

**NYTHE, ELDENE & LIDEN PARISH COUNCIL**

**ANNUAL GENERAL MEETING**

10<sup>th</sup> May 2021

Dear Councillor

You are formally **summoned** to attend a meeting of the  
**NYTHE, ELDENE & LIDEN PARISH COUNCIL**  
To be held on **Monday 17<sup>th</sup> May 2021** at 6.30pm  
In **LIDEN LIBRARY**

**Mrs Clare Cotterell**  
**Locum Parish Clerk**  
**Maternity Cover**

**AGENDA**

- 1. Election of Chair for 2020/2021**  
Chairman to sign the declaration of acceptance of office of chairman.
- 2. Election of Vice Chair for 2020/2021**  
Vice Chair to sign the declaration of acceptance of office of Vice Chair.
- 3. Apologies**
- 4. 2020/2021 Report by the Parish Council Chair**
- 5. Declarations of Interest & Application for Dispensation**
- 6. 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> March 2021 (Copies attached).
- 7. Public Questions, Comments or Representations (maximum of 10 minutes – extended at Chair's discretion).**
- 8. Schedule of Payments**  
Schedule of Payments for April 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)
- 9. Bank Reconciliation and Accounts**  
To approve the Bank Reconciliation and accounts for April 2021 (Copies attached).
- 10. Granted Planning Permission**  
To note a Grant Advertisement Consent has been granted for a display of double-sided advertising panel into bus shelter at Bus Shelter Outside 10 Northfield Way, Nythe Swindon

SN3 3NJ. 1. This approval shall be in respect of Location Plan (1:1250), INSIGNIA 3 BAY MK1 WITH DRU dwg no. 8356\_MK1\_DRU and Site Photo received by the Local Planning Authority on the 2nd February 2021. Reason: To define the scope of the development hereby permitted. 2. The illumination of the advertising panel hereby granted consent shall be static and not intermittent. Reason: In the interests of amenity and highway safety. 3. The illumination of the advertising panel hereby permitted shall not exceed 284 cd/m<sup>2</sup>. Reason: In the interests of amenity and highway safety 4. The advertising panel shall only be displayed concurrently with or after the installation of the bus shelter. Reason: In the interests of amenity and highway safety S/ADV/21/0216/CHHO

[www.swindon.gov.uk/planning](http://www.swindon.gov.uk/planning) Informatives 1. CIL - Outside Meaning of Development: 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.

To note Granted Planning Permission has been given for the Erection of single storey side/rear extensions at 42 Blackstone Avenue, Eldene Swindon SN3 6DN.

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 Unnumbered Site Location Plan; Drawing No.2173/1 Existing and Proposed Plans received by the Local Planning Authority on 28 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/21/0187/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. 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. 3. The applicant is advised to ensure that surface water run off should not drain onto adjoining properties.

To note Grant Advertisement Consent given for Display of 4 no. fascia signs , 1 no. Projecting sign and 2 no. vinyl signs, at Tesco Express, Liden Centre Liden Swindon SN3 6HP.

This approval shall be in respect of Site Location Plan (1:1250), Existing Site Plan dwg no. 02\_3062\_02A, Existing Plan dwg no. 02\_3062\_02B, Proposed Plan dwg no. 02\_3062\_02C, Existing Elevation dwg no. 03\_3062\_03A, Proposed Elevation dwg no. 03\_3062\_03B, Application Form, all received by the Local Planning Authority on the 17th 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. 2. The maximum luminance of the illuminated signs hereby granted consent shall not exceed 350 cd/m<sup>2</sup>. Reason: In the interests of amenity and highway safety. 3. The illumination of the signage hereby granted consent shall be static and not intermittent. Reason: In the interests of amenity and highway safety. Informatives 1. CIL - Outside Meaning of Development: The development proposed does not S/ADV/21/0298/CHHO [www.swindon.gov.uk/planning](http://www.swindon.gov.uk/planning) 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.

