

SOUTH SWINDON PARISH COUNCIL
(CENTRAL SWINDON SOUTH PARISH COUNCIL)

PLANNING COMMITTEE

Minutes of the meeting held on 08 June 2021 at 6.00pm
at the Marriot Hotel, Pipers Way Swindon SN3 1SH

- Present** Cllr P Herring Chair
Cllr J Firmin Vice Chair
Cllr S James
Cllr J Milner-Barry
Cllr M Strinkovsky
Cllr S Pajak
- Officers** Rob Core Chief Executive Officer (CEO)
Matt Leather Events & Communications Manager (CEM)
Theresa Gordon Planning & Agenda Clerk
- Public** None
- 1410** **Apologies**
Cllr S Ahmed
Cllr J Ali
Cllr A Hamid
Cllr M Gladman
Cllr E Heavens
- 1411** **Declaration of Interest & Applications for Dispensation**
None
- 1412-1** **Planning Applications to be examined**
The Chair 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.
- 1412-2** **Planning Decisions**
The CFO 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
- 1412-3** **Planning Application to be examined**
S/21/0655 Change of use from Light Industrial (Class E) to Residential
48/49 Radnor (Class C3) and erection of additional storey to form 14 no. Flats
Street, Kingshill and associated works.
Swindon
SN1 3PR
Councillors discussed the planning application in depth and agreed their objections.

Objection:

- 1). In support of neighbour's issues regarding parking, bin storage and congestion of streets caused by lack of parking spaces and no nearby bus service.
- 2). We would ask that a standard condition against issuing new resident parking permits be made.
- 3). Inadequate bike storage which indicates that bikes would be stored upright, due to there being no manoeuvrability, in contravention of the Swindon Cycle Parking Standard SPD.
- 4). Two of the Flats (units 7 & 12) are not compliant with building regulations due to the living rooms having no external windows only internal windows which do not open onto the internal lightwell. Regulations state that for "purge ventilation" window openings have to be equal in size to 1/20th of the floor space for the rooms being ventilated; at least one Flat (unit 4) does not appear to meet this requirement.
- 5). Lack of outdoor amenity space in contravention of the Residential Design Guide SPD.
- 6). Additional storey creates unacceptable overshadowing of northerly neighbours' properties.
- 7). Bin storage is indoors with the only ventilation being an outside window adjacent by approximately 2ft to the bedroom window of Flat 8 which would be a potential health hazard.
- 8). Lightwells effectiveness for the lower floors is queried and we would like it to be proven that the lightwells are working effectively.
- 9). Flat sizes are against NDSS requirements flats 3, 4 and 6 are undersized by a fifth.
- 10). Fire escape for the upper floors is not suitable as a fire escape is required.

The meeting closed at 18:20pm

Signed.....

Date.....

Chair of the Council