

South Swindon Parish Council

Minutes of the **Planning Committee** meeting held on 29th October 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 G Philpot
Cllr M Davies Cllr T Philpot
Cllr J Firmin

Officers: Matt Leather Deputy CEO
Max Tanner Committee Officer

Public: None

Public Questions: None

Apologies: Cllr D Dias

Absent: Cllr S Ahmed Cllr A Hamid

2425 - 151 Declarations of Interest & Applications for Dispensation

None

2425 – 152 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 – 153 S/24/1144 Change of Use of office building (Use
Appsbroker House 2 The Square Class E) to 14 nos residential flats (Use
Old Town Swindon SN1 3EB Class C3) and associated works.

RESOLVED: To object and make the following comments:

We have concerns with the access to the rear courtyard and access to bike and bin stores. If access to the bin store is unavailable, it may require rubbish to be stored on the pavement near the Locarno redevelopment. The design of the bike store requires physically lifting bikes into bike racks which could be difficult for some residents. Flats 3,5,10 are undersized as per the NDSS size standards. The Parish Council supports comments from Councillor Jane Milner-Barry regarding the single aspect flats, lack of outdoor amenity space, access to bin store, lack of natural light on the ground floor and the busy courtyard used by Domino's Pizza until the early hours of the morning.

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| 2425 – 154 | S/24/1007
Land To The Rear Of Swindon
Road And East Of Eastcott Hill
Swindon | Erection of 5 no. dwellings with
associated parking, landscaping and
ancillary works. |
| RESOLVED: No objection and to make the following comments: | | |
| The Council supports the planning application but also supports the comments of the Contaminated Land Officer regarding a thorough site investigation of the contamination in the area. As well as the comments of the Arboricultural Officer regarding the inclusion of a full landscape scheme and satisfactory protection of the retained trees during construction. | | |
| 2425 – 155 | S/24/0884
103 Bath Road Old Town
Swindon SN1 4AX | Change of use of ground and first floors
from dwellinghouse (Class C3) to HMO
- House in Multiple Occupancy (Sui
Generis Use) for 10 occupants. |
| RESOLVED: To object and make the following comments: | | |
| The Council support the comments from the Highways Officer regarding inadequate parking provision. We object to the removal of dining room which must be provided on the same floor as the kitchen. The removal of the living room requires bedrooms to be minimum size of 10 square metres, but plans aren't shown for the size of the bedrooms, so we are unsure if the plans meet this requirement. We're concerned about the comment from the inspector giving guidance to the owner to increase the occupancy of the HMO as stated in the Heritage Statement. | | |
| 2425 – 156 | S/OUT/24/1135
32 - 34 Bridge Street Swindon
SN1 1BP | Application for Outline Planning
Permission for the demolition
of the existing building and erection of a
6 storey, mixed use
building containing ground floor
commercial use and 23 no.
self-contained residential units from 1st
to 5th floor. |
| RESOLVED: No objection and to make the following comments: | | |
| We are supportive of this development in principle.
We note and are concerned by the proposal to provide nil S.106 payments including for affordable house and believe this will put an additional burden on the local authorities expected to maintain the area around this development. Approving this application with no developer contributions also sets a dangerous precedent for other developments in the town centre. We are also concerned that these flats will be provided on a leasehold arrangement and the difficulty of selling the freehold in the future. This may trap future occupants into an unsustainable arrangement in the future. | | |
| 2425 – 157 | S/24/1051
Cheriton Care Home 41 – 51
Westlecot Road Old Town Swindon
SN1 4EZ | Change of use from nursing home
(Class C2) and demolition of modern
infill link extensions to reinstate 6 no |

dwellings(Class C3), and associated works.

RESOLVED: No comments.

The Meeting Closed at: 19:08pm

Signed.....

Date.....

Chair of the Council.....