

CENTRAL SWINDON SOUTH
PARISH COUNCIL

PLANNING & ENVIRONMENT COMMITTEE

Minutes of the meeting held on 13 June 2017 at 6.30pm
in Committee Room 6, Civic Offices

Present Cllr B Thompson (Chair)
Cllr N Watts (Vice-Chair)
Cllr S Allsopp
Cllr N Burns-Howell
Cllr M Dickinson
Cllr J Firmin
Cllr M Gladman
Cllr J Lowry
Cllr M J Miah
Cllr J Milner-Barry
Cllr T Philpot
Cllr C Watts

Officers Joyce Holman (Parish Clerk)

Public Two

Public Session Ms Brownlee spoke about the Planning Application for New College that had a closure date of 31 May 2017 for comments and wanted to know whether the Parish Council would be considering this application and would support her objections. The Clerk explained that as the date for comments had passed before the Parish Council had set up their Planning & Environment Committee that her best course of action would be to speak to the Ward Borough Councillor.

(Cllr Dickinson declared a prejudicial interest in respect of this public question and left the meeting during the discussion).

Mr Finch referred to the Planning Applications to be considered at the meeting for conversion of houses into Houses of Multiple Occupancy (HMO) and expressed his concerns that some areas of Eastcott were becoming overrun with these properties which were having an adverse effect on the neighbourhood.

46 **Apologies**
Cllr J Ali
Cllr P Dixon
Cllr A Hawkins
Cllr N Hopkins
Cllr J Miah
Cllr D Pajak
Cllr S Pajak
Cllr T Robson
Cllr I Shaikh
Cllr J Short
Cllr D Wood

47 **Declaration of Interest & Applications for Dispensation**

Cllr Dickinson declared a prejudicial interest in one question during the public session and took no part in the discussion.

48 **Planning Applications**

48.1 **S/OUT/17/0665/TB**
Former Aspen House
Temple Street

Outline application for the erection of a mixed use development comprising up to 118no. flats and commercial (Classes A1,A2,A3,A4,A5 & B1). All matters reserved.

DECISION: Objection for the following reasons:

1. Not in keeping with the street scene in terms of height of the building. The former building on this site was 6 storey in height and the plans for a building of 13 storey in this location would dominate the surrounding area. The height should be similar to height of the former building.
2. Impact on properties in surrounding street in terms of reduction in daylight and privacy. The height of the proposed building will take all the light from the small shops and flats in Temple Street and will overlook the surrounding properties.
3. The number of flats to be contained within the building will mean that they will be very small in size. The Parish Council would like to see a better quality design that is more suitable for people to live in.
4. There was no assessment of car parking for the development. It is understood that Swindon Borough Council's Policy does not require car parking to be addressed for new housing in the town centre, but this document is dated 2007 and an urgent review is needed of this policy. Many of the nearby car parks are closed at night and parking for residents and visitors would be a problem.
5. The Parish Council questions why the contribution to affordable housing either on or off site would make the development unsustainable and would like to see an independent assessment that this was the case.
6. Impact on local services not sustainable. It known that local services like doctors and schools in the town centre do not have the capacity to take on more people.

The Parish Council supports more residential properties in the town centre and the development of this site in particular. However, they would want to see a new building that was more in keeping with the local area.

48.2 **S/17/0673/RAAD**
Market Hall
Market Street
SN1 1RZ

Demolition of existing tented market and erection of a 12 storey building comprising of 101no. flats, 4no Class A3 units and 1no. Class A1 shop unit, cycle & refuse store and associated works

DECISION: Objection for the following reasons:

1. Not in keeping with the street scene in terms of height of the building. The former tented market on the site is the equivalent of 2 storey in height and the plans for a building of 12 storey in this location would dominate the surrounding area. The height should be reduced to an acceptable level of 6 storey.

2. Impact on properties in surrounding street in terms of reduction in daylight and privacy. The height of the proposed building will take all the light from the small shops and flats in Market Street and will overlook the surrounding properties.

3. The number of flats to be contained within the building will mean that they will be very small in size. The Parish Council would like to see a better quality design that is more suitable for people to live in.

4. The design of the building shows no imagination and is not in keeping or have any connection with the surrounding area.

5. There was no assessment of car parking for the development. It is understood that Swindon Borough Council's Policy does not require car parking to be addressed for new housing in the town centre, but this document is dated 2007 and an urgent review is needed of this policy. Many of the nearby car parks are closed at night and parking for residents and visitors would be a problem.

6. The plans give no details of how the land surrounding the building will be landscaped.

7. The separate building for refuse and cycles was thought to be unworkable and the cycle store shown is too small for the number of flats, especially considering that there is no car parking on site.

8. Impact on local services not sustainable. It known that local services like doctors and schools in the town centre do not have the capacity to take on more people.

The Parish Council supports more residential properties in the town centre and the development of this site in particular. However, they would want to see a new building that was more in keeping with the local area.

(Cllr Allsopp arrived at the meeting during this item)

48.3

S/17/0809/HC

57 Eastcott Road
Old Town
SN1 3LR

Change of use from shop (Class 1) and residential flats to house of multiple occupation (HMO) and associated external works

DECISION: Objection for the following reasons:

1. Does not conform the Swindon Borough Council's Local Plan 2016 Policy HA4 – Subdivision of Housing and Houses in Multiple Occupancy.

2. There are no dimensions shown on the plans to calculate whether the internal floor space of the original dwelling is at least 100m².

3. The development will have a detrimental effect on the street scene. In particular, the refuse store is shown to be at the front of the property and look to be far too small for the number of rooms. The design is not sympathetic to the building.

4. Although there are no measurements on the plans, the number of rooms to be contained within the building will mean that they will be very small in size, like student accommodation. The Parish Council would like to see a better quality design that is more suitable for people to live in.

5. This area already has existing parking problems and this development would exacerbate these problems further.

improved journey times.

RESOLVED that the scheme be supported with the addition of a cycle lane.

51 Grounds Maintenance Report

The Clerk submitted a report from the Service Manager, StreetSmart at Swindon Borough Council a copy of which appears as Appendix C in the Minute Book.

The report provided details of the work completed by StreetSmart as part of their Contract. The Chair stated that some grass was being cut which could be left as wildlife areas. This would be considered by the Services Working Party when looking at the Contract for next year.

Councillors noted the report.

52 Young Wardens Planter

The Clerk submitted an email dated 5 June 2017 from the Lead Neighbourhood Warden at Park South Community Centre a copy of which appears as Appendix D in the Minute Book.

Councillors agreed that this was a worthwhile project.

RESOLVED that the siting of a planter on Shaftesbury Avenue for the young wardens be approved.

The meeting closed at 8.12 pm

Signed.....

Date.....

Chair of the Council