

South Swindon Parish Council
(Central Swindon South Parish Council)

Minutes of the **Planning Committee** meeting held on 26 September 2023, at 6.30pm
Council Chambers, Parish Council Offices, Gladstone Street SN1 2AN

Present: Cllr P Herring (Chair) Cllr D Dias
Cllr S James (Vice Chair) Cllr J Miah
Cllr M Davies Cllr T Silberberg

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

Public: None

Apologies: Cllr S Ahmed Cllr G Philpot
Cllr M Hamid

22324 - 155 **Declarations of Interest & Applications for Dispensation**
Member of the Holy Trinity Church at Marlowe Avenue – Cllr M Davies

22324 - 156 **Planning Applications Delegated to Chair & Vice - Chair**
The Deputy 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.

22324 - 157 **Planning Decisions**
The Deputy 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

22324 - 158 **S/23/0439** Change of use of ground, first and
Old Town Court, 10 - 14 High second floors from Commercial use
Street SN1 3EP (Class E) to 20no flats (Class C3) and
associated works

RESOLVED: Objection due to:

- No lighting is proposed for the purposes of public safety along the walkway.
- South Swindon Parish Council support Swindon Borough Council's, Ecology, Environmental, Highways, Landscape and Urban Design officer's comments.
- Ecology – The number of swift boxes need to be increased.

- Environmental – The proposed residential units shall be designed to meet the indoor ambient noise levels contained in British Standard 8233:2014 (or later versions).
- Highways – Objection on the grounds that inadequate provision has been shown for residential cycle storage.
- Landscape – The proposal is not acceptable in its current format. The PLACEmaking Team await full landscape details on which to base further comment.
- Urban Design – The proposed residential units include lack of light in rooms and room outlook. In addition, some flats below the NDSS size requirements.

22324 - 159	S/LBC/23/0440 Old Town Court, 10 - 14 High Street SN1 3EP	Alterations to Listed Building to facilitate a change of use of ground, first and second floors from Commercial use (Class E) to 20no flats (Class C3) and associated works.
--------------------	---	--

RESOLVED: Objection due to:

- No lighting is proposed for the purposes of public safety along the walkway.
- South Swindon Parish Council support the Swindon Borough Council's Highways officer comments.
- Highways objection on the grounds that inadequate provision has been shown for residential cycle storage.

22324 - 160	S/23/0208 County View Guest House, 31 - 33 County Road SN1 2EG	Change of use from guest house (Class C1) to form 2no. dwellings and erection of 2no. flats (Class C3) and associated works.
--------------------	--	--

RESOLVED: Objection due to:

- Application says "2 dwellings" in the main building, but the plans function as an HMO (6 bedrooms in one and 8 bedrooms in the other). Communal areas are not adequate for use as an HMO.
- 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.
- Insufficient cycle storage. 16 spaces provided, 18 would be required.
- 3 parking spaces supplied; standards suggest all 3 should be equipped with electric vehicle charging (not illustrated on drawings).

22324 - 161 **S/23/0963** Change of use from 4no to 8no flats
County House Residential Home, together with ground and first floor rear
143-145 County Road SN1 2EB extensions.

RESOLVED: Objection due to:

- The primary fire escape routes from the inner bedrooms leading through the living spaces and kitchen have not been established and identified.
- Plans submitted do not show any external residential household waste storage bins or area.
- Plans submitted do not show sufficient cycle storage.
- Plans submitted do not show sufficient residential parking.

22324 - 162 **S/23/1034** Conversion of Maxwell Old School
Old School, Maxwell Street SN1 into 18no. apartments, including a
5DR three storey extension and demolition
of the prefabricated metal building
and associated works. (Variation of
condition 7 from S/19/0415 - parking
permits).

RESOLVED: Objection due to:

- The applicant has provided no evidence of the Planning Appeal Decision to overturn the parking permit condition.

22324 - 163 **S/23/0962** Change of use from residential
27 County Road, SN1 2EG dwelling to 4 No. Flats with first floor
rear extension and single storey rear
extension.

RESOLVED: Objection due to:

- Insufficient safe and secure cycle storage.

22324 - 164 **S/23/1068** Change of use from Shop (Class E)
13 Manchester Road, SN1 2AB to Takeaway (Sui Generis) and
ground floor flat.

RESOLVED: Objection due to:

- Additional traffic flow problems along Manchester Road due to regular, temporary delivery and customer parking takeaway pickups.
- Additional pedestrian flow traffic problems due to delivery and customer car parking on the public highway.
- Inadequate waste storage provision, with risk that waste will be stored on the public highway.

- Safe and secure cycle storage is not provided.

22324 - 165	S/OUT/23/0811 49 Fleet Street/29 John Street, SN1 1RE	Outline application for the erection of an infill extension between the two buildings (no. 49 and no. 29) as well as the erection of a 2-3 storey upward extension above no. 29 to create flats and the conversion of the entirety of no. 29 and part of the ground floor of no. 49 from commercial (Class E) to residential use (Class C3).
--------------------	---	--

RESOLVED: Objection due to:

- Insufficient cycle storage facility.
- No outdoor amenity space as per section 8.30 of the Swindon Residential Design Guide Supplementary Planning Document.

Query –

Following the recent minor underground explosion along Fleet Street, South Swindon Parish Council queries if the utilities have sufficient capacity to take on new residential properties.

22324 - 166	S/HOU/23/0878 Higleaze, Mill Lane, SN1 4HG	Erection of a detached single storey building to accommodate a games room and gym and associated landscaping.
--------------------	--	---

RESOLVED: Objection due to:

- The Parish Council object to this revised application and to call this into the Swindon Borough Council Planning committee on the following grounds:
- Our objection regarding 5-panel aluminium bi-fold doors as per the original application remains unresolved.
- 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.
- We note the revised ridge height for the proposed outbuilding has been reduced from 5.073m to 4.2m. This resolves the Parish Council’s previous objection.

22324 - 167	S/23/1067	Erection of a Church Hall Building and new access off Marlowe Avenue.
--------------------	------------------	---

Holy Family Catholic Church,
Marlowe Avenue SN3 2PT

RESOLVED: The Parish Council supports this this application.

22324 - 168	S/HOU/23/0992 11 Walton Close, Park South SN3 2JU	Erection of a two storey rear extension.
--------------------	--	--

RESOLVED: South Swindon Parish Council notes the concerns of the neighbour at 28 Leighton Avenue regarding privacy and noise disturbance.

The Meeting Closed at: 7.05pm

Signed.....
Date.....
Chair of the Council.....