

**NYTHE, ELDENE & LIDEN PARISH COUNCIL**

8<sup>h</sup> March 2021

Dear Councillor

You are formally **summoned** to attend a meeting of the  
**NYTHE, ELDENE & LIDEN PARISH COUNCIL**  
To be held on **Monday 15th March 2021** at 6.30pm  
Via Zoom Video Link

**Emma Hill**  
Parish Clerk

**AGENDA**

- 1. Apologies**
- 2. Declarations of Interest & Applications for Dispensation**  
To receive any Declarations of Interest required by the Code of Conduct adopted by the Parish Council on 15 May 2017.
- 3. Minutes of the previous meeting**  
To confirm as a true record the minutes of the Parish Council Meeting held on Wednesday 15<sup>th</sup> February 2021 (Copies attached).
- 4. Public Questions, Comments or Representations (maximum of 10 minutes – extended at Chair’s discretion).**
- 5. Schedule of Payments**  
Schedule of Payments for February 2021, due to COVID19 these payments have been approved via email and paid accordingly. (Schedule attached for records and meeting approval, approved value to be noted in minutes)
- 6. Bank Reconciliation and Accounts**  
To approve the Bank Reconciliation and accounts for February 2021 (Copies attached).
- 7. Granted Planning Permission**  
Permission granted for an Erection of a two-storey side extension, increase in roof ridge height and front and rear rooflights at 23 Blakeney Avenue, Nythe Swindon SN3 3NL. The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Reason: To comply with the requirements of Section 91 (1) of the Town & Country Planning Act 1990. 2. This approval shall be in respect of Drawing No.639/001 Site Location Plan received 16 December 2020; Drawing no.639/050 Rev A Revised Proposed Site Plan; Drawing no.639/100 Rev A Revised Proposed Floor Plans; Drawing no.639/200 Rev A Revised Proposed Elevation Plans received by the Local Planning Authority on 05 February 2021. Reason: To define the scope of the development hereby permitted, in accordance with section 72 of the Town and Country Planning Act 1990. 3. The development hereby permitted shall be constructed using external facing materials that match and correspond with those of the existing buildings. Such facing materials shall be retained thereafter in their approved form. Reason: To ensure that the appearance of the

development is satisfactory. S/HOU/20/1637/RACH [www.swindon.gov.uk/planning](http://www.swindon.gov.uk/planning) Page 2 of 3 Informatives 1. CIL - Reg. 42 Exemption for Minor development: Whilst the development generates a net gain in floor space and is Community Infrastructure Levy (CIL) liable, it is exempt from CIL liability under CIL Regulation 42, as it constitutes minor development for the purposes of calculating CIL liability because the proposed extensions floorspace is below 100 sqm GIA. 2. There is a risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species Regulations 2017 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or to contact the Bat Advice Service on 0845 1300 228, email [enquiries@bats.org.uk](mailto:enquiries@bats.org.uk) or visit the Bat Conservation Trust website.

Permission granted for an Erection of single storey side extensions and side extension porch at 3 Hollins Moor, Liden Swindon SN3 6NJ.

The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Reason: To comply with the requirements of Section 91 (1) of the Town & Country Planning Act 1990. 2. This approval shall be in respect of drawing number 20/125 Rev B (elevations, floor plans and block plan) received by the Local Planning Authority on the 8th February 2021. Reason: To define the scope of the development hereby permitted, in accordance with section 72 of the Town & Country Planning Act 1990. 3. The development hereby permitted shall be constructed using external facing materials that match and correspond with those of the existing buildings. Such facing materials shall be retained thereafter in their approved form. Reason: To ensure that the appearance of the development is satisfactory. S/HOU/20/1626/EMMI [www.swindon.gov.uk/planning](http://www.swindon.gov.uk/planning) Page 2 of 3 Informatives 1. CIL - Reg. 42 Exemption for Minor development: Whilst the development generates a net gain in floor space and is Community Infrastructure Levy (CIL) liable, it is exempt from CIL liability under CIL Regulation 42, as it constitutes minor development for the purposes of calculating CIL liability because the proposed extensions floorspace is below 100 sqm GIA. 2. The granting of planning permission does not authorise you to carry out any works on, over or under your neighbour's land or property without first obtaining their consent.

Permission granted for an Erection of a single storey rear extension at 111 Ashbury Avenue, Nythe Swindon SN3 3LX.

The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Reason: To comply with the requirements of Section 91 (1) of the Town & Country Planning Act 1990. 2. This approval shall be in respect of drawing number AA\_03rev (proposed elevations), AA\_04rev and AA\_01rev (floor plans) and location and block plans received by the Local Planning Authority on the 29th December 2020. Reason: To define the scope of the development hereby permitted, in accordance with section 72 of the Town & Country Planning Act 1990. 3. The development hereby permitted shall be constructed using external facing materials that match and correspond with those of the existing buildings. Such facing materials shall be retained thereafter in their approved form. Reason: To ensure that the appearance of the development is satisfactory. S/HOU/20/1604/EMMI [www.swindon.gov.uk/planning](http://www.swindon.gov.uk/planning) Page 2 of 3 Informatives 1. CIL - Reg.

42 Exemption for Minor development: Whilst the development generates a net gain in floor space and is Community Infrastructure Levy (CIL) liable, it is exempt from CIL liability under CIL Regulation 42, as it constitutes minor development for the purposes of calculating CIL liability because the proposed extensions floorspace is below 100 sqm GIA. 2. There is a risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species Regulations 2017 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or to contact the Bat Advice Service on 0845 1300 228, email [enquiries@bats.org.uk](mailto:enquiries@bats.org.uk) or visit the Bat Conservation Trust website. 3. The granting of planning permission does not authorise you to carry out any works on, over or under your neighbour's land or property without first obtaining their consent.

Permission granted for an Erection of a single storey front/side extension at 24 Tryon Close, Liden Swindon SN3 6HG.

The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Reason: To comply with the requirements of Section 91 (1) of the Town & Country Planning Act 1990. 2. The development hereby permitted shall be constructed using external facing materials that match and correspond with those of the existing buildings. Such facing materials shall be retained thereafter in their approved form. Reason: To ensure that the appearance of the development is satisfactory. 3. This approval shall be in respect of drawing nos. 1018-01 and 1018-02 Rev C received by the Local Planning Authority on 01 December 2020. Reason: To define the scope of the development hereby permitted, in accordance with section 72 of the Town and Country Planning Act 1990. S/HOU/20/1446/PEKO [www.swindon.gov.uk/planning](http://www.swindon.gov.uk/planning) Page 2 of 3 Informatives 1. Whilst the development generates a net gain in floor space and is Community Infrastructure Levy (CIL) liable, it is exempt from CIL liability under CIL Regulation 42, as it constitutes minor development for the purposes of calculating CIL liability because the proposed extensions floorspace is below 100 sqm GIA.

Permission granted for Construction of a replacement front driveway and path to front door at 38 Windermere, Liden Swindon SN3 6JZ.

The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Reason: To comply with the requirements of Section 91 (1) of the Town & Country Planning Act 1990. 2. This approval shall be in respect of the Application Form; Overview Statement (dated 22nd December 2020); Location Plan (ref. TQRQM21020201325435); Block Plan (ref. TQRQM21020200141352); and 6 x New Driveway Plans (dated 21st January 2021) received by the Local Planning Authority on 21st January 2021. Reason: To define the scope of the development hereby permitted, in accordance with section 72 of the Town and Country Planning Act 1990. S/HOU/20/1702/EDSN [www.swindon.gov.uk/planning](http://www.swindon.gov.uk/planning) Page 2 of 3 Informatives 1. The applicant is informed that, to conform to the terms of Section 163 of the Highways Act 1980, surface water should not be allowed to drain directly from the site onto any highway, and the Local Highway Authority will require adequate safeguards to be incorporated into the development to ensure that such a situation does not arise. 2. CIL - Reg. 42 Exemption for Minor development: Whilst the development generates a net gain in floor space and is Community Infrastructure Levy

(CIL) liable, it is exempt from CIL liability under CIL Regulation 42, as it constitutes minor development for the purposes of calculating CIL liability because the proposed extensions floorspace is below 100 sqm GIA.

Permission granted for the erection of single storey side and rear extension and erection of a front porch with canopy at 80 Nyland Road, Nythe Swindon SN3 3RJ.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Reason: To comply with the requirements of Section 91 (1) of the Town & Country Planning Act 1990. 2. This approval shall be in respect of drawing number DCD27/01/10 (full plans) received by the Local Planning Authority on the 13th January 2021. Reason: To define the scope of the development hereby permitted, in accordance with section 72 of the Town & Country Planning Act 1990. 3. The development hereby permitted shall be constructed using external facing materials that match and correspond with those of the existing buildings. Such facing materials shall be retained thereafter in their approved form. Reason: To ensure that the appearance of the development is satisfactory. S/HOU/21/0092/EMMI [www.swindon.gov.uk/planning](http://www.swindon.gov.uk/planning) Page 2 of 3 4. No part of the development hereby permitted shall be occupied and/or commenced until the parking spaces shown on the approved plan(s) have been surfaced, marked out and made available for use. Thereafter the area shall be kept clear of obstruction and shall not be used for any purpose other than the parking of vehicles in connection with the use of the premises as permitted. Reason: To ensure that satisfactory provision is made for vehicles to be parked off the highway at all times. Informatives 1. CIL - Reg. 42 Exemption for Minor development: Whilst the development generates a net gain in floor space and is Community Infrastructure Levy (CIL) liable, it is exempt from CIL liability under CIL Regulation 42, as it constitutes minor development for the purposes of calculating CIL liability because the proposed extensions floorspace is below 100 sqm GIA. 2. The granting of planning permission does not authorise you to carry out any works on, over or under your neighbour's land or property without first obtaining their consent.

#### **8. Refusal of Planning Permission**

To note refusal of planning permission for Change of use of public open space to domestic garden at 10 Conway Road, Eldene Swindon SN3 6BU.

The proposed changed of use and potential enclosure of the land would diminish the experience of using both the path and the public open space, set wider negative precedent for demand for open space development, which will result in degradation and experience of the existing openness and diminished the quantum of available public open space, to the detriment of the character and visual amenity of the area. The proposal is contrary to Policy DE1 and Policy EN3 of the Swindon Borough Local Plan 2026 (2015) and the aims of the NPPF (2019). Informatives 1. This decision is in respect of drawings: Block Plan, Site Location Plan and Supporting Documents received by the Local Planning Authority on the 18 Jan 2021. 2. The development proposed does not constitute Community Infrastructure Levy (CIL) liable development as the proposed works fall outside the 'meaning of development' for CIL purposes in accordance with the Community Infrastructure Levy (England and Wales) CIL Regulations 2010 (as amended) Regulation 6.

#### **9. Police Update**

James Rodrigues and Charlotte Watson will be joining us as guest speakers from the police to provide crime figures for criminal damages to vehicles.

**10. Playpark Working group update.**

The Working group for the Playparks has agreed to Concrete the two gym equipment areas at Liden and Nythe playpark - **Update on flooring price to be agreed by council.**

**11. Youth Service Update**

Progress update from Cllr Kevin Parry.

**12. Community Champion**

Cllr Kevin Parry to lead discussion.

**13. External Auditors Report 2019/2020**

Clerk to discuss. Copy available via the website, this is for noting purpose and any follow up action. This was a recommendation from visit 2 of the internal audit report and will be taken to the final visit in April 2021.

**14. Staffing (All members of Public/Press and Staff are exempt from this item and are asked to leave)**

Staffing Update/Maternity Leave Cover.

**15. Date of Next Meeting**

Monday 17<sup>th</sup> May 2021 at 6.30pm via Zoom Video call.

**Members of Parish Council**

Cllr Kevin Parry (Chair)  
Cllr David Bell (Vice-Chair  
Cllr Allan Woodham  
Cllr Zachary Hawson  
Cllr Adam Hunt  
Cllr Oladapo Ibitoye  
Cllr Graham Stubbs  
Cllr Bazil Soloman  
Cllr Curtis Flux

Members are reminded that the Council has a general duty to consider the following matters in the exercise of its functions: Equal Opportunities (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation), Crime and Disorder, Health & Safety and Human Rights