To note planning permission granted for Demolition of existing bungalow and erection of 2no. detached dwellings and associated works, at 3 Elmore, Eldene Swindon SN3 3TL. 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 following drawings: Drawing No.001 Site Location Plan Drawing No.150 Rev C Proposed Site Plan Drawing No.155 Rev B Proposed Floor and Elevation Plans Drawing No.160 rev D Street Scene and Site section Drawing No. Cycle Store Rev A received by the Local Planning Authority on 15 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. Prior to the commencement of works on site in connection with the development hereby permitted, details of all external facing materials shall have first been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be carried out in accordance with these approved details. Reason: To ensure that the appearance of the development is satisfactory. S/20/1713/RACH [www.swindon.gov.uk/planning](http://www.swindon.gov.uk/planning) Page 2 of 6 4. The buildings hereby permitted shall not be occupied until the vehicular parking and turning facilities have been provided in accordance with the submitted plan drawing no. 150 Rev C, and those facilities shall be maintained available for those purposes thereafter. Reason: To reduce potential highway impact by ensuring that adequate parking and manoeuvring facilities are available within the site 5. Prior to the development being brought into use, details of electric vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority and no occupation of the development shall occur until the approved details have been completed and thereafter maintained. Reason: To ensure that the opportunities for sustainable transport modes have been taken up. 6. The development hereby permitted shall not be occupied until space has been laid out within the site for a minimum of 1 bicycles per dwelling to be parked in a secure and sheltered location, as shown in drawing numbers 165 Rev A and 150 Rev C, and such provision shall be maintained thereafter. Reason: To promote and encourage sustainable transport and travel 7. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall: i. specify the type and number of vehicles; ii. set out details of the parking of vehicles of site operatives and visitors; iii. set out arrangements for the loading and unloading of plant and materials; iv. set out arrangements for the storage of plant and materials used in constructing the development; v. set out arrangements for wheel washing facilities; vi. specify the intended hours of construction operations; Reason: To reduce the potential impact on the public highway during the site preparation and construction phase(s) of development. 8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order, the window/s on the side elevations shall be fitted with obscure glass and shall be fixed shut below a height of 1.7 metres as measured from the corresponding internal finished floor level. The windows shall be permanently retained and maintained in this form for as long as the development remains on site. Reason: In the interests of local amenity. 9. Prior to the occupation of the development hereby permitted, boundary treatments shall have been installed on site in accordance with the approved plans and retained in the approved form for so long as the development hereby permitted remains on the site. Reason: In the interests of the amenity. S/20/1713/RACH [www.swindon.gov.uk/planning](http://www.swindon.gov.uk/planning) Page 3 of 6

1. CIL Liable Development: This development constitutes Community Infrastructure Levy (CIL) liable development. CIL is a mandatory financial charge on development. For more information on CIL visit [www.swindon.gov.uk/cil](http://www.swindon.gov.uk/cil) or telephone the

SBC CIL Team on 01793 466289 or 466397 or email [cil@swindon.gov.uk](mailto:cil@swindon.gov.uk) . To avoid additional financial penalties the requirements of the impact of CIL must be managed before development is commenced and subsequently payment made in accordance with the requirements of the CIL Demand Notice issued. Information on possible exemptions that may be capable of being applied for can be found at:

[https://www.planningportal.co.uk/info/200126/applications/70/community\\_infrastructure\\_levy](https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy) and <https://www.gov.uk/guidance/community-infrastructure-levy>. CIL remains relevant in the event that planning permission is allowed by Planning Appeal. 2. In the interests of safety, the applicant is recommended to incorporate fire prevention measures within the development, such as sprinkler systems. Further advice can be obtained from Wiltshire Fire Brigade by visiting [www.wfb.org.uk](http://www.wfb.org.uk) 3. In addition to this consent, please contact [gazetteers@swindon.gov.uk](mailto:gazetteers@swindon.gov.uk) or ring 01793 466271 for information and advice regarding the registration of new or revised property addresses. The naming of streets and addressing of properties within the Borough, is controlled by Swindon Borough Council under the Town Improvement Clauses Act 1847. The Act is used to make sure that any new street names, building names and numbers are allocated logically and that a unique and unambiguous address is provided for every property within the borough. 4. Notwithstanding any detail on the approved plan this consent does not convey any permission to undertake works within the highway. Therefore, the applicant is advised to obtain further advice which can be accessed via the link

