

SOUTH SWINDON PARISH COUNCIL
(CENTRAL SWINDON SOUTH PARISH COUNCIL)

PLANNING & ENVIRONMENT COMMITTEE

Minutes of the meeting held on 5 June 2018 at 6.30 pm
in Main Hall, Broadgreen Community Centre

Present Cllr P Herring (Vice-Chair)
Cllr N Burns-Howell
Cllr M J Miah
Cllr D Pajak
Cllr J Short
Cllr B Thompson
Cllr C Watts
Cllr N Watts

Cllr J Firmin (Not Committee Member)
Cllr N Hopkins (Not Committee Member)
Cllr S Pajak (Not Committee Member)

Officers Joyce Holman (Parish Clerk)

Cllr P Herring (Vice-Chair) in the Chair

Public Three

Public Session There were no questions or comments from the public present at the meeting.

71 **Apologies**
Cllr T Philpot (Chair)
Cllr J Miah

Not Present
Cllr I Shaikh

72 **Declaration of Interest & Applications for Dispensation**
None.

(Cllr M J Miah arrived during this item)

73 **Planning Applications**

73.1 **S/18/0506/TB** Change of use from offices to form 7no.
Mary Floyd House residential apartments and associated works –
15-16 Milton Road Removal of conditions 4,5 & 8 from previous
SN1 5JE permission S/11/1341

The Vice-Chair stated that this was a further application to remove additional conditions from permission S/11/1341. The Parish Council had objected to the previous application.

DECISION: Objection for the following reasons:

1. There should be no changes and the applicant should comply with the original

conditions.

- 73.2 S/18/0545/IH** Demolition of car park and storage buildings
Warehouse and erection of 14no. dwellings and associated
Albert Street works (amended plans)
SN1 3HR

The Vice-Chair informed Members that there had been previous Planning Applications for this property, the last time it was considered by the Planning & Environment Committee was on 24 April 2018, when there was an objection due to the lack of parking. The applicant had attempted to provide some parking on Little London, but Highways had stated that there was an insufficient turning circle to access the garages.

DECISION: Objection for the following reasons:

1.Lack of parking and impact of parking in the area where on street parking is already a major issue.

2. Out of character for the area. The design and materials are not sympathetic to the character of the surrounding conservation area. Little London is the oldest road in Swindon and this development should respect the history.

3. The detail of the drainage report was questioned as this area is known to have underground springs.

4.The Parish Council requests that this is considered by the Planning Committee if the Planning Officer is minded to grant permission.

- 73.3 S/18/0721/SASM** Removal of redundant brick piers
Lethbridge Primary School
Old Town
SN1 4BY

DECISION: No Objection

- 73.4 S/18/0748/HC** Erection of a first floor/ second storey side/
Queens Drive Methodist Church rear extension to church, creation of ancillary
Whitbourne Avenue residential accommodation and erection of a
Park North detached double garage

The Clerk explained that this Planning Applications had been validated and the letters sent out, but it was then found that some of the documentation required had not been submitted.

The Planning Application was temporary withdrawn and would be circulated again when the papers were all in order.

- 73.5 S/18/0794/TB** Demolition of garages and erection of 1no
Land Rear of 10-18 Goddard Avenue dwelling
SN1 4HR

DECISION: Objection for the following reasons:

1.Out of character in the conservation area. The proposed dwelling does not accord with the area and the design pays no attention to the style of the surrounding properties.

2. Backland development. This would create a dangerous precedent for other backland developments in this area.
3. The access to the dwelling will use the existing access to garages and not have their own access. This route is used regularly for children walking to school.
4. There are known sewerage issues in this area.
5. The Parish Council supports all the comments of the Conservation Officer.

73.6 **S/18/0832/HC** Change of use from office (Class B1) to
53-55 Pembroke Street residential (Class C3) to form 3no flats
Old Town

DECISION: Objection for the following reasons:

1. Lack of parking and impact of parking in the area where on street parking is already a major issue.
2. The cycle store is not sufficient size to house 3 cycles for the properties.

73.7 **S/18/0886/HC & S/LBC/18/0887/HC** Demolition of rear extensions, erection of two
17-18 Newport Street storey extensions and alterations to existing
Old Town building to facilitate creation of 9no. residential
SN1 3DX units

Objection for the following reasons:

1. Out of character in the conservation area. This is a Grade II Listed Building in a conservation area and deserves to have a high-quality design of such important building with the heritage being protected. The proposed plans fall far short of this.
2. Overdevelopment of Plot. The proposed plans are for too many flats being included in the development. Some of the flats being extremely small.
3. Lack of parking and impact of parking in the area where on street parking is already a major issue.

74 **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.

Cllr N Watts referred to Planning Application No S/18/0796 and proposed that the response was changed to an Objection due to it being an overdevelopment of the plot and the access being too narrow.

RESOLVED that with the amendment to PA S/18/0796 to an objection as detailed above the responses of the Chair and Vice-Chair that appear as Appendix A be approved.

75 **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.

76 **Highway Issues – Badbury Park (Min.494 – 13.03.18)**

The Clerk submitted an email dated 24 May 2018 from the Service Manager – Transport Development & Street Works Management at Swindon Borough Council a copy of which

appears as Appendix C in the Minute Book.

Cllr Dickinson stated that Ward Councillors had been working with the developer and Planning Officers to agree bus routes and bus stop locations within Badbury Park and the Ward Parish Councillors had been involved in these discussions. More information would be brought back to a future meeting of the Committee.

77 S/PRIOR/18/0544 – 99-100 Victoria Road SN1 3BE (Min.52 – 22.05.18)

The Clerk submitted for information the Prior Approval Decision a copy of which appears as Appendix D in the Minute Book.

The Vice-Chair confirmed that Swindon Borough Council had followed Planning Legislation in this case. He suggested inviting the developer to a future Planning & Environment Committee to talk about their plans for the building and Councillors welcomed this proposal. The Clerk was asked to make the arrangements.

The meeting closed at 7.10 pm

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