

**SOUTH SWINDON PARISH COUNCIL**  
(CENTRAL SWINDON SOUTH PARISH COUNCIL)

**PLANNING & ENVIRONMENT COMMITTEE**

Minutes of the meeting held on 23 January 2018 at 7.15 pm  
in Lounge, Broadgreen Community Centre

- Present** Cllr B Thompson (Chair)  
Cllr N Watts (Vice-Chair)  
Cllr S Allsopp  
Cllr N Burns-Howell  
Cllr P Dixon  
Cllr J Firmin  
Cllr A Hawkins  
Cllr N Hopkins  
Cllr J Howarth  
Cllr M J Miah  
Cllr J Miah  
Cllr S Pajak  
Cllr T Philpot  
Cllr C Watts
- Officers** Joyce Holman (Parish Clerk)
- Public** Six
- Public Session** A member of the public asked about safety issues when a build was in progress. The Chair confirmed that there were conditions that had to be observed and that this was something which should be taken up with the Planning Officer
- 405** **Apologies**  
Cllr J Ali  
Cllr M Dickinson  
Cllr M Gladman  
Cllr J Milner-Barry  
Cllr D Pajak  
Cllr J Short
- Not Present**  
Cllr T Robson  
Cllr I Shaikh  
Cllr D Wood
- 406** **Declaration of Interest & Applications for Dispensation**  
None.
- 407** **Land at Former Paragon Laundry, Aylesbury Street, Swindon**  
Standing Orders were suspended to allow Mr Peter Lawson of Turley to make a presentation to the meeting regarding plans for a new hotel in Aylesbury Street.
- A copy of the presentation is attached as Appendix A to these Minutes.
- Mr Lawson then answered questions from Councillors and the public.

The hotel would be built be a mid-range hotel; Hampton by Hilton. They had submitted the Planning Application and were hoping to obtain permission by May 2018 and start work in September 2018. The build should be finished a year later.

Mr Lawson confirmed that the hotel would have a small car park and that traffic movement should be no greater than the current car park. The frontage on Station Road would include a pull-in for cars and the traffic lights would remain in place.

The design of the new build was to complement the old Paragon Laundry building as it was difficult to replicate the original building.

(Cllr Philpott left the meeting during this item)

**408**      **Planning Applications**

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| <b>408.1</b> | <b>S/17/2040/TOC</b><br>190 Kingshill Road<br>SN1 4NE | Change of use from commercial/ residential to form 1no. dwelling including the erection of a single storey rear extension and change of use of detached garage to form 1 bedroom annexe including the erection of a pitched roof |
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**DECISION:** Objection for the following reasons:

1. Backland Development. The proposed conversion of the existing garage into a dwelling can only be accessed via an alleyway which is used by local residents to gain access to the rear of their properties and garages. It is not clear how this property would have services such as refuse collection.
2. If Planning Permission was given for the dwelling at the rear of the property it would create a precedent for the other properties locally to all convert their garages into dwelling and they would all only be able to use an alleyway for access.
3. Parking Issues. The area already has parking issues in this area and this would mean the loss of a garage space.
4. Impact on neighbouring properties. The roof of the new dwelling will be far higher than the existing flat roof and this will impact on neighbouring properties.
5. The description of the changes to the property states changes to one dwelling, but the plans show that all the bedrooms will have their own shower room and this makes it look like it will be an HMO rather than a single dwelling.
6. The Parish Council would like this to be considered by the Planning Committee if the officer is minded to grant Planning Permission.

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| <b>408.2</b> | <b>S/17/2057/TB</b><br>Broome Manor Golf Complex<br>SN3 6AA | Erection of a Health and Fitness Club and associated parking |
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**DECISION:** No Objection in principle, but subject to a traffic survey to look at the impact of traffic movement in the area.

- 408.3**     **S/17/2100/IH**     External alterations to rear façade  
Newspaper House  
99-100 Victoria Road  
Old Town  
SN1 3BE
- DECISION:** No Objection subject to an assurance that these plans not restrict the future use of the building.
- 409**     **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.
- 410**     **Planning Decisions**  
The Clerk submitted for information a report containing the decisions made by Swindon Borough Council a copy of which appears as Appendix B in the Minute Book.
- 411**     **PA No.S/17/1321/RM – Land at rear of 55A Elmina Road, SN1 2BH**  
The Clerk submitted a letter dated 15 December 2017 from the Principal Planner at Swindon Borough Council a copy of which appears as Appendix C in the Minute Book.
- The letter stated that this Planning Application had been appealed to the Planning Inspectorate. Councillor noted the letter and that they had no objection to the Planning Application.
- 412**     **PA No.S/HOU/17/1027/RM – 25 Avenue Road SN1 4BZ**  
The Clerk submitted a letter dated 2 January 2018 from the Principal Planner at Swindon Borough Council a copy of which appears as Appendix D in the Minute Book.
- The letter stated that this Planning Application had been appealed to the Planning Inspectorate. Councillor noted the letter and that they had no objection to the Planning Application.
- 413**     **Wellington Street – Public Consultation (Min.325 – 12.12.17)**  
The Clerk submitted a letter dated 2 January 2018 from the Principal Planner at Swindon Borough Council a copy of which appears as Appendix E in the Minute Book.
- The email commented on the response of the Parish Council to the consultation on the improvements works planned for Wellington Street. Councillors noted the response by Forward Swindon.
- 414**     **Queens Drive – Toucan Crossing**  
The Clerk submitted a letter dated 8 January 2018 from the Transport Project Manager at Swindon Borough Council a copy of which appears as Appendix F in the Minute Book.
- The email provided details of the proposed removal of a Pelican crossing at the Magic Roundabout and replacing it with a Toucan crossing at a different location.
- Councillors supported the plans.
- 415**     **Admission of Public and Press**
- RESOLVED** that in accordance with Standing Order 3d) that in view of the confidential

nature of the business about to be transacted that the press and public be temporarily excluded and they be instructed to withdraw; the reason being Pre-application discussion.

- 416** **PA No. S/PRE/10/0008 Pre-Application Consultation – Croft Road/ Ambrose Road**  
The Clerk submitted details of the design for the detailed Planning Application for the site following the granting of Outline Planning Permission.

Councillors had some questions about the plans and asked the Clerk to invite a representative from Taylor Wimpey to attend a future Planning & Environment Committee Meeting and due to the time frame this could be an additional meeting on 6 February 2018.

The meeting closed at 8.45 pm

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