

South Swindon Parish Council

Minutes of the **Planning Committee** meeting held on 25th June 2024, at 6.30pm
Council Chambers, Parish Council Offices, Gladstone Street SN1 2AU

Present: Cllr P Herring (Chair) Cllr T Silberberg
Cllr S James (Vice Chair) Cllr J Firmin
Cllr M Davies Cllr T Philphot
Cllr G Philpott

Officers: Carol Clark Assistant Clerk
Max Tanner Committee Officer

Public: Two

Public Questions: Residents living in Dean Street and Newburn Crescent objected to the revised Newburn Sidings application as per agenda item 4.1. They expressed that even with the revised plans from the developer, the previous issues are still present such as contamination, traffic, displacement of wildlife and destruction of habitats, loss of privacy and toxic substances on the site.

Apologies: Cllr D Dias

Absent: Cllr S Ahmed Cllr A Hamid

2425 - 51 **Declarations of Interest & Applications for Dispensation**

Cllr J Firmin declared a non-pecuniary interest for item 4.2 as he is a season ticket holder with Swindon Town Football Club.

2425 - 52 **Planning Decisions**

The Committee were presented with a written report containing planning decisions received from Swindon Borough Council, a copy of which appears in the minute book as appendix A.

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

Planning Applications to be Examined

2425 - 53 **S/OUT/21/0181** Outline planning permission for up to 262 residential dwellings and 142 sqm of uses falling within Class E with associated parking, landscaping and access with all matters reserved except for access.

Land at Newburn Sidings
Swindon

The Councillors were provided with a covering letter detailing amended plans and an e-mail from the developer, Turley, requesting a private councillor briefing, both which appears in the Minute Book as Appendix B.

RESOLVED: To retain the objection from the previous application and to further object to the application on the following grounds:

Schools

Large investment will be needed to expand the nearest primary school to this development, Robert Le Kyng. There are concerns that this school has an inadequate footprint for the access required to meet the new demand. This development will also be in the catchment area of Commonweal School and Even Swindon. However, all three schools lack capacity.

Highways

The parish council support the Highways Officer's request for:

- Church Place junction modelling that assesses the potential for additional queues and delays arising from the introduction of the pedestrian crossing and the increased pedestrian flow.
- An updated assessment of the operation of the primary access junction, based on contemporary traffic flow data, which is to include traffic associated with the Wichelstowe development area.

The Council also note:

- The reduction to the continuity of the cycling route from the original plans.
- The proposed entrance way to the development off Wootton Bassett Road would obstruct an existing cycle lane and leave a lack of visibility for pedestrians and cars.
- The Parish Council requests up to date traffic modelling that is in line with the bus gate.

At the Wootton Bassett Road junction there remains no credible plan for access according to the Highways Officer and we support that comment. The Council are unclear whether there are still plans to turn Redpost 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 proposed development is wholly inadequate for pedestrians/cyclists. In particular this will lead to unsafe crossing behaviours due to the distance to safe crossing. The proposed entranceway to the development off Wootton Bassett Road would obstruct an existing cycle lane and leave a lack of visibility for pedestrians and cars. The Parish Council requests up to date traffic modelling that is in line with bus gate.

Quality of Life for prospective occupants

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. Despite mention of an eco-corridor there needs to be elaboration of details such as how large this will be and which animals will benefit from this.

Flooding

Flooding of the River Ray is frequent and not addressed by the developer. The Parish Council has experience with flooding in this area and officers are continuing to deal with the flooding. There are no measures included in this application to address this issue.

Contamination

There are issues with the ground contamination on the site with asbestos and other materials that need to be dealt with and may cause a 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

Privacy concerns regarding the overlooking of existing gardens by the larger flats that are proposed. The land is also NOT included in the SHEELA as development land.

The Committee also resolved to inform the developer that the planning committee are disappointed that the developer were not willing to meet the planning committee in a public meeting.

2425 - 54

S/24/0345

Car Park County Ground
County Road Swindon

Change of use from grassed area to dedicated Swindon Town Fan Zone including erection of a timber kiosk, statue, security gates and fencing and associated works.

RESOLVED: No objection and to make the following comments:

Ecology

The Parish Council has concerns over the removal of the large bush and trees. The application is vague on how many trees will be removed and if any will be replaced. The Council suggests that the bush could potentially be incorporated into the perimeter of the proposed fan zone rather than being removed.

Flooding

The field next to the proposed fan zone floods regularly and there is a lack of information in the application on how this will be mitigated and the impact it may have on residents nearby.

Frequency of Use

Clarity required on how often the proposed fan zone would be in use. Would it be restricted to home matches, or would it be in use more frequently?

Closeness to Magic Roundabout

The proposed site is close to the Magic Roundabout and the road, with alcohol on sale within, the council feels this could be a problem.

Fences

The fences could be made smaller and less industrial looking.

Loss of Amenable Space

The Parish Council is concerned with the lack of amenable and green space this proposal would leave local residents with, especially considering building on green space around Foundation Park.

Cllr T Silberberg left and re-entered the room during this item

The Meeting Closed at: 7.04pm

Signed.....

Date.....

Chair of the Council.....