


# South Marston Parish Council

## Draft Minutes of the planning meeting held on 5<sup>th</sup> October 2015

Present: Mr C McEwen (CM) Mr T Leathart (TL)  
 Mrs A Featherstone (AF) Mr B Thunder (BT)  
 Mr S Young (SY) Mrs C Penny, Clerk

Minutes:

124/15	<p><b>OPEN 10 MINUTES – Members of public attending – Mrs Verity Davidson</b></p> <p>Mrs Davidson informed the Parish Council that she had received notification of the planning application being discussed.</p> <p>Had a number of concerns, which she wished to raise with the Parish Council.</p> <ul style="list-style-type: none"> <li>▪ Access: The route to the proposed development area is not suitable for volumes of traffic. Maintenance of the route will be an issue. The turf/soil bordering the edges of the access route are not part of the track and are owned by others.</li> <li>▪ The application document states that the sheds currently on the land held 100 head of cattle. However, this was a long time ago so the application argument that the proposal will see a reduction in farm traffic is not correct. Believes that will see an increase in traffic due to residents and customers to the businesses at the location.</li> <li>▪ The contamination risk from demolition of the shed roofs should be investigated as the buildings are of an age that they may contain asbestos</li> <li>▪ The proposed development area have had two fires within the last few years, one of which took 3 days to extinguish completely. If the landowner continues to use the farmyard then there is a considerable risk due to the high volume of inflammable materials held on site.</li> <li>▪ Water comes across the fields from old Vicarage Lane and water pressure drops when issues occur so there are concerns about the impact on the existing residents. It is also difficult to access water for firefighting.</li> <li>▪ There is a flooding risk across the access route into the proposed development. Water pools on the approach, parallel to Manor Farm. Sloping land will need to be considered.</li> <li>▪ There are currently no mains drains at the location and all existing residents have septic tanks. Where will they locate the septic tank for the new development?</li> </ul> <p>Ms XXX states that the area could be developed but would like to see appropriate conditions applied to this application to address her concerns.</p> <p>She will be writing to Swindon Borough Council herself to raise these points.</p>
125/15	<p><b>DECLARATIONS OF INTEREST</b></p> <ul style="list-style-type: none"> <li>- <i>Members are reminded that any conflict of interest should be declared at the start of the meeting or item or, if not previously foreseeable, during any discussion of the matter concerned.</i></li> </ul> <p>Declarations for Councillors are as stated in the June, July 2014 minutes.</p>
126/15	<p><b>Planning applications:</b></p> <p>S/PRIORC/15/1535 - Prior Approval Notification for the change of use of an agricultural building to 2no. residential dwellings (C3).</p> <p>Discussion among Councillors.</p> <p>It is the opinion of the Council that the site should not be granted Prior Approval because:</p> <p><b>Impact on Highways:</b></p> <ul style="list-style-type: none"> <li>• The access road is along a bridleway that is in a poor state of repair and inclined to become waterlogged. The increase in vehicular traffic will lead to further deterioration of the highway.</li> </ul>

  
 17-11-2015  
 CHAIRMAN  
 COLIN MCEWEN

**Contamination Risk**


- The site becomes waterlogged. There is no mains sewer service and there is a contamination risk from any cess pit or similar.

It is an **undesirable location** because:

- in planning terms because it is within the strategic neighbourhood development, so should be developed as part of the overall EV scheme.
- because of the length and poor state of the track, which is inclined to become waterlogged
- the track adjacent to the site is prone to surface water flooding as shown on the Environment Agency Surface Water Flood Risk map
- The site, in common with adjacent properties is served by an inadequate mains water pipe with inadequate pressure. Further usage may make the service to existing dwellings unacceptably poor.
- the proposal will leave a farmyard operation adjacent and there is risk of vermin within the proposed residential properties
- the businesses and farmyard operating adjacent to the proposed location pose a fire risk and the access route is not easily accessible to the emergency services. There have been 2 major straw fires in the past few years

**Action – Clerk to summarise key points and respond to Swindon Borough Council planning department.**

**Meeting Closed at 18:55**

  
17-11-15