

SOUTH SWINDON
PARISH COUNCIL

PLANNING & ENVIRONMENT COMMITTEE

Minutes of the meeting held on 27 June 2017 at 7.05pm
in Committee Room 6, Civic Offices

- Present** Cllr B Thompson (Chair)
Cllr N Watts (Vice-Chair)
Cllr J Ali
Cllr S Allsopp
Cllr N Burns-Howell
Cllr M Dickinson
Cllr J Firmin
Cllr M Gladman
Cllr N Hopkins
Cllr J Lowry
Cllr M J Miah
Cllr J Milner-Barry
Cllr S Pajak
Cllr T Philpot
Cllr C Watts
- Officers** Joyce Holman (Parish Clerk)
Ruth Wakeley (Administration Assistant)
- Public** Two
- Public Session** Mr Williams referred to the new security cameras for the Broadgreen area asked if the Parish Council would have any influence where the cameras would be located as he had concerns that Swindon Borough Council would not use them wisely. Cllr Watts said that when the cameras were in place, then he could come back to the Parish Council and the matter could be raised with the Ward Councillors.
- 80** **Apologies**
Cllr P Dixon
Cllr A Hawkins
Cllr J Miah
Cllr D Pajak
Cllr T Robson
Cllr I Shaikh
Cllr J Short
Cllr D Wood
- 81** **Declaration of Interest & Applications for Dispensation**
Cllr Pajak stated that as a member of the Planning Committee at Swindon Borough Council he would not take part in the discussions concerning Planning Applications.
- 82** **Planning Applications**
- 82.1** **S/RES/16/2203/NISM** Reserved matters application for 74 residential dwellings including details of layout, scale, appearance, access and landscaping following outline application S/10/0842
Parcel P7
Badbury Park

DECISION: Objection for the following reasons:

1. Insufficient visitor parking spaces for the number of houses and with no place for overflow parking. This could lead to parking on grass areas or using the car park at the Great Western Hospital.
2. Overdevelopment of the plot and houses too compacted. The design could be improve to allow more space with the plot.
3. The width of the garages should be checked to ensure that they are usable.
4. The Parish Council does not object to the principle of houses being developed on this site, only the detail of the design.

82.2 **S/17/0855/CHHO** Use of pavement as an external seating area
1-11 The Parade
Swindon
SN1 1BB

DECISION: No Objection

(Cllr Ali arrived during this item)

82.3 **S/OUT/17/0882/TB** Outline application for the erection of up to
Land adjacent to 160 Croft Road 62no. dwellings (access and layout not
Swindon reserved)

DECISION: Objection for the following reasons:

1. Does not conform the Swindon Borough Council's Local Plan 2026 in that the site is outside the Urban Area Boundary and is on a site designated as a rural buffer between East Wichel and Swindon.
2. There is insufficient number of visitor places for the number of houses planned.
3. The development will have a detrimental effect on the local area in terms of the increased traffic movement along an already busy road. There were no details of any traffic management for the accessing the site or safety of pedestrians.
4. The site has drainage issues due to its proximity to the River Ray and this area is known to flood.
5. The Wiltshire Police have expressed concerns about the layout in terms of crime and that parts of the development would not be observed from any property and makes them at higher risks from crime and the Parish Council supports this view.

Councillors expressed concern that Swindon Borough Council could not show a 5 year housing supply and that the developers had resubmitted this application as a result of the appeal won by Berkeley Farm in Wroughton, despite the land not being allocated as development land in their Neighbourhood Plan. The main problem was developers obtaining Planning Permissions for site and then land banking in order to force Swindon Borough Council to grant permission for unsuitable sites.

Cllr C Watts said that he would be prepared to write to the Secretary of State for Communities and Local Government in his capacity as Chair of the Parish Council to make these points.

RESOLVED that the Chair of the Parish Council write to the Secretary of State for Communities and Local Government to seek assurances about the refusal of Planning Permissions on appeal that are contrary to Local Plans and Neighbourhood Plans.

82.4 **S/17/0943/IH** Change of use from offices (Class B1) to 10
14 Milton Road bedroom HMO (Sui Generis)
SN1 5JE

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. From the dimensions shown on the plans it is difficult 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 plans to rejuvenate this area of the town centre by Forward Swindon. The design is not sympathetic to the building.
4. 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.
6. Fire safety issues as there is only 1 staircase and no fire escape.
7. This area already has a high number of HMOs and this development would lead to an unacceptable concentration of HMO.
8. The Parish Council request that this Planning Application is considered by the Planning Committee if the Officer is minded to grant Planning Permission.

82.5 **S/17/0965/TB & S/PRIOR/17/0972/TB** Change of use of roof space to no1 flat & Prior
3 Temple Chambers notification application for the change of use
Temple Street from retail (Class A2) to dwellings (Class C3)
SN1 1SQ 5no flats

Cllr Ali stated that similar properties in the same road had already had already been converted to flats with roof conversions and a precedent had been set.

DECISION: No Objection

83 **Planning Applications delegated to the Chair & Vice-Chair**
The Clerk submitted a report containing the delegated responses of the Chair and Vice-Chair a copy of which appears as Appendix A in the Minute Book.

RESOLVED that the responses of the Chair and Vice-Chair that appear as Appendix A be approved.

84 Planning Protocol

The Clerk submitted a draft Planning Protocol Guidance a copy of which appears as Appendix B in the Minute Book.

Councillor agreed that the document should be reviewed every year as part of their review of Policy Documents.

RESOLVED that the Planning Protocol Guidance in Appendix B be approved.

85 Signs on Pavements

The Clerk submitted an email from a member of the public a copy of which appears as Appendix C in the Minute Book.

The email provided photographs of signage for a local take-away which had been concreted into the pavement. Councillors agreed that it was an eyesore and dangerous for the visually impaired.

The Clerk was asked to report this to Planning Enforcement.

86 Public Footpath Diversion Order

The Clerk submitted an email dated 16 June 2017 from the Rights of Way Officer at Swindon Borough Council a copy of which appears as Appendix D in the Minute Book.

RESOLVED that there was no objection to the diversion of Footpath CS4.

The meeting closed at 8.23 pm

Signed.....
Date.....
Chair of the Council