

STRATTON ST MARGARET PARISH COUNCIL

PLANNING & HIGHWAYS COMMITTEE MEETING

Minutes of the Planning & Highways Committee meeting held at the **Stratton Suite, Grange Leisure, Grange Drive, Stratton St Margaret, Swindon, SN3 4JY on Tuesday 11 April 2017 commencing at 7.00pm**

MEMBERS PRESENT: Councillors Mrs B Archer, Mrs A Brooker, Mrs C Crilly, M Davis, B Jennings, Mrs T Page and Mr T Page and S Leach (Chair).

OFFICER PRESENT: Deputy Clerk

P181/16 APOLOGIES

Apologies were received and accepted from Councillor Mrs C Ennis.

P182/16 DECLARATION OF INTEREST

There were no declarations of interest received.

P183/16 MINUTES

RESOLVED: That the minutes of the Planning and Highways Committee held on Tuesday 21 March 2017 were a correct record of the meeting and signed accordingly.

P184/16 PUBLIC RECESS

There were four members of the public present. One resident from Ross Gardens made representation to the Committee regarding the upheaval the residents have experienced when the new Barratt Homes Development at Stratton Gate needed access Ross Gardens to install the sewerage works. The estimated five weeks completion period turned in to five months and although the works are now complete and a letter of apology from Barratt Homes has been received, the area has been left muddy from the works and a patch of open space churned up and has not been reinstated to its former state. Another resident made a representation to the Committee regarding the speed limit along the Oxford Road. Currently the speed limit changes from 40mph to 30mph and would like to propose the speed limit is a consistent 30mph along this road. Committee suggested the resident contact Ward Councillor Holland to ask for his support with the proposal.

The Committee thanked the residents for attending the meeting and confirmed they would consider their comments when they discussed the matters later in the meeting.

P185/16 NEW PLANNING APPLICATIONS FOR CONSIDERATION

Committee considered all new applications and **RESOLVED** to forward the following comments:

- (a) **Application number:** S/ADV/17/0424
Proposal: Display of 1no. illuminated fascia sign.
At: Unit 10 (ex Brantano site), Greenbridge Retail Park, Swindon, SN3 3 SG
Site visit by: Yes
SSMPC comments: **No Objection**
- (b) **Application number:** S/HOU/17/0430
Proposal: Erection of a front dormer window
At: 17 Waverley Road, Stratton St Margaret, Swindon, SN3 4AY
Site visit by: Yes
SSMPC comments: **No Objection**
- (c) **Application number:** S/PRIOR/17/0468/FELY
Proposal: Prior Approval Notification for the erection of single storey rear extension measuring 5.06m (from original rear wall), 2.7m (maximum height) and 2.7m (height to eaves).
Location: 8 Tilley's Lane, Stratton St Margaret, Swindon
SSMPC comments: **Noted**
- (d) **Application number:** S/PRIOR/17/0493/FELY
Proposal: Prior Approval Notification for the erection of a single storey rear extension measuring 4.1m (from original rear wall), 3.35m (maximum height) and 2.15m (height to eaves).
Location: 20 Godwin Road, Stratton St Margaret, Swindon, SN3 4XN
SSMPC comments: **Noted**
- (e) **Application number:** S/HOU/17/0523
Proposal: Erection of a single storey side extension
Location: 18 Haig Close, Upper Stratton, Swindon, SN2 7QW
Site visit by: Cllr T Page
Site visit by: Yes
SSMPC comments: **No Objection**
- (f) **Application number:** S/HOU/17/0535/
Proposal: Erection of two storey front, rear and side extensions
Location: 149 Ermin Street, Stratton St Margaret, Swindon, SN3 4NH
Site visit by: Cllr Mrs A Brooker
Site visit by: Yes
SSMPC comments: **No Objection**
- (g) **Application number:** S/PRIOR/17/0542/CHHO

Proposal: Prior Approval Notification for the erection of a single storey rear extension measuring 4.3m (from original rear wall), 3.3m (maximum height) and 2.5m (height to eaves).
Location: 153 Beechcroft Road, Swindon, SN2 7RS
SSMPC comments: **Noted**

