

**South Swindon Parish Council**  
(Central Swindon South Parish Council)  
Minutes of the **Planning Committee** meeting held on July 26, 2022, at 6.30pm  
Held in Broadgreen Community Centre, Salisbury Street, SN1 2AN

**Present:** Cllr P. Herring (Chair) Cllr S. Pajak  
Cllr J. Firmin (Vice Chair) Cllr S. Ahmed  
Cllr C. Watts (Sub Cllr S. James) Cllr M. Strinkovsky  
Cllr L. Kasmaty (Sub Cllr M. Gladman)  
Cllr J. Milner- Barry

**Officers:** Matt Leather Deputy Chief Executive Officer  
Natasha Abrahamson Planning & Agenda Clerk

**Public:** Five Regarding Minute No: 2223 - 12

**Public Questions:** Members of the public were in attendance to voice their objections regarding the Land at Newburn Sidings Planning Application.

The main concerns raised were:

- Asbestos
- Impact on Wildlife
- Impact on Highways/Traffic/Pollution
- Flooding

**Apologies:** Cllr J. Ali  
Cllr S. James  
Cllr E. Heavens

**2223 - 09** **Declarations of Interest & Applications for Dispensation**  
None

**2223 - 10** **Planning Applications Delegated to Chair & Vice – Chair**  
The Planning & Agenda Clerk presented a written report containing the delegated responses of the Chair & Vice – Chair, a copy of which appears in the minute book as appendix A

**RESOLVED:** To approve the proposed responses to planning applications of the Chair & Vice – Chair.

**2223 - 11** **Planning Decisions**  
The Planning & Agenda Clerk presented a written report containing Planning decisions received from Swindon Borough Council, a copy of which appears in the minute book as appendix B

**RESOLVED:** To Note the Planning decisions made by Swindon Borough Council

**Planning Applications to be Examined**

**2223 - 12** **S/OUT/21/0181** Submission of additional  
Land at Newburn Sidings information and a summary of  
changes to outline Planning  
Application

**RESOLVED:** The Parish Council wishes to **OBJECT** to this application for the following reasons:

### **Schools**

Large investment needed to expand one of the Primary Schools, perhaps Robert Le King. There are concerns that the school has an inadequate footprint for the access required to meet the new demand.

### **Highways**

At the Wooten Bassett Road junction there remains no credible plan for access according to the Highways Officer and we support that comment. The Council are still unclear whether there are still plans to turn Redposts Drive into a Bus Gate and this is an assumption that is key to the Traffic Modelling of the proposal.

We are concerned that traffic from that junction will cause further pollution on the Kingshill Air Quality Management area (AQMA).

We support the Highways assessment for the Park Lane end of the development that the design is wholly inadequate for pedestrians/cyclists. In particular, this will lead to unsafe crossing behaviours due to the distance to safe crossing.

### **Quality Of Life**

We are concerned that the quality of life will be poor. There will be issues with noise pollution and vibrations. The noise report suggests that the maximum noise reduction from mitigation will still result in noise pollution above the permitted threshold.

### **Wildlife**

The destruction of habitats with no on-site mitigation of the loss of trees and we note that the Ecology report is damning.

### **Flooding**

Flooding of the River Ray is frequent and not addressed by the developer. There are issues with the Ground Contamination on the site with asbestos and other materials that need to be dealt with and may cause risk during construction as well as future occupation. There is unmapped piping and other groundwork that could be a hazard in construction and the land is likely to be unstable due to it being artificial land.

Privacy concerns regarding the overlooking of existing gardens by the larger flats that are proposed.

The land is also NOT included in the SHEILA as development land.

***The Parish Council wishes to call this application into Swindon Borough Councils Planning Committee.***

**2223 - 13**

**S/22/1017**  
1 - 11 The Parade  
SN1 1BB

Change of use from Retail (Class E (a) to urban self-storage (Class B8 with part retention of Retail (Class E (a)).

**RESOLVED:** **The Parish Council wishes to Comment:** There is a suggestion that this space will be used for last mile delivery, does this indicate that this will then be used as Commercial storage rather than self-storage. Will this effect the traffic when using the loading bay?

The Parish wishes to **OBJECT** to this application due to the change of use and loss of an anchor store and would be harmful to the commercial scene in the Town Centre. There are also concerns that this may be a fire risk.

**2223 - 14**      **S/22/0962**      Change of use from Night Club (Sui  
The Casbah 25 - 27A,      Generis) to 10no. dwellings (Use  
John Street      Class C3) and associated works.  
SN1 1RT

**RESOLVED:** The Parish Council wishes to support the Cycling Provision from Highways.

The Parish Council wishes to **OBJECT** for the following reasons:

- The Cycling Provision is inadequate
- The Flats are too small
- No Recycling Bins
- Bedroom window missing from Flat 1

***The Parish Council wishes to call this application into Swindon Borough Councils Planning Committee.***

The Meeting Closed at: 19.27pm  
Signed.....  
Date.....  
Chair of the Council.....