

South Swindon Parish Council

Minutes of the **Planning Committee** meeting held on 17th December 2024, at 6.30pm
Council Chambers, Parish Council Offices, Gladstone Street SN1 2AU

Present:	Cllr P Herring (Chair) Cllr S James (Vice Chair) Cllr M Davies Cllr J Firmin	Cllr T Silberberg Cllr G Philpot Cllr T Philpot
Officers:	Carol Clark Max Tanner	Assistant Clerk Committee Officer
Public:	None	
Public Questions:	None	
Apologies:	Cllr S Ahmed	Cllr D Dias
Absent:	Cllr A Hamid	Cllr J Miah

2425 - 187 Declarations of Interest & Applications for Dispensation

None

2425 – 188 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 – 189	S/24/1376 42 - 45 Fleet Street Swindon SN1 1RE	Erection of an additional storey and alterations to external appearance to form 18 no. person House in Multiple Occupation (Sui Generis) and associated works.
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RESOLVED: To object and make the following comments:

There is a significant lack of alternative fire escapes which could prove to be a threat to life in the case of an emergency.

We support the comments of the highways officer regarding the inadequate provision of bicycle storage when compared to number of occupants as well as the impractical layout of the store.

We support the comments of the ecological officer regarding the proper inclusion of Swift boxes.

There is a lack of parking spaces for a building with this many occupants, the plans show two parking spaces when it should have at least three according to the Swindon Design Guide.

We would like to note the impractical location of the bin store which is located within the building and down a corridor and through internal doors, which presents a health hazard for occupants.

2425 – 190

Heart of Swindon Masterplan

The committee received a report from the Deputy CEO detailing the Parish Council's comments regarding the Heart of Swindon Masterplan.

Recommendations

3.1 To agree the proposed response to Swindon Borough Council's Heart of Swindon Masterplan consultation as detailed in Point 2.3.

RESOLVED: To approve the response with the following additional comments:

- i) As far as we are aware there has been no consideration as to what organisation will be maintaining these newly residential communities. If there is a desire for the parish council to carry out the maintenance services within these new communities, then this needs to be carried out in consultation with the parish, including the opportunity to negotiate service terms and conditions. It is not to be assumed that South Swindon Parish Council will automatically take on any additional services without consultation and negotiation. We believe potential organisations/teams who are maintaining these spaces need to be integral to the design input and would urge Swindon Borough Council to keep this in mind before publishing revised plan.
- ii) Similarly to point 1, we would encourage the Borough Council to consult the Parish Council on the layout, design and functionality of the proposed new community enriching green spaces in the town centre area. Maintenance of these spaces should not be an afterthought.
- iii) We are sceptical whether pocket parks will offer current and future town centre residents the access to natural spaces they are entitled to. For what purpose are the pocket parks and what outcome are they meant to serve for the local residents and visitors to the area?
- iv) Community-building must take place alongside the creation of 5,000 new dwellings in the same way as at developments such as Wichelstowe. We are concerned without the right community facilities, residents living in these properties will be community-less, particularly with the Borough Council's proposal to "switch-off" CIL payments and potentially not expect S.106 payments from developments in these areas. Community building should be made a priority.
- v) There is no mention of new or enhanced healthcare provision to support 5,000 new dwellings.

- vi) With the development of 5,000 new dwellings in the Town Centre area it is important to see good enhancements to existing community amenities in town centre area, like play areas and public parks, which could make the Town Centre more of a destination area for Swindon. The Parish Council would be keen to work with the Borough about how we could invest and make more accessible existing town centre amenities like GWR Park, Queen's Park, Cambria Bridge Recreation Area, the County Ground and Spring Gardens.
- vii) As a consultee for planning applications in the town centre area, the Parish Council has a longstanding commitment to not see further HMOs in the densely populated areas of the town centre area and have been concerned about the standards of properties being developed in the Town Centre area. We think it's crucial a new plan for development in the town centre is accompanied with a commitment to raise the quality of properties being offered in this area.

The Meeting Closed at: 19:03pm

Signed.....

Date.....

Chair of the Council.....