(h) **Application number:** S/LDP/17/0561/SPA
Proposal: Certificate of Lawful Development (Proposed) for the erection of a single storey rear extension
Location: 50 Bowman Close, Stratton St Margaret, Swindon, SN3 4YQ
SSMPC comments: **Noted**

(i) **Application number:** S/HOU/17/0558
Proposal: Erection of a single storey rear extension and conversion of part of garage into habitable space
Location: 107 Godwin Road, Stratton St Margaret, Swindon, SN3 4XF
Site visit by: Yes
SSMPC comments: **No Objection**

P186/16 GRANTS, REFUSALS AND WITHDRAWALS
The following Grants and Refusals were NOTED:

Grants

(a) **Application number:** S/16/2205/RM
Proposal: Erection of a two storey office and workshop extension
Location: Area L, Crampton Road, Stratton St Margaret, Swindon, SN3 3JJ
SSMPC comments: **No representation**

(b) **Application number:** S/ADV/17/0095
Proposal: Display of various illuminated signage
Location: Former Aldi, Hobley Drive, Stratton St Margaret, SN3 4NS
Site visit: Yes
SSMPC Comments: **No Objection. Committee request a No Right Turn sign is also installed to alleviate issues traffic congestion.**

(c) **Application number:** S/HOU/17/0110/FELY
Proposal: Erection of a porch
Location: 7 Tawny Owl Close, Covingham, Swindon, SN3 5EX
Site conducted: Yes
SSMPC comments: **No representation**

(d) **Application number:** S/LBC/17/0130/RM
Proposal: Alterations to parapet, attachment of overhead line equipment (OLE) and drainage works
Location: Ermin Street Railway Bridge 1122, Ermin Street, Stratton St Margaret, Swindon

SSMPC comments: No objection

(e) **Application number:** S/16/1291/TB
Proposal: Erection of 1no. detached dwelling and associated works
Location: The Orchard, 46 Highworth Road, Swindon, SN3 4QL
SSMPC comments: **No representation**

(f) **Application number:** S/ADV/17/0147
Proposal: Display of 1 no. illuminated fascia sign
Location: Matalan, Greenbridge Retail Park, Stratton St Margaret
Site visit: Yes
SSMPC Comments: **Committee raised No Objection to the proposal however they would like to reiterate the Highways objection that the following condition is attached to any permission granted: The proposed sign shall have a minimum clearance of 2.4m above the level of the adjacent highway, and shall not project closer than 0.45m from the carriageway edge. Reason: To reduce potential transport impact by ensuring that there is no hindrance to highway users in accordance with Policies TR1 and TR2 of Swindon Borough Local Plan 2026.**

Refusals

(g) **Application number:** S/17/0253
Proposal: Erection of 1no dwelling
Location: 23 Greenlands Road, Stratton St Margaret, SN2 7HY
Site visit: Yes
SSMPC Comments: **Committee request this application is called in to Swindon Borough Council Planning Committee.**

Committee noted a resident's concerns and wish to reiterate their comments and previous refusals. The proposal fails to comply with policy DE1: High Quality Design of the Swindon Borough Local Plan 2026 (2015):

Proposal is out of character with the prevailing development form along Greenlands Road and be detrimental to the visual amenity of the streetscape.

Its design, appearance and layout represent a cramped form of development and incongruous plot size, which would have a terracing effect and a detrimental impact upon the character of the surrounding area.

The parking for the two houses is located away from the houses and therefore likely the residents would not park in the designated spaces. The development is located on a

busy junction with Headlands Groves, the roads are heavily used and on a frequent bus route. In conclusion the development will restrict the vision of vehicles at this junction, thus compromising highway safety.

P187/16 DEPUTY CLERK'S REPORT

Members **NOTED** the following updates:

P124/16 Installation of a barrier at Yiewsley Crescent

Response received from Swindon Borough Council on 27 March re Request for barrier at end of footpath between 77 & 79 Yiewsley Crescent.