below.[http://www.swindon.gov.uk/download/downloads/id/737/information\\_-\\_vehicle\\_crossing\\_application\\_guidelines.pdf](http://www.swindon.gov.uk/download/downloads/id/737/information_-_vehicle_crossing_application_guidelines.pdf) 5. The weather will have an impact on construction sites which in turn will require roads to be swept in addition to using wheel wash facilities. Swindon Borough Council are on winter service alert for gritting roads around the Borough from mid-October to mid-April each year, the treated roads are shown on the attached plan. The de-icing material used for road treatment by this council is Thorox, this material is rock salt treated with an agricultural by-product similar to molasses and has the advantage of being active on the carriageway for up to three days providing there is no substantial precipitation or sweeping. It is imperative that any salt removed from the treated network by sweepers clearing mud and debris is replaced straight away at a spread rate of 15g/m<sup>2</sup>. Where a sweeper is used on the roads around your site, you have a responsibility to retreat roads after washing or sweeping to ensure safety of road users is maintained during the winter period. In order to assist with this retreatment, Swindon Borough's Highway Operations Team can provide a filled grit bin at a cost available on request for use by developers, it should be noted that once delivered the bin and its contents will be in the property of the developer.

To note planning permission granted for an erection of a single storey side extension and new roof to existing conservatory at 48 Ashbury Avenue, Nythe Swindon SN3 3LY.

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. It is noted that the proposed development triggers a requirement for the provision of a EVCP in accordance with the adopted parking standards 2021 and the applicant is encouraged to install an EVCP at their earliest convenience.

To note planning permission granted for a Conversion of existing garage into living accommodation, at 12 Northfield Way, Nythe Swindon SN3 3NJ.

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 Unnumbered Location Plan: Unnumbered Block Plan; Drawing No. 21/1498/01 Existing and Proposed Plans received by the Local Planning Authority on 24 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/21/0343/RACH www.swindon.gov.uk/planning Page 2 of 3 4. The development hereby permitted, shall not be occupied at any time other than as part of the main dwelling house and not as an independent residential unit. Reason: In the interest of amenity and the site is unsuitable to accommodate an additional residential unit. 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. Whereas the approved unnumbered block plan shows detached garage proposals, this approval does not include the detached garage proposal.

To note planning permission granted at 13 Compton Close, Eldene Swindon SN3 6DW for an Erection of a single storey rear extension.

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. Director of Strategic Development Date: 30th April 2021 S/HOU/21/0418/RACH www.swindon.gov.uk/planning Page 3 of 3 Notes "The Local Planning Authority", and "the application" referred to within this notice, are described on page 1 of this notice. The conditions have been imposed for the reasons set out within this notice. If the Applicant is aggrieved by the decision of the Local Planning Authority to grant permission for the proposed development with conditions, the applicant may appeal to the Secretary of State in accordance with section 78 of the Town and Country Planning Act 1990, within 12 weeks of the date of the decision. Appeals must be made on a form that is obtainable from the Secretary of State at 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> The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission without the conditions they imposed, having regard to the statutory

requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by the Secretary of State. If the permission to develop land is granted with conditions, the owner of the land may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner, may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land in accordance with the provision of Chapter I of Part 6 of the Town and Country Planning Act 1990.

