

SOUTH SWINDON PARISH COUNCIL
(CENTRAL SWINDON SOUTH PARISH COUNCIL)

PLANNING COMMITTEE

Minutes of the extraordinary meeting held on 16 November 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 J Ali
Cllr M Hamid
Cllr E Heavens
Cllr S James
Cllr J Milner-Barry
Cllr S Pajak
Cllr M Strinkovsky

Officers Jake Mee Chief Finance Officer (CFO)
Theresa Gordon Planning & Agenda Clerk

Public

**Public
Questions**

A member of the public asked a question regarding the demolition of 2 buildings in the Old Town Conservation and Heritage area and asked if it will open the way for any old building to be demolished in Old Town by setting a precedent and thinking the Swindon Museum and art centre as well as the Corn exchange as well as any other buildings in Wood street or the High st and Newport St

The rest of the buildings listed are listed heritage assets of various sorts, all technically listed buildings. There are other protections in place among other listed heritage spaces and the old town conservation area being the relevant one to all of those and some assets are non-designated heritage assets which are anything that Swindon Borough Council believe has heritage value, there is no precedent set in terms of the character of the immediate area. Wood Street has a mix of buildings giving it character and every application is considered on its own merit.

Apologies

Cllr J Ali
Cllr M Gladman
Cllr E Heavens
Cllr S Pajak
Cllr M Strinkovsky

1570 Declaration of Interest & Applications for Dispensation

None

1571 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.

Cllr S Ahmed arrived during this item.

Councillors discussed objections raised to application S/21/0925 by residents and the Consultee's and agreed a revised response.

Response:

- Support the objections from Landscape Leisure GWCF Highways, Ecology, and the Lead Local Authority.
- Support resident's objections on the grounds of increased flooding.

- Request the drainage report produced by Places for People.
- Support the Lead Local Authorities recommended conditions.

RESOLVED that the response to application S/21/0925 be approved and that the responses of the Chair and Vice Chair be approved.

1572

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

1573

Planning Applications to be examined

1573.1

S/21/1630

Biplob Restaurant
12-14 Wood Street
Old Town
Swindon
SN1 4AL

Demolition of existing building and replacement with new building including extensions and internal modifications.

DECISION: Objection due to:

- The height including a third storey added onto the extension will create overshadowing.
- Goddard Court on Cricklade Road would be overshadowed from the West which would cause a lack of light, and there would be privacy issues due to a number of windows in the new building which would be too close to the bedrooms of Goddard Court.
- Goddard Court is on the north side of the site which would break the 45-degree rule with respect to windows to the north of the building.
- The south side of the extended building faces onto neighbours at 8 and 10 Wood Street with a large blank wall with no windows or features which would dominate the rear courtyard gardens one of which is a therapy area which they wish to keep as a usable area.
- There is no cycle storage demonstrated on the plans and there should be four spaces to meet Swindon Borough Councils minimum standards.
- Bin storage has not been demonstrated on the plans and there is a possibility that the waste disposal would be shared with the restaurant's commercial waste which would not be acceptable therefore domestic waste disposal should be demonstrated.
- The two 2-bedroom flats should be a minimum of 61m² and under NDSS guidelines but they are 52m² and 59m² respectively.
- There is no adequate outside space.
- The choice of décor, material and architectural elements for the building are out of keeping with the surrounding buildings and is highly visible to other residents living in the vicinity of the area.
- We would like to see an assessment of how the demolition works will take place.

RESOLVED that the committee response be approved.

The meeting closed at 7:05pm

Signed.....

Date.....

Chair of the Council