The Council must ensure under the Disability Discrimination Act (DDA) 1995 that access to footpaths is available for everyone and as such we try to maintain a minimum access width of 1.5m on all pedestrian routes. Mapping records indicate that this footpath is 3 metres wide, as such erecting barriers that maintain a 1.5m gap in all directions will provide minimal, if any, staggered effect to influence cyclist speed on the approach to Yiewsley Crescent.

In addition, given the costs associated with maintaining footpath barriers it is not standard practice to provide such features at the end of every footpath. Sites where there is a history of reported injury accidents may be prioritised but there is no such evidence at this location.

Based on my comments above then I cannot agree to providing a barrier at this location at this time.

Action: Members requested the Deputy Clerk to ask SBC for the cost to install a single barrier or bollards.

P124/16 Installation of double yellow lines

This request will be considered by SBC Members in the new financial year.

P160/16 Speed Restrictions & White Lines

Response from SBC regarding traffic calming in Stratone Village.

I understand the area to which this request relates to be those roads accessed from Delamere Drive, please accept my apologies if this is not correct. Traffic calming is used to address road safety concerns where there is a history of reported injury accidents, particularly those involving vulnerable road users – pedestrians, cyclists etc. The Council's records indicate there has been just 1 slight reported injury accident within the network of roads accessed from and including Delamere Dr. This one reported incident was a single vehicle collision where the driver was impaired by drugs (illicit or medicinal) which is unlikely to have been prevented by the presence of traffic calming. It is also considered unlikely given the layout of the roads in this area that vehicle speeds will be consistently excessive and require the use of traffic calming to manage.

I'm sorry but based on this preliminary assessment I feel it is unlikely that a request for traffic calming in Stratone Village would be identified as a priority for further investigation.

Please note enquiries related to traffic management and road safety matters should be directed to your local Ward Councillors for consideration and as appropriate requests submitted to Officers for further investigation where resources are available. Where requests are made it is encouraged that evidence is available to demonstrate the majority of residents or businesses likely to be affected by any proposal are in support of the proposal.

Action: Members requested the Deputy Clerk to write a letter to the Ward Councillors about the various traffic issues in the Parish and ask for their support.

P188/16 NEIGHBOURHOOD PLANNING

Members heard the Deputy Clerk has commenced the due diligence on the grant of £8,842 to cover the cost for a planning consultant and a number of consultations events. The grant should be received by mid April. Preparation has taken place for the first working party meeting of 2017 which takes place on 12 April 2017 at 2pm – 3pm in Grange Bar.

P189/16 HIGHWAYS

(a) PLANNED ROADWORKS

Committee **NOTED** the planned roadworks (details of which can be found at www.strattonstmargaret.gov.uk/calendar-of-meetings).

(b) TRAFFIC SAFETY CONCERNS

Members considered correspondence from two residents concerning traffic safety concerns in the Parish. Members supported the residents' concerns and would like to see the traffic speed reduced along the Oxford Road to a consistent 30mph, together with a scheme for on going monitoring by the PCSOs or Specials. Additionally there was support for installing double yellow lines along the first part of Grange Drive where school children have to cross between parked cars. Members asked the Deputy Clerk to write a letter to the Ward Councillors about the various traffic issues in the Parish and ask for their support.

Action: Deputy Clerk to write a letter to the Ward Councillors about the various traffic issues in the Parish and ask for their support.

(c) DEVELOPMENT WORKS AT ROSS GARDENS – RESIDENT CONCERNS

Members considered the correspondence from residents of Ross Gardens who have experienced a long delay in road resurfacing works due to sewage works which were necessary because of the new development at Stratton Gate. Members supported the residents' concerns and empathised with the frustration caused by the upheaval which has left an area of open space churned up and their



pathways dirty from the works. Members asked the Deputy Clerk to write to Barratt's on behalf of the Council to request the open space is reinstated and pathways cleaned.

Action: Deputy Clerk to write a letter to Barratt's to request the open space is reinstated and pathways cleaned.

There being no other business the Chair thanked members for their attendance and closed the meeting at 8.00pm.

CHAIR:

DATE: