

SOUTH SWINDON PARISH COUNCIL
(CENTRAL SWINDON SOUTH PARISH COUNCIL)

PLANNING & ENVIRONMENT COMMITTEE

Minutes of the meeting held on 25 February 2020 at 6.30
in the Council Chamber, Parish Council Offices Gladstone Street

Present Cllr T Philpot Chair
Cllr P Herring Vice Chair
Cllr S Ahmed
Cllr N Hopkins
Cllr J Firmin
Cllr M Strinkovsky
Cllr C Watts
Cllr N Watts

Officers Rob Core Clerk
Jake Mee Deputy Clerk
Matt Bradley Events and Communications
Theresa Gordon Planning & Agenda Clerk

Public Five

Public Session A member of the public said that signage at 79 Gladstone Street (a residential food outlet) had been removed but had re-appeared a few days later and asked if the parish knew what is happening. The Deputy Clerk said that no response had been received from the Borough Council from a previous query regarding the property, but the signage issue would be looked into.

A member of the public raised the topic of the rise of applications for Houses of Multiple Occupation (HMOs) being made. The Chair said that the comment had been noted.

Two members of the public said that they currently live next door to a house that is already a 6 bedroom HMO and which had applied to become an 8 bedroom HMO. The couple said that they had many issues with the application, but their main issue was lack of light and lack of privacy to their garden. They also confirmed that they had provided their objections to the borough council. The Chair said that it is the general parish policy to object to any HMO's within the Central and Eastcott wards area as the area is already crowded with HMO's. and the parish would add the stated issues to the parish response sent to the borough council. Cllr C Watts explained that the parish are only a consultative body.

1072 **Apologies**

None

Not Present

Cllr M Hamid

1073 **Declaration of Interest & Applications for Dispensation**

Councillor P Herring stated a pecuniary interest in Item 1074.1.

1074 **Planning Applications to be Examined**

1074.1 S/PO2R/20/0116 Prior Approval Notification for the change of use from
Kingsbridge Point office (B1) to residential (C3) (45 no. flats)
Clarence Street
Swindon
SN1 2HJ

DECISION No objection

1074.2 S/PO2R/20/0005 UK Life Centre Station Road Swindon SN1 1EL
 Prior Approval Notification for the change of use from office (B1a) to residential (C3).

DECISION Objection due to:

- 1) Plans not detailed enough.
- 2) No elevation plans – external modifications for windows not shown.
- 3) No plans for ground floor.
- 4) Smallest flats are undersized at under 37 m².
- 5) No Parking available for 170 flats.
- 6) Concerns regarding air quality and noise pollution.
- 7) No bin storage shown on plans.
- 8) No cycle storage shown on plans.
- 9) Support Historic England comments.

1074.3 S/OUT/20/0127 United Footwear Horsham Road Park south SN3 2LX
 Demolition of existing shop/warehouse and erection of 22no. apartments and associated works – All matters reserved.

DECISION No objection

1074.4 S/20/0173 79 Lansdown Road Old Town Swindon SN1 3ND
 Change of use from Dwelling to 8 person House in Multiple Occupation (Sui Generis) and two storey rear extension.

DECISION Objection due to:

- 1) Overdevelopment of a mid-terraced house.
- 2) Kitchen space not suitable for 8 residents. Residents of rooms 3, 4 and 6 would have to carry food up 1 or 2 flights of stairs, which is contrary to HMO standards.
- 3) Attic room below HMO standard.
- 4) An increase of rubbish bins would exacerbate what is already a problem.
- 5) Loss of light amenity and privacy to neighbouring properties.
- 6) Concerns regarding noise pollution and air quality.
- 7) Insufficient bin storage.
- 8) No parking.
- 9) Support neighbour's objections.
- 10) No side access for cycles

If Swindon Borough Council decision is to Grant this application the Parish would like to call the application in.

*It remains Central South Swindon Parish Council's Policy to object to additional House of Multiple Occupation applications within the Central and Eastcott wards as the nominal threshold has been reached and it is deemed that they have a detrimental effect on services, space and quality in the area.

1074.5 S/20/0182 Change of use from dwelling to 7 person HMO (Sui
45 Belle Vue Road Generis)
Old Town
Swindon
SN1 3HN

DECISION Objection due to: -

- 1) Plans show no direct light or ventilation to basement rooms including bathrooms.
- 2) Residents of basement rooms 1 and 2 would have to carry food down a flight of stairs from the ground floor kitchen, which is contrary to HMO standards.
- 3) The second floor kitchen is 6.5 m² the minimum size required is 7.5 m².

If Swindon Borough Councils decision is to Grant this application the Parish would like to call the application in.

*It remains Central South Swindon Parish Council's Policy to object to additional House of Multiple Occupation applications within the Central and Eastcott wards as the nominal threshold has been reached and it is deemed that they have a detrimental effect on services, space and quality in the area

1075 **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.

1076 **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 6:50pm

Signed.....

Date.....

Chair of the Council