

SOUTH SWINDON PARISH COUNCIL
(CENTRAL SWINDON SOUTH PARISH COUNCIL)

PLANNING & ENVIRONMENT COMMITTEE

Minutes of the meeting held on 4 September 2018 at 7.40 pm
in Main Hall, 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 D Pajak
Cllr I Shaikh
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)
Jake Mee (Deputy Clerk)
- Public** Five
- Public Session** A member of the public brought to Councillor's attention that a shop on County Road had just been granted a licence to sell alcohol and this brought the number to 7 in the Broadgreen area.
- 204** **Apologies**
Cllr J Short
Cllr B Thompson
- 205** **Declaration of Interest & Applications for Dispensation**
None.
- 206** **Planning Applications**
- 206.1** **S/18/0477/IH** Demolition of existing workshops and erection of 10no. dwellings, conversion of existing store to provide 2no. dwellings (amended plans)
13 Cricklade Street
Old Town
SN1 3EZ

The Chair stated that the Planning Committee had considered this Planning Application on 24 April 2018 when there were several objections including the design and parking issues. The amended plans did not contain any significant changes.

DECISION: Objection for the following reasons:

1.Highway issues. The access to the site is on a steep hill on the B4289, a busy through road. Traffic entering the site from the north would need to wait on a steep hill to cross the oncoming traffic and this would stop the traffic flow and cause significant delays. It looked possible to make the entrance from Church Road

2. Inadequate Parking. There should be a parking space for every dwelling and additional visitor spaces. Within the site there was room to reconfigure to provide more parking spaces.

3. Flooding Issues. The Parish Council supports the comments made by the Lead Local Flood Authority.

4. Poor Design. This development is in a prominent position within Old Town and opposite Christ Church and should be of a design that accords with this setting. The Parish Council questions whether this would be considered excellent by the Design Panel.

206.2	S/OUT/18/1140/NISM Phase 3 Badbury Park Land Commonhead	Outline planning application for the erection of up to 300 dwellings and public open space with associated works, including noise attenuation bunds, structural landscaping and drainage infrastructure – All matters reserved
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Cllr Herring pointed out that the Wilts & Berks Canal Trust had objected as the plans did not safeguard the route of the new canal.

DECISION: Objection for the following reasons:

1. Concerns about the allotment site. The quality of the land was not thought to be good and there was no evidence of any soil testing to ensure that the area designated would be suitable for allotments.

2. Noise Bund. Confirmation was required that the noise bund would reduce the noise levels to 55 decibels. The Parish Council would also suggest that solar panels are fitted to the noise bunds.

3. Lack of Amenity for Houses. The garden size for some of the family homes was questioned as being too small.

4. Access to Play Area. More consideration needs to be given to how children would cross Day House Lane to access the play area.

5. Street Lighting. The provision of better street lighting needs to be considered for Homington Ave and Day House Lane.

6. Access to the Site from the A4259. With the further traffic generated by the additional homes, the Parish Council would like to see a further traffic impact assessment carried out for the junction of Homington Ave and the A4259.

7. The Parish Council supports the objections of the Wilts & Berks Canal Trust.

206.3	S/18/1314/TB 37-38 Fleet Street SN1 1RE	Change of use from nightclub (sui generis) to Gentlemen's Club (sui generis). Variation of condition 2 (opening times)
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DECISION: Objection for the following reasons:

1. The Parish Council would like to be informed of the planning difference between a nightclub and a gentlemen's club.

2. Contrary to Policy EC3 in the Swindon Borough Council Local Plan 2026. The town

centre area has been designated an area for regeneration and to encourage new retail and offices.

3. The opening hours will attract people to either drink in the area or leave the premises after consuming alcohol during the day that will bring down the character of the area and discourage any new offices and retail. It will almost certainly mean that the existing offices move out which is completely against the ambitions of Policy EC3.

207 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.

208 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.

209 PA S/17/1777/CB Bus Depot, Eastcott Road SN1 3LS

The Clerk submitted a Press Release issued on 29 August 2018 a copy of which appears as Appendix C in the Minute Book.

