

**SOUTH SWINDON PARISH COUNCIL**  
(CENTRAL SWINDON SOUTH PARISH COUNCIL)

**PLANNING & ENVIRONMENT COMMITTEE**

Minutes of the meeting held on 04 June 2019 at 7.15pm  
in the Lounge, Broadgreen Community Centre

<b>Present</b>	Cllr T Philpot (Chair) Cllr P Herring (Vice-Chair) Cllr S Ahmed Cllr M Hamid Cllr N Hopkins Cllr J Firmin Cllr M Strinkovsky Cllr C Watts Cllr N Watts	
<b>Officers</b>	Rob Core Jake Mee	Clerk Deputy clerk
<b>Public</b>	Three	
<b>Public Session</b>	There were no comments or questions from the public.	
<b>702</b>	<b><u>Apologies</u></b> None	
<b>703</b>	<b><u>Declaration of Interest &amp; Applications for Dispensation</u></b> None	
<b>704</b>	<b><u>Planning Applications to be Examined</u></b>	
<b>705.1</b>	<b><u>S/RES/19/0716</u></b> Badbury Park Primary School, Rainscombe Road Coate Swindon	Reserved matters application for the erection of a Primary School.

**DECISION:** No objection but the following to be noted

1. The proposed access to the school's carpark is via Day House Lane. There is a concern about whether this would encourage the use of Day House Lane for rat-running (which is a concern for the Badbury Park development as a whole).
2. There is a danger of Day House Lane being used for roadside pick-up and drop-off by parents; although the Transport Assessment acknowledges this, the only mitigation is that "the school will monitor" this problem. Considering problems at other schools in the Parish this remains a concern.
3. There are no parking restrictions on Day House Lane, and therefore nothing stopping staff or visitors parking at the roadside when the carpark is full. It may be appropriate for parking restrictions (such as yellow lines) to be included on Day House Lane.
4. The area where the design doesn't appear to meet standard is in its provision of a food/science/DT area, where the minimum proposed sizes are 34m<sup>2</sup> for 15 pupils (half class groups) or 62m<sup>2</sup> for 30 pupils. The proposed area in the plan is only 30m<sup>2</sup>.

705.2

**S/19/0743**

74 Bath Road  
Old Town  
Swindon

Change of use of main dwelling (9 Bedrooms) and conversion of rear garage (1 bedroom) to create 10 Bed House in Multiple Occupancy (HMO).

**DECISION** objection for the following reasons:

1. Kitchen design shows only a single 4-hob cooker for 10 people. This is not in line with Swindon's HMO Standards, which recommends 4 hobs for 5 people.
2. Residents should not be expected to carry food up or down stairs, and as such all would be expected to use the communal Dining Room. It isn't large enough for 10 residents to use at once. To fit a 10+ person dining table in this room 12m<sup>2</sup> is inadequate (18m<sup>2</sup>+ would be required).
3. Concern that basement bedroom (Bedroom 1) won't have adequate natural lighting from window, and that the window may not qualify as a fire escape. Also concern that entrance to this Bedroom is through communal Dining Room/Kitchen, which doesn't seem to be appropriate. Unclear how bathrooms are going to be ventilated for Bedrooms 1, 3, 4, 6, 7.

Garage:

1. Developing new dwellings that front onto a backway is against SBC policy. The garage is a separate building from the main house and should not be counted as part of the same HMO for the purposes of shared communal facilities. As a self-contained building, the garage should contain kitchen facilities as with any other self-contained flat.
2. If treated as a self-contained flat, it is too small - 19m<sup>2</sup>, where 37m<sup>2</sup> is the minimum.
3. It seems inappropriate for sole access to this Bedroom to be from inside a communal garage.
4. There is a concern about soundproofing for this bedroom from the garage below when the garage doors are operated, a car engine is running, or the bike racks are being used.
5. Swindon's adopted design guidance indicates that flats should be "dual-aspect" wherever possible. It would be possible to make this Bedroom dual aspect by putting additional windows on the northern elevation.
6. Refuse & Recycling storage appears to be scaled for 5 dwellings, despite being a 10-dwelling development.

705.3

**S/19/0793**

Local Centre  
Homington Avenue  
Swindon

Erection of a single storey Portacabin building to provide a temporary school facility with ancillary external works.

**Resolved** that there are no objections, but the Parish supports the Transport Assessment recommendations.

706

**Planning Applications delegated to the Chair and 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 response of the Chair and Vice-Chair be approved.

**707**     **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.

**RESOLVED** to be noted.

**708**     **George Gay Gardens**

The Deputy Clerk asked the council whether to call in the application for the George Gay Gardens development based on previous objections.

Cllr N Watts left the meeting at 8.10pm

**RESOLVED** the Council resolved to Call in the application, Councillor P Herring and Councillor C Watts will attend the meeting.

The meeting closed at 8.20pm

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