

South Swindon Parish Council

Planning Committee

Minutes of the meeting held on 28 October 2025, at 6.30pm
In the Parish Council Office, Gladstone Street, SN1 2AU

Present:	Cllr Patrick Herring (Chair) Cllr Mike Davies Cllr Domingos Dias	Cllr Sam James (Vice Chair) Cllr John Firmin Cllr Tom Silberberg
Apologies:	Cllr Saleh Ahmed	Cllr Graham Philpot
Absent:	Cllr Meural Cardoso Cllr Abdul Hamid	Cllr Jamal Miah
Officers:	Jake Mee Max Tanner	CEO Governance & Support Lead
Public:	None	
Public Questions:	None	

2526 – 143 Declarations of Interest & Applications for Dispensation

None

2526 – 145 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 – 146	S/25/1254 44 The Parade Swindon SN1 1BA	Change of use from retail Class E to Sui Generis adult gaming centre use.
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RESOLVED: To object and offer the following comments:

The new local plan requires health impact assessment for this type of application, we would like to see one produced.

There exists a high concentration of these facilities in town centre, specifically on Bridge Street which could contribute to health problems.

2526 – 147	S/25/1250 24 - 25 Bridge Street Swindon SN1 1BP	Change of use to Class E on ground floor and 8no self-contained dwellings (Class C3) on first and second floors and the erection of 2no additional stories to facilitate 5no House In Multiple Occupancy units on third and fourth floors with associated works.
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RESOLVED: To object and offer the following comments:

The proposed application does not adhere to the NDSS size standards for flat sizes.

The lift and the bin store are on opposite ends of the building with no direct access. In order to use the bins a resident above the ground floor would need to use the lift at one side of the building then walk around the outside of the building to access the bins.

2526 – 148

S/25/1249

Land Off Morse Street Swindon SN1
5QR

Demolition and change of use of vehicle repair workshop / car park and erection of 6no (Class E (a) and (c)) units, 6no (Class B8) units and associated works.

RESOLVED: To object and offer the following comments:

There are concerns surrounding the suitability of the street for increased commercial traffic. Although the street supports two-way traffic, parked cars will reduce the width for traffic.

The design of the building does not suit local architecture or style.

2526 – 149

S/25/1253

25 Dixon Street Swindon SN1 3PL

Conversion and change of use of two flats into one C4 HMO (8 bedrooms- 9 person) with ground floor rear extension and loft conversion.

RESOLVED: To object and offer the following comments:

It remains 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.

The removal of the dining room will leave residents without a dedicated space to eat in. Residents of the loft room will need to carry food up multiple flights of stairs to eat which is against HMO standards.

There is inadequate bin storage for the 9-person occupancy.

HMO standards should be enforced as per the current local plan.

In the new local plan, HMO enforcement is mentioned. This should be implemented for this application.

2526 – 150

S/25/1229

41 Eastcott Hill Swindon SN1 3JD

Change of use from Class C4 6 bedroom House In Multiple Occupation (HMO) to Sui Generis Class, 7 bedroom HMO.

RESOLVED: To object and offer the following comments:

It remains 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.

The removal of the dining room will leave residents without a dedicated space to eat in.

There exists no provision of bicycle storage within this application.

There is a requirement for one parking space. Is the parking space provided suitable for parking or is it to be used as storage space.

HMO standards should be enforced as per the current local plan. In the new local plan, HMO enforcement is mentioned. This should be implemented for this application.

2526 – 151

Local Plan Review

The committee received an update regarding the Parish Council's response to the regulation 18 consultation for the local Plan 2043.

RESOLVED: To note the update.

RESOLVED: To thank the Assistant Clerk as well as other involved Officers for their contribution to the Local Plan consultation response.

The Meeting Closed at: 18:57pm

Signed.....

Date.....

Chair of the Committee.....