

South Swindon Parish Council
(Central Swindon South Parish Council)

Minutes of the **Planning Committee** meeting held on 17 October 2023, at 6.30pm
Council Chambers, Parish Council Offices, Gladstone Street SN1 2AN

Present: Cllr S James (Vice Chair) Cllr J Miah
Cllr M Davies Cllr D Griffiths substituting for Cllr P Herring
Cllr D Dias

Officers: Jake Mee Chief Executive Officer
Carol Clark Administration Assistant

Public: None

Apologies: Cllr P Herring (Chair) Cllr G Philpot
Cllr S Ahmed Cllr T Silberberg
Cllr M Hamid

2324 - 169 **Declarations of Interest & Applications for Dispensation**

None

2324 - 170 **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 A.

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

2324 - 171 **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 B.

RESOLVED: To note the planning decisions made by Swindon Borough Council.

Planning Applications to be Examined

2324 - 172 **S/23/1076**
Broome Manor Golf Complex, 6
The Fairway Broome Manor SN3
1RG
Erection of extensions to driving range to create a 2 storey range, with new food and beverage provision and a partial 3rd storey with snooker/pool room. Creation of a raised external terrace to the south of the driving range, an increase in height to driving range ball stop fencing and provision of lake within range. Extension and reconfiguration of Howlers section of the clubhouse, demolition of main club house, erection of 75-bed hotel, provision of 6 no. 5-a-side, 2 no. 7-a-side artificial all weather floodlit football pitches with the erection of a dedicated

clubhouse, provision of 4 padel tennis courts, additional parking with solar canopies. Provision of adventure golf course and aerial high ropes course and re-location of petanque pitch.

RESOLVED: Objection due to:

It appears that this given application will significantly increase the flow of traffic along a single lane track and lead to traffic congestion. This track does not appear suitable for 2-way traffic.

The Parish Council supports the Landscapes officer's objection relating to the potential for visual impact, specifically from the lighting to the Driving Range and the Football pitches.

2324 - 173

S/23/1140

104 Broad Street, SN1 2DT

Change of use of ground floor from Shop (Class A1) to Restaurant (Class E) with two storey rear extension to accommodate restaurant and 2no additional beds (HMO) on the first floor.

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.

This application is building on the back of the property, consuming the garden, and losing residents amenity land.

It is noted that there are no room dimensions on the planning drawings.

The Parish Council supports the concerns of residents. These concerns relate to:

- Anti-social behaviour, drinking in alleyways is an existing problem within the locality.
- Commercial waste removal needs to be clearly identified as ongoing issues with commercial waste and fly tipping remain an ongoing issue for local residents.
- Parking in the area is permitted for residents only and should remain available for residents and not the restaurant customers.

2324 - 174

S/23/0480

47-48 Bridge Street, SN1 1BL

Change of use of first floor from commercial to 4no. apartments (Use Class C3), with erection of a rear first floor extension, proposed external alterations including an external

covered staircase, partial demolition
and all associated works.

RESOLVED: Objection due to:

The Parish Council supports the Highways officer's comment regarding the cycle store appears to be immediately adjacent to the proposed refuse storage area, which is not acceptable in highway terms as it would discourage the take up of cycling as a sustainable transport option for the residents.

And

That the cycle stands should be of a type that does not require cycles to be lifted in any way so as to encourage use by all cyclists [including the young, elderly and/or disabled], with the preferred type of stands being hoop-style [e.g. Sheffield] stands as these allow 2no. cycles to be secured to the same stand, and secure both the frame and a cycle wheel without risk of damage to the cycle.

The Parish Council supports the Urban Design officer's comments regarding privacy and separation and bedrooms that are under the NDSS requirements.

Please could the applicant consider exploring other solutions to overcome the separation distance issue and providing accommodation space that meets the NDSS requirements.

2324 - 175	S/23/1151 (Royal Air Force Association), 41 - 43 Belle Vue Road Old Town SN1 3HN	Change of use of former working men's club (Class E(d)) to 3no HMOs (House in Multiple Occupancy) (Sui Generis) and associated works.
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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.

2324 - 176	S/23/1032 1 Celsius Grove, Old Town, SN1 4GE	Change of use of part of shop A1 to Hot food takeaway Sui-Generis.
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RESOLVED: Objection due to:

Concerns raised by local residents due to there being:

- Noise pollution
- Reduction in parking for local residents

- A high risk of anti-social behaviour due to the nature of the previous business.

The Meeting Closed at: 7.07pm

Signed.....

Date.....

Chair of the Council.....