

STRATTON ST MARGARET PARISH COUNCIL

PLANNING & HIGHWAYS COMMITTEE MEETING

You are summoned to attend a meeting of the Planning & Highways Committee which will be held at the **Stratton Suite, Grange Leisure, Grange Drive, Stratton St Margaret, Swindon, SN3 4JY on Tuesday 11 April 2017 starting at 7.00pm** at which your attendance is required.



Tracy Predeth MPA BA (Hons)
Clerk to the Council

Wednesday 5 April 2017

TO MEMBERS OF PLANNING & HIGHWAYS COMMITTEE: Councillors Mrs B Archer, Mrs A Brooker, Mrs C Crilly, M Davis, Mrs C Ennis, B Jennings, S Leach (Chair), Mrs T Page and T Page.

AGENDA

1. **TO RECEIVE APOLOGIES FOR ABSENCE**
2. **DECLARATION OF INTERESTS**
Declaration of Interest: Members are reminded of their responsibility to declare any disclosable pecuniary interest which they may have in any item of business on the agenda no later than when that item is reached. Unless dispensation has been granted, you may not participate in any discussion of, or vote on, or discharge any function related to any matter in which you have a pecuniary interest as defined by regulations made by the Secretary of State under the Localism Act 2011. You must withdraw from the room when the meeting discusses and votes on the matter.
3. **MINUTES**
To receive the Minutes of the Planning & Highways Committee meeting held on Tuesday 21 March 2017, agree and sign as correct record.
4. **PUBLIC RECESS**
Members of the public are invited to make representations to the Planning Committee for up to 5 minutes, on any matters relating to the work of the Committee or to raise any issues of concern in consideration of Standing Orders 69-73 Public Bodies Admission to Meetings) Act 1960.

5. NEW PLANNING APPLICATIONS FOR CONSIDERATION

To consider new applications:

- (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: Cllr M Davis
- (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: Cllr B Jennings
- (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
- (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
- (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
- (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
- (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

- (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
- (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: Cllr S Leach

6. GRANTS, REFUSALS AND WITHDRAWALS

The following Grants and Refusals have been received for noting:

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.

8. CLERK'S REPORT

To note 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.

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.

9. NEIGHBOURHOOD PLANNING

To discuss the progress of the Neighbourhood Planning project.

10. HIGHWAYS

(a) PLANNED ROADWORKS

To note the attached list of planned roadworks.

(b) TRAFFIC SAFETY CONCERNS

To consider correspondence from two residents concerning traffic safety in the Parish.

11. DEVELOPMENT WORKS AT ROSS GARDENS – RESIDENT CONCERNS

To consider correspondence from residents of Ross Gardens.