#### **11. Refusal of Planning Permission**

To note Refusal of Certificate of Lawful Development (Certificate of lawfulness (Proposed) for use as a Class 3(b) dwelling.) At 8 Carroll Close, Liden Swindon SN3 6JH. Swindon Borough Council as Local Planning Authority, under the provisions of Part III of the Town & Country Planning Act (as amended) DO HEREBY REFUSE A CERTIFICATE OF LAWFUL USE OR DEVELOPMENT. This certificate is in respect of the PROPOSED development described above in the first schedule in respect of land specified in the second schedule and in respect of drawings detailed in the informatives section below. Reason(s) 1. The proposal would result in the subdivision of the existing dwelling creating two separate units of accommodation with self-contained facilities, which constitutes development under Part 55 (1) of the Town and Country Planning Act 1990 as confirmed by Part 55 (3) (a) of the Town and Country Planning Act 1990 and therefore requires planning permission. The proposed use does not fall under Use Class C3b) as the occupants receiving care cannot be regarded as living together as a single household. The development is not lawful development and a certificate of lawful development cannot be issued. S/LDP/21/0134/CHHO  
[www.swindon.gov.uk/planning](http://www.swindon.gov.uk/planning) Informatives 1. This decision shall be in respect of Site Location Plan 8CC/PP/01, Existing Ground Floor Plan CAR-459/PL/02, Existing First Floor Plan CAR-459/PL/04, Proposed Ground Floor Plan CAR-459/PL/03, Proposed First Floor Plan CAR-459/PL/05, Proposed Block Plan 8CC/PP/02, Planning Statement, Application Form all received by the Local Planning Authority on the 20th January 2021.

#### **12. Litter Bins**

Extra Litter bin requests for litter bin in the play area/football/basketball court in Conan Doyle Walk as well as between Tregantle walk and Lychett Way.  
Pam Jones' has requested for a litter bin near to the current dog bin at the back of Aymer Place flats. This pathway gets quite heavily littered, and the nearest bin is back at Shaftesbury Lake, and going forward, the next bin available is another dog bin. I would be grateful if the Parish Council could consider siting a litter bin in this approximate location. Another litter bin along the river by Cole path.  
The Council to agree if these bins are needed, clerk to go away and obtain quote where necessary.

#### **13. Insurance Renewal**

Insurance for NEL parish council due for renewal on the 8<sup>th</sup> of June 2021, The Council should formally consider the level of insurance required annually the renewal quote from Came & Co who provide the existing insurance is attached for councillors to review. Please note Came & Co are a broker not direct insurer.

**14. Youth Service Update**

Progress update from Cllr Kevin Parry.

**15. Liden Library**

Cllr David Bell to discuss.

**16. Nythe Allotments**

Cllr Kevin Parry to discuss.

**17. Internal Auditors Report 2020/2021**

To be reviewed by the council, recommendations regarding VAT and NI were correctly recommended and have since been identified as a non-issue by the auditor these were the findings are the time hence why they are on the report. The council are to formally review the recommendations with an action plan for the Insurance cover for 2021/22 and the Asset Register.

**18. AGAR Sign off**

- a) To approve Section 1 of the Annual Governance Statement 2020/21
- b) To approve Section 2 Accounting Statements 2020/21
- c) To agree the suggested dates of 14 June to 23 July 2021 for the Period for the Exercise of Public Rights

**19. Asset Register**

The Council should formally review the asset register annually, for completeness and accuracy. (Copy attached)

**20. Planning Committee**

Planning committee and process to be discussed and agreed, attached is the Planning Committee Terms of reference for review by the council. (Copy attached)

**21. Contractor Payment Approval**

A process to be agreed by the council of payment to the contractor for standard invoices when invoices are received between meetings.

**22. Date of Next Meeting**

Monday 21<sup>st</sup> June 2021 at 6.30pm Location Liden Library.

**Members of Parish Council**

Cllr Kevin Parry (Chair)  
Cllr David Bell (Vice-Chair)  
Cllr Allan Woodham  
Cllr Zachary Hawson

Cllr Michael Davies  
Cllr Garry Perkins  
Cllr Graham Stubbs  
Cllr Matthew Vallender  
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