

SOUTH SWINDON
PARISH COUNCIL

PLANNING & ENVIRONMENT COMMITTEE

Minutes of the meeting held on 25 July 2017 at 7.00 pm
in Lounge, Broadgreen Community Centre

Present Cllr B Thompson (Chair)
Cllr N Watts (Vice-Chair)
Cllr J Ali
Cllr S Allsopp
Cllr N Burns-Howell
Cllr P Dixon
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 J Short
Cllr C Watts
Cllr D Wood

Officers Joyce Holman (Parish Clerk)

Public Five

Public Session A member of the public asked whether the Ambrose Field Planning Application was going to be considered at this meeting and the Chair replied that it had been on the agenda of the Committee Meeting held on 27 June 2017.

132 **Apologies**

Cllr M Dickinson
Cllr A Hawkins
Cllr J Miah
Cllr D Pajak
Cllr T Robson
Cllr I Shaikh

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

None

134 **Community Policing**

Standing Orders were suspended to allow Cllr Steve Harcourt, Chair of Wroughton Parish Council to address the meeting.

Cllr Harcourt gave a detailed presentation on the preparation of a Neighbourhood Plan – see Appendix A to these Minutes.

Cllr Harcourt added that the process had taken approximately 3 years to complete with a core team of 6 people and a wider team of 20 people.

Cllr Allsopp asked whether a Neighbourhood Plan would be suitable for South Swindon with the very different areas and needs. Cllr Harcourt stated that there were Neighbourhood Plans that had been produced for large parishes and each area had their own sub-plan within the whole document.

Councillors agreed that the decision to produce a Neighbourhood Plan should be made at a future Full Council Meeting.

Standing Orders were reinstated.

(Cllr Wood left the meeting at the end of this item)

135 Lakes at East Wichel

Cllr C Watts reported that a number of residents in East Wichel had made contact with him in respect of the lakes at East Wichel as the grass had not been cut. This area was within the parish boundary of Wroughton Parish Council. He had made further enquiries and found out that the lakes did not appear on any map given to Wroughton Parish Council by Swindon Borough Council, although SBC had allowed transitional funding for the work.

Cllr C Watts would be attending a meeting with the Head of StreetSmart and Cllr Harcourt, Chair of Wroughton Parish Council in order to find a solution. He would report back to the next meeting of this Committee.

136 Planning Applications

- 136.1 S/LBC/17/0955/IH** Installation of various external vents and internal alterations
The Bakers Arms
16 Emlyn Square Railway Village
SN1 5BN

DECISION: No Objection

- 136.2 S/17/1083/HC** Change of use from first floor flat to motorbike showroom and erection of a single storey and first floor rear extension
148-149 Manchester Road
SN1 1TU

DECISION: Objection for the following reasons:

1. Loss of a residential dwelling. This would be the loss of residential space in the town centre where it is desperately needed and there are plenty of empty business premises where this particular business could relocate should they be in need of more space.

2. Lack of Parking. There was no designated car park for visitors to the shop and there is a lack of parking in this area for residents. Visitors to an extended shop would add to the parking problems.

- 136.3 S/17/1141/IH** Conversion of dwelling into two one bedroom flats and garage/ store into store flat
114 Broad Street
SN1 2DS

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 a high number of HMO in this area and the proposal would adversely affect the character of the surrounding area and lead to an unacceptable concentration of houses in multiple occupation within the given area.

3. The development of the garage would be out of keeping with the area and set a precedent for garages to be converted into living accommodation. It is not clear from the plans where the entrance would be to the property; whether by demolishing the side wall or thorough the existing property.

4. There is no mention on the plans whether the garage is built to the correct building regulations that would make it suitable for habitation.

5. Loss of parking in the garage in an area that has existing parking problems.

136.4 **S/17/1163/TB**
Land Rear of 57 Victoria Road
Old Town
SN1 3HW

Change of use of attic floor to provide 2no. additional flats in roof space with erection of 4no. dormer windows and associated work

DECISION: No Objection

(Cllr C Watts left at the end of this item)

136.5 **S/17/1175/HC**
19 Station Road
SN1 2BB

Conversion of 1no. dwelling to 3no. flats and erection of a single storey rear extension

DECISION: Objection for the following reasons:

1. Insufficient Fire Safety. The concerns identified by the Environmental Health Officer are repeated. The proposed layout of the above flats would not be suitable as in the event of a fire there is no safe means of escape from any of the bedrooms. The primary means of escape in each proposed flat requires travel through a risk room (kitchen/living room) which is unacceptable. A 30-minute fire protected escape route is necessary in the proposed developments.

2. The Planning Application should be refused on these grounds alone and the detail of the plans have not been considered further.

137 **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 B in the Minute Book.

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

138 **Planning Decisions**

The Clerk submitted for information a report containing the decisions made by Swindon Borough Council a copy of which appears as Appendix C in the Minute Book.

139 **Volunteer Work**

The Clerk submitted an email dated 10 July 2017 from Cllr S Pajak a copy of which appears as Appendix D in the Minute Book.

Councillors thanked Cllr S Pajak and the volunteers for their work in cleaning the site in Swindon Road. Councillors agreed that they would like to organise litter picks and clean-

up days with volunteer in the future and this work could be organised by the Environment Officer once they have been appointed.

(Cllr C Watts arrived back at the meeting during this item)

The meeting closed at 8.10pm

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

DRAFT