

WROUGHTON PARISH COUNCIL



PLANNING, SAFETY & HIGHWAYS COMMITTEE

Minutes of the meeting held on 19 September 2018 at 7.30pm
in the Ellendune Community Centre

- Present** Cllr H Dosanjh (Chair)
Cllr A Richards (Vice-Chair)
Cllr J Hewer
Cllr H Hodd
Cllr C Kennedy
Cllr A Spry
- Clerk** Oliver Armstrong (Administration Officer)
- Public** 2
- PSH/058** **Apologies**
Apologies were received from Cllr P Bhardwaj, Cllr S Harcourt and Cllr Pagett.
- PSH/059** **Declarations of Interest & Applications for Dispensation**
There were no declarations of interest nor applications for dispensation.
- PSH/060** **Public Questions**
The applicants of 12 Brimble Hill explained that they had listened to feedback received on the previous objected application (S/HOU/18/0919) and had produced a new proposal.
- PSH/061** **Minutes**
Members **RESOLVED** to approve the minutes from the Planning, Highways and Safety committee meeting on 05 September 2018.
- PSH/062** **Planning Applications to be Examined**
- PSH/062.1** **Application number:** S/HOU/18/1495
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.
- Decision:** No objection
- Wroughton Parish Council are satisfied that the applicants have addressed all concerns and made significant improvements on the proposal.

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| PSH/062.2 | Application number: | S/HOU/18/1439 |
| | Location: | 6 Beranburh Field, Wroughton, Swindon, SN4 0QL |
| | Proposal: | Erection of a two storey side extension, single storey rear extension and increase in height of existing side projection. |
| | Decision: | No objection subject to; The dwelling remaining a single family occupancy and we would also request that the garage should only be used for vehicles or domestic storage only, and not used in connection with a business. |
| PSH/062.3 | Application number: | S/HOU/18/1375 |
| | Location: | 99 Wharf Road, Wroughton, Swindon, SN4 9LF |
| | Proposal: | Construction of vehicle access. |
| | Decision: | Deferred to the next Planning, Safety & Highways meeting. |
| PSH/062.4 | Application number: | S/HOU/18/1043 |
| | Location: | 33 Priors Hill, Wroughton, Swindon, SN4 0RR |
| | Proposal: | Erection to the conservatory to the rear. |
| | Decision: | No objection subject to the 75mm separation between the neighbouring boundary being adhered to. |
| PSH/062.5 | Application number: | S/HOU/18/1501 |
| | Location: | Springfield, 11A Greens Lane, Wroughton, Swindon, SN4 0RJ |
| | Proposal: | Erection of a detached garage. |
| | Decision: | No objection |
| PSH/062.6 | Application number: | S/18/1514 |
| | Location: | Salthrop Farm, Hay Lane, Wroughton, Swindon, SN4 9LX |
| | Proposal: | Change of use of a section of arable field to form a private use manege. |
| | Decision: | No objection |

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| PSH/062.7 | Application number: | S/18/1403 |
| | Location: | Land at Berkeley Farm, Swindon Road, Wroughton, Swindon |
| | Proposal: | Erection of up to 100no. Dwellings and associated works without compliance with condition 11 of consent S/OUT/14/1005 (to delete reference to the pedestrian crossing). |
| | Decision: | <p>Wroughton Parish Council strongly object to the proposal due to the danger it presents to pedestrians. The development is located adjacent to a busy main road which must be crossed in order to access all facilities and services within the village.</p> <p>The inspectors report implies that the residents would have safe ‘...access to a good range of facilities, services and transport options. This could not be achieved without implementing a safe crossing point. Furthermore, paragraph 63 in the inspectors report states that ‘in the interests of highway safety conditions controlling details of on-site and off-site highway works, including alterations to the existing bus stop on Swindon Road and the provision to a pedestrian crossing, would be necessary...’.</p> <p>The developer and Swindon Borough Council recognised the need for a pedestrian crossing at the time the outline application was submitted. The planning inspector also identified the need hence the inclusion of condition 11 of the consent S/OUT/14/1005. The omission of a pedestrian crossing in this location will be detrimental to pedestrian safety.</p> <p>If the planning officer is of mind to approve we would request the application is reviewed by the planning committee.</p> |

PSH/062.8 **Application number:** S/18/1304
 Location: 2 Westleaze, Mill Lane, Swindon, SN1 4HG

Proposal: Change of use of barn to annexe to main residence, erection of external steps and dormer, insertion of 4no. Conservation roof lights and insertion of new doorway to rear.

Decision: Objection

 Wroughton Parish Council support the comments of the Conservation Officer.

 The external staircase is too large and we consider it to be an unnecessary addition to the building as there is already an existing access. The dormer window is out of keeping with the dwelling.

PSH/063 **Planning Decisions – Swindon Borough Council**
 Members **NOTED** the decisions of Swindon Borough Council.

Granted:

PSH/063.1 **Application number:** S/HOU/18/0780
 Location: 25 Devizes Road, Wroughton, Swindon, SN4 0SA

Proposal: Erection of a single storey rear extension and rear dormer window

WPC Comments: Objection:

 The design and alignment of the side facing box dormer is inharmonious with the original dwelling. The side facing dormer is above the ridgeline when it should be a minimum of 300mm below. It is not clear whether the two dormers are joined. The proposed ground floor extension is overbearing and extends over 8 metres to the rear.

 Wroughton Parish Council has concerns that the rear alterations would be highly visible to the public. We would also like to draw attention to the Wroughton Neighbourhood Plan policies HV1 and HV3.

 HV1: A valued feature of the ‘heart of the village’ is its open spaces and in particular the green areas adjacent to the Library, Ellendune Shopping Centre, Ridgeway View Health Centre, Hall Close and Barrett Way. Development proposals having an impact on any of these open spaces should be designed so as to conserve its quality and amenity value or, exceptionally, appropriate mitigation measures must be included.

HV3: Any proposal for development or redevelopment within the 'heart of the village' must demonstrate a high quality of design which is sympathetic to existing buildings and Wroughton's heritage.

- PSH/0063.2** **Application number:** S/HOU/18/1249
Location: 18 Swindon Road, Wroughton, Swindon, SN4 9AF
- Proposal:** Erection of a detached summerhouse.
- WPC Comments:** No objection subject to;
- A condition that the summerhouse will not be used as habitable accommodation.
- PSH/0063.3** **Application number:** S/HOU/18/1270
Location: 108 Wharf Road, Wroughton, Swindon, SN4 9LJ
- Proposal:** Erection of a single storey side extension.
- WPC Comments:** 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.
- PSH/0063.4** **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.
- WPC Comments:** No objection.
- PSH/0063.5** **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 permission S/17/2092.
- WPC Comments:** 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/0063.6 **Application number:** S/HOU/18/1285
Location: 26 Dunbar Road, Wroughton, Swindon, SN4 9DS

Proposal: Erection of a detached garage.

WPC Comments: 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.

Certificate of Lawful Development:

PSH/0063.7 **Application number:** S/LDP/18/1136
Location: 103 Swindon Road, Wroughton, Swindon, SN4 9AD

Proposal: Certificate of Lawfulness (proposed) for the erection of a detached workshop/games room and car port.

PSH/064 **Chairs Report**

The Chair had no report.

The meeting closed at 8:58pm

Signed.....

Date.....

Chairman of Planning, Safety & Highways