

SOUTH SWINDON PARISH COUNCIL
(CENTRAL SWINDON SOUTH PARISH COUNCIL)

PLANNING & ENVIRONMENT COMMITTEE

Minutes of the meeting held on 31 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 J Miah
Cllr M J Miah
Cllr J Short
Cllr B Thompson
Cllr C Watts
Cllr N Watts
- Cllr J Firmin (Substitute – Cllr I Shaikh)
Cllr S Pajak (Substitute – Cllr D Pajak)
Cllr M Dickinson (not Committee Member)
Cllr J Milner-Barry (not Committee Member)
- Officers** Joyce Holman (Parish Clerk)
Jake Mee (Deputy Clerk)
- Public** Six
- Public Session** A member of the public referred to the Planning Application considered at the last meeting for Falcon House and pointed out that Swindon Borough Council had spent a considerable amount of money closing off the car park which they would now be removing.
- 177** **Apologies**
Cllr D Pajak
Cllr I Shaikh
- 178** **Declaration of Interest & Applications for Dispensation**
None.
- 179** **S/OUT/18/1140/NISM – Phase 3 Badbury Park Land Erection of 300 Dwellings**
The Chair explained that the Parish Council would receive a presentation at the meeting and the plans would be considered at the Planning & Environment Meeting on 4 September 2018.

Standing Orders were suspended to allow Mr James Walker of Pegasus to make a presentation to the meeting.

Mr Walker started by giving details of the history of the site. Planning Permission was granted in 2012 by the Secretary of State following an appeal for 890 dwellings, land for a hospital expansion, a school and a business park.

The first 2 phases of the development had been completed with 600 dwellings occupied. Permission had just been granted permission for an additional 81 dwellings, the

development centre and a community space.

The business park had been advertised since 2015 and there had been no interest. The main issue appeared to be the access which was through the housing development. The applicant was now submitting proposals for an additional 300 dwellings in place of the business park and that was the subject of the new Planning Application.

The plans included a noise bund on the eastern and southern boundary, safeguarding for the canal route, an area for allotments which could also be used as open space. There were also plans for new traffic controls in Day House Lane. The community space that had been approved would also be revisited if the additional houses were approved.

Councillors asked questions in respect of the plans which were answered by Mr Walker: It was accepted that the quality of the land may not be good and that soil testing would be needed to find out whether it was suitable for allotments; the noise bunds should reduce noise levels to 55 decibels, but this would be confirmed; the gardens would be small to medium in size; a suggestion to include solar panels in the noise bunds would be considered; further consideration would be given to how children will cross Day House Lane to access the children's play area; street lighting in Homington Ave & Day House Lane would be reconsidered; a further traffic impact assessment would be carried out for the junction of Homington Ave and the A4259.

Members of the public were invited to ask questions which were answered by Mr Walker: The developer would only install traffic calming and parking measurers and would not be responsible for their ongoing maintenance; following an assessment it was not necessary to provide a new doctors surgery within the development.

The Chair stated that she was unhappy with the delay in providing facilities at Badbury Park. The dwellings were occupied, but there was no school, play area or shops at the development.

Standing Orders were reinstated

(Cllr J Miah arrived during this item and Cllr M Dickinson left the meeting at the end of this item)

180 Planning Applications

- | | | |
|--------------|---|--|
| 180.1 | S/18/0256/SASM
Coachbuilders House
Stratton Road | Erection of a mansard roof with dormer windows to create 8no. additional flats (amended plans) |
|--------------|---|--|

The Clerk explained that plans for this site had been considered several times before and the last response from the Parish Council was on 13 March 2018 where they had objected in support of the highway comments of insufficient parking. The Highways Officer had again commented on issues with parking.

DECISION: Objection in support of the comments of the Highway Officer regarding the car parking on site.

- | | | |
|--------------|---|---|
| 180.2 | S/18/0927/FL
141 Victoria Road
Old Town
SN1 3BU | Change of use of first floor Class A2 to Class C3 (1no. flat) |
|--------------|---|---|

DECISION: Objection for the following reasons:

1. The description is incorrect. The original plans showed one bedroom, but the new plans show 2 bedrooms.
2. The size of the living space is inadequate for a 2 bedroom property and the Parish Council supports the comments of the Environmental Health Officer.
3. The Parish Council questions whether the shower room positioned in a corner of the living space would conform to current Building Regulations.
4. The size of the cycle store for 2 bikes is questioned and if used could potentially block the exit route in a fire.

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

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

DECISION: No Objection

181 **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.

182 **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.

183 **Certificate of Lawful Development – 87 Cromby Street**

The Clerk submitted for information the Refusal of Certificate Development for 87 Cromby Street a copy of which appears as Appendix C in the Minute Book.

184 **PA S/HOU/18/0291/RM – 529 Queens Drive**

The Clerk submitted a letter dated 24 July 2018 from the Principal Planner at Swindon Borough Council a copy of which appears as Appendix D in the Minute Book.

The letter informed the Parish Council that this Planning Application was refused by Swindon Borough Council and the applicant had made an appeal to the Planning Inspectorate.

185 **Swindon Heritage Action Zone Bid**

The Clerk submitted an email dated 13 July 2018 from the Planner (Planning Policy) at Swindon Borough Council a copy of which appears as Appendix E in the Minute Book.