Cllr Herring reported that he had attended the Swindon Borough Council Planning Committee Meeting on 14 August 2018 and had put forward the comments of the Parish Council in respect of the Planning Application.

He had also spoken strongly about the Officer recommendation that the developer should not be required to make any Section 106 contribution, as this would make the development unviable. The Section 106 contributions were to cover open spaces, play areas and allotments; all functions of the Parish Council.

Following the meeting, Cllr Herring had spoken to the Chair of the Council and agreed a Press Release to give this publicity and the Press Release appears as Appendix C.

210 Novichok Risk in Swindon

The Clerk submitted an email dated 18 July 2018 from the Business Continuity Manager at Swindon Borough Council a copy of which appears as Appendix D in the Minute Book.

The Clerk stated that this had been raised in the public session of the Leisure & Amenities Committee Meeting on 10 July 2018 and she had contacted the Borough Council for the advice. The advice was contained in the email and confirmed that the current PPE being used was sufficient.

211 Residents Parking Review – Old Town

The Clerk submitted an email dated 30 July 2018 from the Traffic & TRO Technician at Swindon Borough Council a copy of which appears as Appendix E in the Minute Book.

The email referred to the proposed changes to residents parking and requested any comments from the Parish Council. Due to the timing of meetings, this had been circulated and there were no comments from Councillors and this response now needed to be approved retrospectively.

RESOLVED that there were no comments in respect of the new residents parking scheme in Old Town.

212 Proposed Traffic Order -The Mall

The Clerk submitted an email dated 8 August 2018 from the Traffic & TRO Technician at Swindon Borough Council a copy of which appears as Appendix F in the Minute Book.

The email gave details of proposed changes to parking restrictions in The Mall. Due to the timing of meetings, this had been circulated and there were no comments from Councillors and this response now needed to be approved retrospectively.

RESOLVED that there were no comments in respect of the new parking restrictions in The Mall.

213 30mph Speed Limit – Queens Drive

The Clerk submitted a Notice from the Head of Transport and Highway Services at Swindon Borough Council a copy of which appears as Appendix G in the Minute Book.

Councillors noted the details and supported the changes and had no additional comments to make.

214 Consultations on Gambling and Street Trading

The Clerk submitted information on 2 consultations being made by Swindon Borough Council a copy of which appears as Appendix H in the Minute Book.

It was agreed that the Chair and Vice-Chair should complete the consultations on behalf of the committee.

The Clerk made the point that the price for a street trading licence for one-off events had recently increased from £10 to £37, which was a large percentage increase and questioned whether annual licences could be issued. This would be raised in the response.

215 Parking Issues at Farnborough Road (Min.258 – 24.10.17)

The Clerk submitted a report about Farnborough Road a copy of which appears as Appendix I in the Minute Book.

The report gave details of some long-standing parking issues which were going to be addressed by Swindon Borough Council through Localities, but this had been shelved when the Parish Council were set up. There had been an understanding that this would be addressed by the Parish Council.

Cllr C Watts said that he felt it was important to consult with residents before going ahead with the scheme.

RESOLVED

- a) that a consultation would be made with local residents;
- b) that the Clerk would negotiate with Swindon Borough Council to reduce the price to nearer £10K;
- c) that the work be approved in principle and that this was a one-off request for highways work and would not set a precedent for the Parish Council to fund highways work;
- d) that following a positive response to the consultation an order be placed with Swindon Borough Council provided the amount does not exceed the limit of the Committee and the cost be met from the Open Space Fund;
- e) that Financial Regulations 11a (ii) would apply as only the Highways Authority has the power to carry out highway work and it is not possible to obtain alternative quotations.

216 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 Commercially Sensitive and Pre-application discussion.

217 Pre-Application Discussion – Sites in Old Town

Mr Mullins from Marrons Planning informed Councillors of more information about development plans for sites in Old Town including the Newspaper House in Victoria Road.

218 The Cricketers Public House

The Clerk circulated an email from Swindon Borough Council regarding the Cricketers Public House.

RESOLVED that the Parish Council has no comment to make regarding the plans for the Cricketers, but they would like to know whether this building was included in the recent bid for a Heritage Zone Grant.

The meeting closed at 9.05 pm

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