

NYTHE, ELDENE & LIDEN PARISH COUNCIL

17th September 2020

Dear Councillor

You are formally **summoned** to attend a meeting of the
NYTHE, ELDENE & LIDEN PARISH COUNCIL
To be held on **Wednesday 23rd September 2020** 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 22nd June 2020 and the Emergency meeting on the 27th July 2020 (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 July & August 2020, 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 August 2020 (Copies attached).
- 7. Granted Planning Permission**
To note that approval has been granted for 41 Okebourne Park, Liden Swindon SN3 6AH for the erection of a single storey side extension. 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 20/048 received by the Local Planning Authority on the 3rd June 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. Informatives S/HOU/20/0714/EMMI
www.swindon.gov.uk/planning Page 2 of 3 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.

To note that approval has been granted for 21 Dallas Avenue, Nythe Swindon SN3 3NP for the erection of a single storey rear and side extension. 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 2025.1 REV A received by the Local Planning Authority on the 5th June 2020 and block and location plans. 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/20/0663/EMMI 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 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.

To note that approval has been granted for the Land At Faraday Road, Dorcan Swindon SN3 5HQ to have a siting of hot food vending van - renewal of previous permission S/19/0510. This approval shall be in respect of Site Location Plan (1:1250), Block Plan (1:500), Application Form received by the Local Planning Authority on the 5th June 2020, Plan of Trailer, Photograph of Vending Van, Waste Invoice and email correspondence from Agent confirming waste arrangements all received by the Local Planning Authority on the 8th July 2020. Reason: To define the scope of the development hereby permitted, in accordance with section 72 of the Town and Country Planning Act 1990. 2. The hot food van shall not be sited or operate outside the following hours:- 17:00 -23:00 Monday to Sunday and Bank Holidays Reason: To safeguard the amenities of the area. 3. The use hereby permitted shall be discontinued on or before 2 years from the date of this consent. Reason: To safeguard the amenities of the area and to evaluate the impact of this proposal having regard to the adjacent premises and the future development of the area. S/20/0660/CHHO www.swindon.gov.uk/planning Page 2 of 4 4. The hot food vending van hereby permitted shall be positioned so that the serving hatch opening shall face the footway and not the

carriageway. Reason: In the interests of highway safety 5. Any projecting hatch, signs or similar shall have a minimum vertical height clearance of 2.6m over the footway level. Reason: In the interests of highway safety 6. The hot food vending van, including any signs or similar, shall be removed from site outside the approved trading hours. Reason: In the interests of highway safety and amenity Informatives 1. The applicant is advised to contact SBC's Licensing Team with regards to obtaining a Street Trading Licence to trade on the Public Highway, and guidance regarding any changes to or renewal of any current licenses as required in conjunction with this application. 2. For the avoidance of doubt, the location of the van as detailed on the drawings Block Plan (1:500) and Site Location Plan (1:1250) received by the Local Planning Authority on the 5th June 2020, is the only location the van can trade from. 3. No waste products from the vending van shall be disposed of into the public highway or its associated drainage system. 4. The development proposed does not constitute 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.

To note proposal of Prior Approval Notification for the erection of a conservatory measuring 4.0m (from original rear wall), 2.10m (maximum height) and 2.35m (height to eaves), at 48 Conan Doyle Walk, Liden Swindon SN3 6JD.

This notice relates to the provisions set out within Section A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015. It is the determination of Swindon Borough Council as the Local Planning Authority that PRIOR APPROVAL IS NOT REQUIRED for the development described at the address shown above, as described by the description shown above, and in accordance with the information that the developer provided to the local planning authority shown below: 1 The proposal complies with the provisions of Part 1 of schedule 2, Class A of the Town & Country Planning (General Permitted Development) England) Order 2015. Informatives: It is a requirement of paragraph A.3 of the above legislation that the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse. It is a requirement of paragraph A.4 of the above legislation that the development must be carried out in accordance with the details approved by the local planning authority, unless the local planning authority and the developer agree otherwise in writing. This does not convey any approval for consent, which may be required under the Building Regulations, for this you should contact Building Control on (01793) 466070. This decision shall be in accordance with the detail received by the Local Planning Authority on 16th June 2020 and email confirmation received 30th July 2020 regarding the proposed height of the development.

To note that approval has been granted for 111 Ashbury Avenue, Nythe Swindon SN3 3LX, for the erection of a detached garage. 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 2018.1 received by the Local Planning Authority on the 12th June 2020 and block plan received 21st July 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/20/0699/EMMI
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.

To note that approval has been granted for 18 Fraser Close, Nythe Swindon SN3 3RP for an erection of a single storey rear extension. 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. 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 no. 2140/1 and Site Location Plan received by the Local Planning Authority on 26 June 2020. Reason: To define the scope of the development hereby permitted, in accordance with section 72 of the Town and Country Planning Act 1990. Informatives S/HOU/20/0771/PEKO www.swindon.gov.uk/planning Page 2 of 3 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.

8. Refusal of Planning Permission

To note The Determination of the Local Planning Authority that prior approval is REFUSED for the development described below at 24 Dickens Close Liden Swindon SN3 6JN, which is permitted by the Town & Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 1 (Class A.1 (ea)). Re: Prior Approval Notification for the erection of a conservatory measuring 5.6m (from original rear wall), 3.25m (maximum height) and 2.65m (height to eaves).

Reasons for Refusal 1. The development fails to meet the criteria of Schedule 2, Part 1, Class A (j)(III) of the Town & Country Planning General Permitted Development Order 2015 (as amended) and an application for planning consent is required. 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.

S/PHOU/20/0871 Page 2 of 2 S/PHOU/20/0871 Page 2 of 2 2. If the Applicant is aggrieved by the decision of the Local Planning Authority to refuse prior approval for the proposed development, the applicant may appeal to the Secretary of State, within 12 weeks of the date of the decision. Appeals must be made on a form that is obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or alternatively you may appeal online at

<https://www.gov.uk/government/organisations/planning-inspectorate>.

9. Guest Speaker – Tanja Hawker (10-minute slot)

Tanja is a Health and Safety Liaison Officer, topic of discussion being to introduce herself and provide an overview of the services that Swindon Carers Centre can provide unpaid carers.

10. Fly Tipping & Litter Sign

Letter for approval (Copy attached)

11. Audit Recommendation Investment Strategy

As advised by the internal auditor, this is a legal requirement that we complete the template for our records and audit to clearly state where all monies held by NEL Parish Council will be kept until spent. (copy attached)

12. Nythe Community Centre

Cllr Kevin Parry To lead discussion – Current lease emailed to councillors prior to meeting.

13. Eldene Beach Update

Cllr Kevin Parry to lead discussion

14. Internal Audit for 2020/2021

To reappoint Bridget Bowen to carry out the internal audit for the NEL Parish Council, this is for three visits commencing November 2020 until Audit is completed in 2021. Quote £950.00.

15. Bush and Hedge Works

Cllr Kevin Parry to Lead discussion

16. Date of Next Meeting

Monday 9th November 2020 at 6.30pm via Zoom Video call.

Members of Parish Council

Cllr Kevin Parry (Chair)
Cllr Brian Cockbill
Cllr Zachary Hawson
Cllr Oladapo Ibitoye
Cllr Graham Stubbs

Cllr David Bell (Vice-Chair)
Cllr Gerry Cruse
Cllr Adam Hunt
Cllr Bazil Soloman

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

