

SOUTH SWINDON PARISH COUNCIL
(CENTRAL SWINDON SOUTH PARISH COUNCIL)

PLANNING & ENVIRONMENT COMMITTEE

Minutes of the meeting held on 22 October 2019 at 7.15pm
in the Lounge, Broadgreen Community Centre

Present	Cllr T Philpot	Chair
	Cllr P Herring	Vice-Chair
	Cllr S James	(Sub Cllr S Ahmed)
	Cllr M Hamid	
	Cllr N Hopkins	
	Cllr D Griffiths	(Sub Cllr J Firmin)
	Cllr M Strinkovsky	
	Cllr C Watt	
	Cllr N Watts	
	Cllr J Ali	(Not Committee Member)

Officers	Rob Core	Clerk
	Jake Mee	Deputy Clerk

Public Two

Public Session A member of the public asked if there had been any further news of the Takeaway Business in Gladstone Street.

The Deputy Clerk responded that there had been no further information.

A member of the public commented on planning application S/18/0447 stating that they are worried that the utilities in the area could not cope with building on the site.

The Deputy Clerk responded that objections from the Parish Council would be sent.

898 **Apologies**

Cllr S Ahmed	(Sub Cllr S James)
Cllr J Firmin	(Sub Cllr D Griffiths)

Declaration of Interest & Applications for Dispensation

899 None.

900 **Planning Applications to be Examined**

900.1	S/18/0447 13 Cricklade Street Swindon SN1 3EZ	Demolition of existing workshops and erection of 10no. dwellings, conversion of existing store to provide 2no. dwellings.
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Cllr P Herring strongly objected to planning application S/18/0447 as the plans do not conform to the NHB guidelines.

DECISION Previous objections from the parish still stand.

- 900.2** S/19/1504
34 Dover Street
Swindon
SN1 3JP
- Change of use from Dwelling (Class C3) to 8 person House in Multiple Occupation and the erection of a two-storey rear extension (retrospective).

DECISION Objection for the following reasons:

Basement room 1 has no window although one is shown on the plan it does not exist as it is a pavement fronted property, which would also have no light or ventilation. 2) No refuse storage shown on plans only sketched on pavement area with a side note stating "rubbish bag collection on bin day" which is not acceptable. 3) No storage inside or in backway of property 4) No dining space provided although HMO standards forbid the carrying of food upstairs rooms 2, 3, 4, 5 and 6 would have to climb 1, 2 or 3 flights of stairs respectively.

- 900.3** S/19/1505
27 Prospect Hill
Swindon
SN1 3JS
- Erection of first floor rear extension to an existing 6 person House in Multiple Occupation (HMO) to create an 8 person HMO (sui generis).

DECISION Objection for the following reasons:

1.) HMO standards a. forbid the carrying of food upstairs and b. Require a Communal Living Room suitable for occupants of rooms beneath a certain size threshold. The development therefore requires both a Communal Living Room large enough for occupants of rooms 1, 4, 5 & 6 (four occupants), and a Dining Room large enough for occupants of 3, 4, 5 & 6 (5 occupants). The single shared Living Room / Dining Room / Kitchen provided is not suitable; if configured as a dining room with a dining table suitable for 5 occupants there will be no room for Living Room furnishings such as sofas or a TV, and vice versa. 2.) It is inappropriate that Bedroom 1 opens directly onto the kitchen/communal area (open plan/combined space) and will provide a poor standard of living (noise and other disturbance from other residents using the space in the normal fashion). 3.) Also support the objection raised by neighbours (Western Street) re: extension blocking light to garden.

- 900.4** S/19/1506
13 Lorne Street
Swindon
SN1 5DP
- Change of use from Dwelling (Class C3) to 7 person House in Multiple Occupation (Sui Generis) and erection of a single storey rear extension.

DECISION Objection for the following reasons:

1) No separate storage for recyclable waste 2) Cycle in back garden but no rear access not acceptable.

- 901** Cllr C Watts requested that the parish write a letter to Swindon Borough Council regarding the local planning guidance for Houses of Multiple Occupation and add text to responses reflecting that houses of multiple occupation in central Swindon had reached the nominal threshold.

RESOLVED that the Chair of the Planning Committee would write to Swindon Borough Council Planning Department.

902 **Planning Applications delegated to the Chair and Vice Chair**

The Deputy 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 be approved.

903 **Planning Decisions**

The Deputy 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.

NOTED

The meeting closed at 7.52pm

Signed.....

Date.....

Chair of the Council