

SOUTH SWINDON PARISH COUNCIL
(CENTRAL SWINDON SOUTH PARISH COUNCIL)

Minute 370 – Planning Application No S/17/1777 – Bus Depot, Eastcott Road

**Questions
From
Public**

The original application from Churchill was not suitable for the site. Why do they think their design is better.

Response: They have been working with a Heritage Consultant. There is a single point of entry, stone wall will be retained, retaining one of the old buildings, keeping the centre of the site open and putting kitchens and bathrooms at the back to limit overlooking existing houses.

Slate does not fit in with the surroundings and it should be red brick.

Response: They cannot replicate exactly so have gone for a different material.

Who will live in the properties and how were the sizes decided

Response: The sizes are 21 – 1 bed, 22 – 2 bed and 2 – 3bed. These were suggested by Swindon Borough Council to fit into their Planning Documents.

How will the public space be maintained

Response: through a service charge to the flat and it will be looked after by a management company

The 3 story properties will only be 2 metres from the boundary of existing properties. They will overlook and take sunlight from the gardens. The distance from houses is normally accepted to be 14 metres, but the proposed properties are only 11.4 metres away.

Response: They will look at moving the mass of the building further into the site and away from the boundaries.

Have they thought about contamination from the previous use of the land

Response: They might have to take away some soil and bring in fresh top soil. This might alter the heights in the development.

Why did the developer refuse to meet with local residents before submitting the plans.

Response; That was not the case and they are keen to hear the views of local residents.

Parking problems in the area and this development will make them worse.

Response: They are providing 1 space per dwelling, but Swindon Borough Council's Policy does not require them to provide any spaces

Will there be affordable housing on site

Response: they are in discussion with the Planning Officer about whether this has to be provided.

Building work will be next to school and sheltered accommodation

Response: they are aware and will take measure to reduce disruption

Why could the building not be rendered rather than slate

Response: Conservation Area only allows certain materials to be used. Rendering would not be allowed in this location.

One of the building is only 1.5 metres away from the school playground

Response: They are aware that Historic England have made an objection and they will relocate the building.

**Questions
from
Councillors**

Cllr Dixon: What is the process now

Response: Following meeting and discussion with Planning Officers new plans will be drawn up and submitted. This will give the Parish Council another opportunity to comment.

Cllr Dixon: Does the building need to be 3 storeys. Could it be reduced in size.

Response: It needs to be 3 storeys to make the development viable and they think it is appropriate for the site.

Cllr Dixon: Expressed some concerns about management companies and increasing their fees.

Response: They are aware and will ensure they use reputable company

Cllr C Watts: Can they reduce the number of units

Response: They do not see the number of units as being very dense for an urban site

Cllr S Pajak: Is the avenue in the middle needed. They could move the building closer together. Could they be made to look more like surrounding building by put on false chimneys.

Response; They believe it is a contemporary design that fits in well with local area. Will look at moving building from the edge of the site.

Cllr Hopkins: Expressed concerns about the soil and how they would deal with contamination during the build.

Response: They are getting an expert survey and will follow their advice regarding disposal.

Cllr Robson: Asked about refuse storage on site

Response: Each building will have their own bin store

Cllr N Watts: Have they addressed the Conservation Officers objections

Response: They have had a meeting with the Conservation Officer and the majority of the issues have been resolved

Cllr D Pajak: Concerned about child protection with windows overlooking the school.

Response: They are working with Swindon Borough Council and the school to ensure that they are satisfied with child safety.

Clerk: Asked about the size of the parking space shown on the plan that did not conform to the correct size.

Response; They confirmed that the parking spaces were the correct size to allow access to vehicles.