

SOUTH SWINDON PARISH COUNCIL
(CENTRAL SWINDON SOUTH PARISH COUNCIL)

PLANNING & ENVIRONMENT COMMITTEE

Minutes of the meeting held on 10 July 2018 at 6.30 pm
in Lounge, Broadgreen Community Centre

- Present** Cllr T Philpot (Chair)
Cllr P Herring (Vice-Chair)
Cllr N Burns-Howell
Cllr M J Miah
Cllr B Thompson
Cllr C Watts
Cllr N Watts
- Cllr J Firmin (Substitute – Cllr J Miah)
Cllr T Robson (Substitute – Cllr D Pajak)
- Officers** Joyce Holman (Parish Clerk)
Ben Staite (Transport Planner, Swindon Borough Council)
James Jackson (Transport Planner, Swindon Borough Council)
- Public** Six
- Public Session** There were no questions or comments from the members of the public.
- 132** **Apologies**
Cllr J Miah
Cllr D Pajak
Cllr J Short
- Not Present**
Cllr I Shaikh
- 133** **Declaration of Interest & Applications for Dispensation**
Cllr Burns-Howell and Cllr Herring both declared a Personal Interest in Oakfield Campus (Minute No.135).
- 134** **Tadpole Garden Village – Swindon Town Centre Bus Corridor**
Standing Orders were suspended to allow Mr Ben Staite, Transport Planner at Swindon Borough Council to make a presentation to the meeting.
- Mr Staite provided details of works proposed to improve the times for bus journeys from Tadpole Garden Village to the town centre from the current 40 minutes to 30 minutes. They would then be looking at carrying out similar work for Wicheslstowe and the Eastern Villages development. Funding for this was being provided by the Local Enterprise Partnership.
- Swindon Borough Council were currently undertaking a feasibility study and public consultation.

135 **Oakfield Campus**

Standing Orders continued to be suspended to allow Ms Claire Bennie of Igloo Regeneration and Nick Spittall of Nationwide Building Society to make a presentation to the meeting.

A copy of the presentation appears as Appendix A to these Minutes.

Nationwide Building Society had an option on the land which was owned by Swindon Borough Council. Work had already been carried out in the local area finding out the needs of the public. As a result of this, they saw the development would include a mix of housing suitable for young and old people and a community facility on site, which would include a café. There were still a lot of issues to be resolved about who would run the community facility and maintain the open space.

A number of questions were asked by Councillors concerning energy efficiency, a business plan for the café and other community facilities, future maintenance and allotments.

Standing Orders were reinstated.

136 **Planning Applications**

136.1	S/18/0766/TB 42 Havelock Street SN1 1SD	Change of use from retail (Class A1) to restaurant (Class A3/A5) and use of frontage area for external seating
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DECISION: No Objection

136.2	S/18/0796/HECA Garages Off Bowling Green Lane Old Town SN1 4EU	Erection of 1no. dwelling and garage (Amended Plans)
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The Clerk stated that this Planning Application was previously considered at the Planning Committee Meeting on 5 June 2018 where the decision had been to object due to an overdevelopment of the plot and the access to the site being very narrow. It was also noted that the garage did not appear to be shown on the plans.

DECISION: Objection for the following reasons.

1. Overdevelopment of the plot.
2. The access to the site is very narrow.
3. The new plans do not appear to show the position of the garage.

136.3	S/18/0832/HECA 53-55 Pembroke Street SN1 3LY	Change of use from office (Class B1) to residential (Class C3) to form 3no. dwelling houses (Amended Plans)
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The Clerk stated that this Planning Application was previously considered by the Committee on 5 June 2018 where the decision had been to object due to lack of parking and an insufficient cycle store. The cycle store issue had been addressed in the new plans.

DECISION: No Objection subject to no parking permits being issued to the residents of this development, which would exacerbate the existing parking problems that exist in this area.

- 136.4 S/PRIOR/18/1013/SASM** Prior notification application for the change of use from office (Class B1a) to 90no, apartments (Class C3)
Falcon House
Fleming Way
SN1 1TA

DECISION: No Objection

- 136.5 S/18/1014/CHHO** Change of use of annexe to dwelling
12 Glenwood Close
Old Town
SN1 4EB

DECISION: Objection for the following reasons:

1. Out of character in the local area. The proposed dwelling does not accord with the area.

2. Backland Development. This would create a dangerous precedent for other backland developments in this area.

3. Overdevelopment of the plot. The new dwelling will have no amenity space and the amenity space of the original dwelling will also be very small.

4. This property has a history of carrying out work and then applying for retrospective permission. The Design & Access Statement says that the Planning Permission for the current building was granted with a condition that it was used as an annexe to the main property, however it is stated that the building has been used as a separate dwelling. This is in breach of the permission granted. The Parish Council has reason to believe that this is not the case and that the building is not currently used as a separate dwelling and as such, this is not a retrospective application.

- 136.6 S/18/1032/TB** Change of use from Class A1 (Retail) to Class A3 (Café/ Restaurant)
5 Regent Street
SN1 1JQ

DECISION: No Objection

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 Residents Parking Review

The Clerk submitted an email from the Traffic & TRO Technician at Swindon Borough Council a copy of which appears as Appendix D in the Minute Book.

Cllr N Watts said that she welcomed the review of the parking in Old Town and this was supported by Cllr Burns-Howell. The Chair stated that she would like some areas retained for visitor parking within the roads of Old Town and for it not to be all resident parking.

The meeting closed at 7.25 pm

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