

South Swindon Parish Council

Planning Committee

Minutes of the meeting held on 23rd September 2025, at 6.30pm
In the Parish Council Office, Gladstone Street, SN1 2AU

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

Apologies:	Cllr M Cardoso	Cllr G Philpot
	Cllr P Herring (Chair)	

Absent:	Cllr S Ahmed	Cllr A Hamid
----------------	--------------	--------------

Officers:	Carol Clark	Assistant Clerk
------------------	-------------	-----------------

Public:	None
----------------	------

Public Questions:	None
--------------------------	------

2526 – 116 Declarations of Interest & Applications for Dispensation

None

2526 – 117 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

2526 – 118	S/25/0679	Retrospective erection of a 1 no. dwelling
	Newland House 86A Bowood Road	with associated parking.
	Kingshill Swindon SN1 4LR	

RESOLVED: To support and offer the following comments:

It is not best practice and is undesirable to process and consult on planning applications retrospectively.

2526 – 119	S/25/1126	Change of use from Dwelling (Class C3)
	74 Curtis Street Swindon SN1 5LR	to 7 no. bedroom House in Multiple
		Occupation (Sui Generis).

RESOLVED: To object and offer the following comments:

This application does not meet HMO standards by having the kitchen on the ground floor but no shared dining space, necessitating meals being carried upstairs to bedrooms.

It remains South Swindon Parish Council's Policy to object to additional Houses 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.

The Planning Committee supports the Environmental Health Officer's response to this application. There are aspects of this application that do not provide adequate fire escape routes for its occupants. Fire safety concerns of this magnitude need to be mitigated to prevent loss of life.

South Swindon Parish Council request to call in this application to the Swindon Borough Council Planning Committee.

2526 – 120

S/PAOTH/25/1112

55 Commercial Road Swindon SN1 5NX

Prior Approval notification for the Change of use of first floor (Class E) to 1no bedsit and 1no residential flat. Ground floor to remain (Class E).

RESOLVED: To object and offer the following comments:

The Bedsit is very undersized. The nationally described space standard (NDSS) requirements would be for 37 square metres. The plans are for 25 square metres.

2526 - 121

Local Plan Review

The planning committee were asked to discuss how they would engage with the Swindon Borough Council regulation 18 consultation for the Local Plan 2043.

RESOLVED: To delegate the parish council response for the Swindon Borough Council's Local Plan 2043 regulation 18 consultation to the Clerk in consultation with the Chair and Vice Chair of the Planning Committee.

The Meeting Closed at: 19.01pm

Signed.....

Date.....

Chair of the Committee.....