

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

**PLANNING COMMITTEE**

Minutes of the extraordinary meeting held on 31 August 2021 at 6.30pm  
In the Council Chamber, Parish Council Office Gladstone Street.

- Present** Cllr P Herring Chair  
Cllr J Firmin Vice Chair  
Cllr S Ahmed  
Cllr S James  
Cllr S Pajak
- Officers** Jake Mee Chief Finance Officer (CFO)
- Public** None
- 1509** **Apologies**  
Cllr M Gladman
- 1510** **Not Present**  
Cllr J Ali  
Cllr M Hamid  
Cllr E Heavens  
Cllr J Milner-Barry  
Cllr M Strinkovsky
- 1511** **Declaration of Interest & Applications for Dispensation**  
None
- 1512** **Planning Applications Delegated to the Chair & Vice-Chair**  
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.
- 1513** **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**
- 1514** **Draft Local Plan**  
The Chair submitted for consideration a report with responses to the Draft Local Plan.  
The report on the second stage of the review was discussed and considered by councillors, and Councillors agreed the responses to be returned.  
SA1.4: Wichelstowe is listed as requiring an "express bus link". Currently Wichelstowe is served by two general purpose stopping services that pass through the Parish (11 and 9). The Parish Council would object to any plans which result in the reduction of general purpose bus services through the Parish harming local provision (such as diverting the 11 to a more direct link via Mannington, avoiding Old Town).  
DM6 - Affordable Housing.
  - Object to Town Centre having the bare minimum of affordable housing. It should have the same level of affordable housing as elsewhere.
  - Note that the SHMA suggests 31% of housing should be affordable and 78% should be affordable rented. Therefore, suggest that 35% affordable housing (25% rented) would be justified.

DM10 - HMOs.

- 7.3.35 suggests that 20% of properties within 100m being HMOs is an acceptable level. 1 in 5 properties being a HMO is too high a level. 10% would be more appropriate.
- The requirements laid out in SBC's HMO Standards should be incorporated into the Local Plan, by adding it to DM10.3. All HMO applications should meet these standards as a requirement for obtaining planning permission.

DM29 / Appendix 2 - Open Space in New Development.

- SBC's requirement is for only just over half of the Fields in Trust 2015 guidance for play areas, and justification for this lower level of provision is not given. As per 7.9.13, there is currently a large under provision of space against even the Borough's lower standards. Requiring the higher Fields in Trust figure (0.55ha/1000 people) would help to make up the deficit.
- The policy should make clear that Parish Councils are to be offered "first refusal" on managing new public spaces via Parish Precept and s106 contributions, instead of the creation of private management companies and funded via additional service charges.
- Appendix 2 specification for LLPS/NLPS should specify that disability accessible equipment must be included.

Appendix 1

- Electric Vehicle charging provision to Residential Apartments (page 157) is inadequate. In light of government's plans to ban the sale of new internal combustion engine vehicles by the end of the decade, the specified provision of 60% does not make sense. Requirement should be for active provision to 30% of spaces, and passive provision to the remaining 70%.
- It must be made clear in the planning process who is responsible for the future maintenance, accessibility of spaces, power supply and eventual replacement of EV Charging provisions.

1515

**Planning Applications to be examined**

1515.1

**S/PAOTH/21/1387**

55 – 61 Regent Street  
Swindon  
SN1 1JS

Prior approval notification for the erection of a further two storeys to provide 28no. apartments.

**DECISION** Objection due to:

1. The rear frontage is unattractive and could set a standard for other developments in the area.
2. The retail units have no stockrooms, rear access, no facilities apart from toilets and units 5 and 4 are extremely narrow the Parish would query if they would be viable units with a prospect of being occupied.
3. It is not clear if the 6 car parking spaces are for residents or unit holders.
4. There is no cycle storage for the retail and self-storage businesses there should be at least 4 spaces according to the parking standards.
5. Cycle storage and bins for residential users is at the rear of the building whereas access is at the front of the building.

1515.2

**S/1/1364 & S/LBC/21/1365**

Units 3,5,7 & 17 Carriage  
Works, London Street  
Swindon  
SN1 5DG

Change of use of Unit 7 from former railway shed to a higher education facility (Class F1) and change of use of lower ground floor unit 7 to Class E(g)(i) Offices and lower ground floor units 3,5 & 17 to E(g)(i) Offices Class E(a) or E(b) retail uses, installation of a mezzanine floor and associated works.

**DECISION:** Support with comment:

The Parish support the application but would like clarification on the provision of cycle storage.

**1515.3**

**S/21/1378**

145-147 Faringdon Road  
Swindon  
SN1 5DL

Change of use from offices (Class B1) to residential (Class C3), erection of 2no. dwellings (Class C3) and associated works.

**DECISION** Objection due to:

1. The 2 bedroom flat is undersized to the required size of 11.5m<sup>2</sup> as stated in NDSS guidance
2. Overdevelopment of site
3. Set too close to the Road
4. It is a back alley development
5. Bin collections not clear
6. No outdoor amenity space from residential guide

The meeting closed at 19:15 pm

Signed.....

Date.....

Chair of the Council