

South Swindon Parish Council
(Central Swindon South Parish Council)

Minutes of the **Planning Committee** meeting held on 29 August 2023, at 6.30pm
Council Chambers, Parish Council Offices, Gladstone Street SN1 2AN

Present: Cllr S James (Vice Chair) Cllr D Griffiths (substitute for Cllr P Herring)
Cllr M Davies Cllr T Silberberg
Cllr D Dias

Officers: Matt Leather Deputy Chief Executive Officer
Carol Clark Administration Assistant

Public: None

Public Questions: A hand delivered letter was received from a resident expressing objections to planning application S/HOU/23/0878. A redacted copy of which appears as appendix A in the minute book.

Apologies: Cllr P Herring Cllr J Miah
Cllr S Ahmed Cllr G Philpot
Cllr M Hamid

22324 - 117 Declarations of Interest & Applications for Dispensation

None

22324 - 118 Planning Applications Delegated to Chair & Vice - Chair

The CEO presented a written report containing the delegated responses of the Chair & Vice-Chair, a copy of which appears in the minute book as appendix B.

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

22324 - 119 Planning Decisions

The CEO presented a written report containing Planning decisions received from Swindon Borough Council, a copy of which appears in the minute book as appendix C.

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

Planning Applications to be Examined

22324 - 120 S/23/0673 Change of use of first floor to 3no.
49 - 51 Regent Street, SN1 1JS residential units - Variation of condition
2 of planning permission S/21/1910
regarding removal of terraces.

RESOLVED: Objection due to:

- The original approved application included a roof terrace garden. This application removes the roof terrace. All other parts of the plan are identical.

- Without the roof terrace, the plans do not have any outdoor amenity space for the flats.
- The Swindon Residential Design Guide Supplementary Planning Document (section 8.30) states:

"Adequate external private outdoor space is expected for each residence either through a rear garden, a larger communal landscaped area (Fig 118) or a useable balcony. An area of 10m² is suggested per apartment."

22324 - 121	S/ADV/23/0885 130 Victoria Road, Old Town SN1 3BU	Replacement of existing banner and fascia signs with an illuminated 48-sheet digital advertisement display.
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RESOLVED: Objection due to:

- The digital sign could cause driver distraction travelling down from Victoria Road, turning into and out of Union Row and Prospect Place.
- The dimensions of the sign are too large for the building.
- The building is technically not in a formal "conservation area", but is outside two (Old Town and Prospect Place) by only a couple of metres. Old Town Conservation Area Appraisal makes special note of needing shop fronts to meet the Swindon "shop front coding guidance", which generally pushes for traditional signage with minimal illumination.
- A BT Hub is also planned to be installed in this area.

22324 - 122	S/RES/23/1007 26 Fleet Street, SN1 1RQ	Reserved matters application following outline planning permission (S/OUT/20/0260) relating to the appearance, landscaping, and scale of 25no apartments and 2no commercial units.
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RESOLVED: Objection due to:

- The access to the flats is via a very long side alleyway between new building and neighbouring office block, accessed from Henry Street at the rear (which is mostly backs of buildings and has no footpath). Concerns about safety of residents accessing from this direction, both in terms of crime and in terms of road safety.

Query:

Not clear if this side alleyway is lit. Please confirm the lighting specification for this alleyway.

In addition, could access also be from Fleet Street (front of building) for residents?

22324 - 123 **S/23/0610** Change of use from dwelling HMO (C4
3 Park Lane, SN1 5HG Use Class) to 7 persons, 7 bedrooms
HMO (Sui Generis) Retrospective.

RESOLVED: Objection due to:

- 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.

22324 - 124 **S/HOU/23/0878** Erection of a detached single storey
Highleaze, Mill Lane, SN1 4HG building to accommodate a games
room and gym and associated
landscaping.

RESOLVED: The resident's letter was read out during this item and the Parish Council resolved to let the resident know that this had been done.

Objection due to:

- The ridge height of the proposed outbuilding is 5.073m. This is in-line with their existing garage but over the allowed maximum of 4.2m in the SBC Residential Extensions and alterations SPD. It also states in 6.4 - "Existing oversized outbuildings or garages do not provide a rationale for additional structures that are out of scale with their setting."
- The proposed design includes 5-panel aluminium bi-fold doors. Section 6.7 of the SPD does not allow for doors on outbuildings to have doors bigger than a single garage door. Also, from 6.3 – "Such buildings must be ancillary in use and scale to the dwelling. As such the design and fenestration should reflect this with limited openings". The proposed design has three velux windows, five-panel bi-fold doors, a standard width door and two double windows.

and to call this application into the Swindon Borough Council Planning committee.

The Meeting Closed at: 7.02pm

Signed.....

Date.....

Chair of the Council.....