The email referred to the bid being made by Swindon Borough Council for funding for projects within the Railway Village from Historic England. The funding area would include GWR Park.

Swindon Borough Council were asking for formal support from the Parish Council in the form of a letter and permission to be listed as one of the partners on the bid form.

Cllr Herring requested more details of the work that was being proposed and Cllr Firmin stated that he was concerned that this might all come to nothing like other projects over the years to improve the Railway Village had failed. Cllr Milner-Barry asked whether the Health Hydro would be included in the bid area.

The Chair stated that the Parish Council were only being asked to support the principle and details of the projects should be requested for the next meeting of the Planning & Environment Committee. The Parish Council would then have the opportunity to comment on the detailed information.

RESOLVED that the Parish Council formally supports the Swindon Heritage Action Zone Bid and gives permission for the Parish Council to be named as one of the partners on the bid form.

186 **Street Naming & Numbering – Development Croft Road**

The Clerk submitted an email dated 19 July 2018 from the LLPG Custodian at Swindon Borough Council a copy of which appears as Appendix F in the Minute Book.

The email asked Councillors to consider a name for the road in the new development at Croft Road. There was some discussion about whether it would be appropriate to name the road when the Parish Council strongly objected to the development.

RESOLVED that no suggestion be put forward for the name of the road.

187 **S/DEM/18/0536 Demolition of George Gay Gardens (Min.127 – 26.06.18)**

The Clerk submitted an email dated 3 July 2018 from the Housing Regeneration & Projects Officer at Swindon Borough Council a copy of which appears as Appendix G in the Minute Book.

The email provided more details about the planned development of George Gay Gardens and the timescale. Cllr Burns-Howell asked the Clerk to remind Councillors in the Autumn to check that the development was on course.

188 **Action on Nuisance Parking**

The Clerk submitted for information a Press Release from Swindon Borough Council a copy of which appears as Appendix H in the Minute Book.

The Press Release gave details of new powers Swindon Borough Council would be using from October to take action on nuisance parking which including double parking and blocking driveways. The Chair stated that this did not go far enough and should have included pavement and grass verge parking.

189 **Planning & Public Health Training**

The Chair reported on the Planning & Public Health Training she had attended on 28 June 2018. The training concerned the planning process and the consideration of public health.

Cllr Watts stated that Swindon Borough Council did not appear to be following their own policies by granting permission for far too many HMO, particularly in Eastcott and the town centre. This was due to low paid workers on 0 hours Contracts not being able to afford any other form of accommodation and this situation was going to be worse when the distribution centres planned for the Eastern village were built.

Councillors agreed that they would like to invite the Director of Health at Swindon Borough Council to a future meeting of the Parish Council.

Cllr Firmin said overcrowding was an issue in the area, resulting in the return of some diseases we had previously thought eradicated, and wondered if any reports were available. Cllr Burns-Howell asked if the Clerk could obtain and circulate a pack or report about the effects of overcrowding and poor housing on health so that Councillors could be briefed ahead of the meeting.

190 Stop Swindon Borough Council from Cutting the School Crossing Patrol on Eastcott Road

Cllr Herring reported that he had attended the Full Council Meeting of Swindon Borough Council on 12 July 2018 where a petition was submitted to stop the cutting of the school crossing guard on Eastcott Road.

There were over 400 signatures on the paper copy and over 1,000 signatures on the electronic version presented to the meeting and a Governor from King William CE Primary School had spoken strongly in support of a school crossing. The decision by Swindon Borough Council was not to reinstate the school crossing guard at Eastcott Road. However, Cllr Foley, the Cabinet Member for Highways did say that Swindon Borough Council would look at other road safety options.

Cllr Herring asked the Clerk to prepare a report looking at the costs of other safety measures at Eastcott Road and the CIL receipts that would be received for the new development at the old bus depot.

Cllr S Pajak stated that he felt the Parish Council should pay for the school crossing guard and he had been given costs of £3,290 per annum by an Officer at Swindon Borough Council. Cllr C Watts said that this would create a precedent for all the other schools in the parish. Cllr S Pajak disagreed and said that each school would have to be considered on its own merits.

Cllr Firmin said that Swindon Borough Council appeared to be following a policy of not replacing school crossing guards when they left their employment and this did not seem to be based on any other criteria like road safety. The Clerk was asked to find out more information about the current policy.

The Clerk pointed out that a full assessment would need to be made of the costs and the potential number of schools involved before any decision could be made by Councillors. As this would be a policy decision it would need to be considered by Full Council.

RESOLVED that the Clerk be requested to draw up a report for the next Full Council Meeting in order that Councillors can make a policy decision.

191 S/PRIOR/18/0544 – 99 -100 Victoria Road SN1 3BE (Min.77 – 05.06.18)

The Clerk submitted for information an email dated 26 July 2018 from Mr B Mullin of Marrons a copy of which appears as Appendix I in the Minute Book.

The Clerk added that Mr Mullins also wished to have a pre-application discussion about other possible developments in the Old Town area. This would be on the agenda of a future meeting of this Committee.

The meeting closed at 7.55 pm

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

DRAFT