Questions**
No public questions.
- PSH/044** **Minutes**
Members **RESOLVED** to approve the minutes from the Planning, Highways and Safety committee meeting on 25th July 2018.
- PSH/044.1** **Application number:** S/HOU/18/1249
Location: 18 Swindon Road, Wroughton, Swindon, SN4 9AF
- Proposal:** Erection of a detached summerhouse
- Decision:** No objection subject to;

A condition that the summerhouse will not be used as habitable accommodation.

Cllr Bhardwaj arrived at 7:47pm

PSH/044.2	Application number:	S/HOU/18/1270
	Location:	108 Wharf Road, Wroughton, Swindon, SN4 9LJ
	Proposal:	Erection of a single storey side extension.
	Decision:	No objection
		According to Swindon Borough's Supplementary Planning Guidelines the extension should be set back 900mm.
		However, we recognise that this would make the extension very difficult to build due to the position of the existing bathroom. Having noted the very similar extension to a neighbour's property, we conclude that that the proposed extension would be acceptable, but recommend that the external facing materials match those of the existing building.
SH/035.3	Application number:	S/HOU/18/1335
	Location:	29 Manor Close, Wroughton, Swindon, SN4 9JN
	Proposal:	Erection of a two storey side and single storey rear extensions.
	Decision:	No objection.
PSH/044.4	Application number:	S/18/1223
	Location:	Land at Science Museum, Red Barn Lane, Wroughton, Swindon, SN4 9NS
	Proposal:	Variation of Condition 6 (Construction Traffic Management Plan) from previous
	Decision:	WPC have no objection to the rewording of the construction management plan so that site works are not affected by the limitations on the movement of construction traffic.

PSH/044.5 **Application number:** S/HOU/18/1285
Location: 26 Dunbar Road, Wroughton, Swindon, SN4 9DS

Proposal: Erection of a detached garage.

Decision: Objection

 The height of the building is overbearing.

 Wroughton Parish Council would not object to this application if the ridge height were 3.5m or under, which could be achieved with a less steeply pitched roof.

 We would also request that the condition be attached that the garage be used for vehicles or domestic storage only, and not used in connection with a business.

PSH/044.6 **Application number:** S/LBC/18/1323
Location: Pippin Cottage, 73 Priors Hill, Wroughton, Swindon, SN4 0RL

Proposal: Replacement hardwood front door.

Decision: No objection.

PSH/046 **Planning Decisions – Swindon Borough Council**
Members **NOTED** the decisions of Swindon Borough Council.

Granted:

PSH/046.1 **Application number:** S/18/0804
Location: Westleaze Farm, Mill Lane, Swindon, SN1 7HG

Proposal: New access track.

WPC Comments: No objection.

PSH/046.2	Application number:	S/HOU/18/0837
	Location:	60 Boness Road, Wroughton, Swindon, Sn4 9DT
	Proposal:	Erection of a first floor side extension.
	WPC Comments:	No objection subject to: The ridgeline of the extension being a minimum 500mm below existing ridgeline, in accordance with SBC guidelines and that the front elevation is set back a minimum of 900mm from the existing build line.
PSH/046.3	Application number:	S/HOU/18/0844
	Location:	Wood Farm Cottage, Swindon Road, Wroughton, Swindon, SN4 9BZ
	Proposal:	Erection of a two storey side/rear extension.
	WPC Comments:	Objection Wroughton Parish Council understand that this property is in a secluded location, we must still stress that the design needs to be sensitive to its host building. The ridgeline of the extension roof is the same height as the existing property; this large unbroken expanse of roof has a block like feel. The North elevation is particularly unbalanced in appearance, and the East elevation appears to have a piece of roof missing. Wroughton Parish Council would ask that the applicant reconsiders the roof, to reduce the ridge height of the height of the extension and to incorporate a more sympathetic symmetry
Prior Approval:		
PSH/046.4	Application number:	S/PRIORC/18/0849
	Location:	Westleaze Farm, Mill Lane, Swindon, SN1 7HG
	Proposal:	Prior Approval for proposed change of use from existing agricultural building to 2no. Dwellings (Class C3).
	WPC Comments:	No objection However Wroughton Parish Council note and support the comments from the planning and conservation officers, Nicole Gillett and John Somers.
PSH/046.5	Application number:	S/PRIORC/18/0878
	Location:	73 Berkeley Road, Wroughton, Swindon, SN4 9BN

Proposal: Prior Notification for the erection of a single storey rear extension measuring 4.0m (from original rear wall), 2.8m (maximum height) and 2.8m (height to eaves).

PSH/046.6 **Application number:** S/PRIORC/18/0989
Location: 26 Berkeley Road, Wroughton, Swindon, SN4 9BW

Proposal: Prior Approval Notification for the erection of a single storey rear extension measuring 3m (from original rear wall), 3.5m (maximum height) and 2.35m (height to eaves).

Refused

PSH/046.7 **Application number:** S/HOU/18/0919
Location: West View, 12 Brimble Hill, Wroughton, Swindon, SN4 0RH

Proposal: Erection of a single storey side/rear extension and first and second floor rear extension.

WPC Comments: Object

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.

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.

We feel that the proposed extension is too large and overbearing; its footprint appears to be bigger than the original dwelling's.

The first floor extension roof does not incorporate a reduced ridge height of at least 500mm resulting in a large expanse of unbroken roof.

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/047

Chairs Report

The Chair had no report.

The meeting closed at 8:25pm

Signed.....

Date.....

Chairman of the Council