## **SOUTH SWINDON PARISH COUNCIL**

(CENTRAL SWINDON SOUTH PARISH COUNCIL)

#### PLANNING & ENVIRONMENT COMMITTEE

Minutes of the meeting held on 25 September 2018 at 6.30 pm in the Lounge, Broadgreen Community Centre

Present Cllr P Herring (Vice-Chair)

Cllr N Burns-Howell

Cllr J Miah Cllr M J Miah Cllr B Thompson Cllr C Watts Cllr N Watts

Cllr J Firmin (Substitute – Cllr I Shaikh)
Cllr N Hopkins (Substitute – Cllr T Philpot)
Cllr S Pajak (Substitute – Cllr D Pajak)
Cllr J Milner-Barry (not Committee Member)

Officers Joyce Holman (Parish Clerk)

Damon Green (Service Manager Healthy Neighbourhoods, Swindon Borough

Council)

Karen Phimister (Planning Policy, Swindon Borough Council)

Cllr P Herring (Vice-Chair) in the Chair

**Public** Five

Public Session Mr Finch asked about 2 issues that were not within the remit of the committee and he was asked to raise them at the next Leisure & Amenities Committee. Mr Finch said that he would send emails to the Clerk so that Councillors had full details of his requests in advance of the meeting.

#### 241 Apologies

Cllr T Philpot (Chair) Cllr D Pajak Cllr I Shaikh Cllr J Short

## 242 <u>Declaration of Interest & Applications for Dispensation</u>

None.

# 243 Planning & Public Health Training (Min.189 – 31.07.18)

Standing Orders were suspended to allow Mr Damon Green from Swindon Borough Council to make a presentation to the meeting.

A copy of the presentation is attached as Appendix A to these Minutes.

# 244 <u>Swindon Heritage Action Zone Bid (Min.185 – 31.07.18)</u>

The Clerk submitted an email dated 4 September 2018 from the Planner (Planning Policy) at Swindon Borough Council a copy of which appears as Appendix B in the Minute Book.

Ms Karen Phimister provided further details of the projects included in the HAZ bid. The whole bid for all the projects totalled over £1 million and she was hopeful that some of the bids would be successful. Work would then start on the successful bids next April.

Cllr Firmin asked if the Cricketers was included in the bid and Ms Phimister confirmed that it was included in the section headed 'Buildings around Emlyn Square'. A question was also asked about St Marks Church and Ms Phimister said that this had not been considered at this stage.

A map of the HAZ bid area was circulated at the meeting and a copy appears as part of Appendix B to these Minutes. The area included the Outlet Centre and STEAM Museum which were in the North Swindon Parish and also extended east of the station to include the Paragon Laundry.

# 245 Planning Applications

#### 245.1 S/18/1429/RM

Land off Morse Street Swindon Erection of 24no. residential units and associated works

Cllr S Pajak informed Councillors that he had already called in the Planning Application to be considered by the Planning Committee at Swindon Borough Council in his capacity as the Ward Borough Councillor.

**DECISION:** Objection for the following reasons:

- 1.Out of keeping with the area. The design of the apartment blocks is completely unsympathetic to the surrounding Victorian terraced houses. There is an opportunity to improve the design so that it is harmonious with the surrounding area.
- 2. Overdevelopment of the plot in terms of the height of the apartment blocks, which will be oppressive on the surrounding small terraced houses.
- 3. Impact on the amenity of neighbouring properties. The apartment blocks will overlook the gardens of the end properties in Morse Street and will create a shadow over the houses and have a detrimental effect on the light in the gardens and the houses.
- 4. Parking. This area is already known to have parking problems. It is noted that parking spaces are not being provided for all the flats in the development and an assurance is requested that the flats without parking will not be eligible for the Residents' Parking Scheme.
- 5. Cycle Storage. The cycle storage does not appear to be sufficient for the number of apartments and is poorly shown on the plans.
- 6. Surface Water & Drainage. The site is known to have an underground spring. There is nothing mentioned in the plans about how this will be addressed. The comments of the Lead Flood Authority are supported by the Parish Council.
- 7. Highways. The comments made the Highways Officer are supported by the Parish Council.
- 8. Crime. The comments of Wiltshire Police are supported by the Parish Council.
- 9. Wider site Issues. There is a strip of land between the houses in Morse Street and the north side of the development site which has not been included in the plans but needs to

be addressed. The area is used locally for fly-tipping and the dumping of rubbish. The developer needs to be aware that they may also own this land and will be responsible for removing fly-tipping in the future.

#### 245.2 S/LBC/18/0579/HC

Units 3B & 5B Station Industrial Estate Sheppard Street Proposed refurbishment of the existing carriage works units 5A & 5B

**DECISION:** No Objection

#### 245.3 S/18/1397/SASM

Signal Point Station Road SN1 1UY External alterations to façade including the partial replacement of cladding, replacement of windows and provision of new atrium and replacement canopy

**DECISION:** No Objection

### 246 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 C in the Minute Book.

**RESOLVED** that the responses of the Chair and Vice-Chair that appear as Appendix C be approved.

## 247 Planning Decisions

The Clerk submitted for information a report containing the decisions made by Swindon Borough Council a copy of which appears as Appendix D in the Minute Book.

# 248 Access Road to County Ground

The Clerk submitted an email dated 4 September 2018 from the Traffic & TRO Technician at Swindon Borough Council a copy of which appears as Appendix E in the Minute Book.

The Vice-Chair informed Councillors that Ward Cllr Bob Wright had made some observations. Councillor had no comment to make and noted the works.

# 249 <u>Aspen House Development</u>

The Clerk submitted a Press Release from Swindon Borough Council dated 30 August 2018 a copy of which appears as Appendix F in the Minute Book.

The Press Release was noted by Councillors.

## 250 Church Place Bus Gate

The Clerk submitted a Notice from Swindon Borough Council a copy of which appears as Appendix G in the Minute Book.

The Vice-Chair stated that there had been no consultation with the Parish Council or the public ahead of the experimental scheme being implemented. Cllr Burns-Howell pointed out that the public and the Parish Council could give their views by 24 March 2019 and if the experiment had not worked, then Swindon Borough Council could reconsider.

**RESOLVED** that the Notice be noted and the Clerk be asked to inform Swindon Borough Council that the Parish Council would have expected to be consulted ahead of the

scheme being implemented.

# 251 <u>Proposed Footpath – Marlborough Road A4259/ Biddestone Avenue Junction</u>

The Clerk submitted an email dated 31 August 2018 from Coate at Badbury Park Residents Group a copy of which appears as Appendix H in the Minute Book.

Cllr C Watts suggested that more information was obtained from Highways at Swindon Borough Council before any decision was made. The views of the Ward Councillors should also be sought as well.

Councillors agreed to defer this item to a future meeting.

# 252 <u>Admission of Public and Press</u>

**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.

# 253 <u>Fleet Street - Pre-Application Discussion</u>

The meeting closed at 8.10 pm

The Clerk circulated information from Swindon Borough Council in respect of a preapplication discussion for a potential development in Fleet Street.

Cllr Firmin asked about the Strategic Policy for this area of the town centre as it was included in the HAZ bid area. Councillors were concerned that there appeared to be piecemeal developments in the immediate area are rather than any plan.

**RESOLVED** that the Parish Council request more information about the future strategy for the area from the Planning Department at Swindon Borough Council in order to consider whether this development accords with that strategy.

Signed	 	 
Date	 	 
Chair of the Council		