

South Swindon Parish Council

Planning Committee

Minutes of the meeting held on 28 July 2026, at 6.30pm
In the Parish Council Office, Gladstone Street, SN1 2AU

Present:

Cllr Patrick Herring	Cllr Jamal Miah
Cllr Jane Milner-Barry	Cllr Savio Telles
Cllr Sam James	Cllr Annabelle Pegado
Cllr Tom Silberberg	Cllr Danial Vales
Cllr John Firmin	Cllr Albano Lourenco

Apologies:

Absent:

Cllr Saleh Ahmed	Cllr Jocelina D'Souza
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Officers:

Carol Clark	Assistant Clerk
Matt Leather	Deputy CEO
Jake Mee	CEO

Public: Two residents

Public Questions: Scott Kirby, property owner of Heritage House and Blagrove House spoke in support of their planning applications being considered by the committee. Regarding Heritage House, Mr Kirby highlighted that the application complies with spatial standards and although it reduces parking capacity it will be highlighted to prospective buyers/tenants there will be no parking available. They also highlighted they live in the Old Town area and believe this design fits within the surrounding area. They added further reasons why his application should be supported including the provision of renewable energy sources in the application.

Regarding Blagrove House, Mr Kirby he highlighted that he has revised the application to comply with minimum spatial standards and the most recent plans were uploaded on to the Planning Portal on the 27th July. He further highlighted that 14 parking spaces have been included as part of the application and explained the reasons for the decisions he has made for the application to make it commercially viable including extending two floors to the building.

2627 – 97 **Apologies**

The committee accepted apologies from

2627 – 98 **Declarations of Interest & Applications for Dispensation**

Cllr Tom Silberberg declared a prejudicial interest relating to agenda item 4.1 as he lives on Bath Road, very close to the application. He will withdraw from this item.

2627 – 99 **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.

Cllr Tom Silberberg withdrew from the meeting.

Planning Applications to be Examined

2627 – 100	S/26/0850 Heritage House 24 - 26 Bath Road Old Town Swindon SN1 4BA	Subdivision and new roof design to accommodate a second floor to create a total of 8 apartments with associated cycle and bin storage.
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RESOLVED:

To make a non-objecting comment expressing support for the improvement to the look of the building but we would be keen to see the applicant make further mitigations to address the objections made by the Conservation Officer.

Cllr Tom Silberberg rejoined the meeting.

2627 – 101	S/26/0723 Land Off Morse Street Swindon SN1 5QR	Demolition and change of use of vehicle repair workshop / car park and erection of 12no (Class E(c) (i, ii, iii) E(e)) units and associated works.
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RESOLVED:

The council makes the following objections to this application:

- 1) The design of the building is not in keeping with the local red terrace architecture.
- 2) We support the Environmental Officer on the need for a noise assessment and request that there are restrictions on operating hours on this site to prevent the impact on nearby residents.
- 3) Traffic access from nearby Morse Street is inappropriate.
- 4) There is insufficient bin storage.
- 5) The number of parking spaces is reduced by approximately 20 despite the intensification of the site. There is a danger that the overspill will lead to further parking challenges in the surrounding area.

The council notes the comment by a resident on the positioning of the swift boxes.

2627 – 102	S/26/0853 Blagrove House 2 - 3 Newport Street Old Town Swindon SN1 3DX	Erection of a two storey extension to provide an additional 12no. apartments (on third and fourth floors).
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RESOLVED: The committee makes no comment on this application.

2627 – 103	S/HOU/26/0833 81 Woodside Avenue Old Walcot Swindon SN3 1DU	Erection of a two storey side and single storey rear extension.
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RESOLVED:

The council notes that the application doesn't comply with the design guide requirements to set back the garage but the proposed application is in keeping with surrounding properties.

2627 – 104	S/OUT/26/0882 Wakefield House Pipers Way Old Town Swindon SN3 1RE	Outline application for the Demolition of the existing building and structures and the erection of up to 175no. new
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dwellings, associated highway and landscape works.

RESOLVED:

The council objects to this application for the following reasons:

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- 1) Concern about the amount of traffic that will fall on existing infrastructure on Pipers Way without any modifications. Changes to existing infrastructure should be made as part of this and other developments in the surrounding area.
- 2) There are no community facilities in this development. Applications regarding this application and other applications in the surrounding area have not been joined up. There are concerns regarding the lack of a regeneration or master plan for the area.
- 3) There appears to be no Local Equipped Area for Play (LEAP) included in this application. Should there eventually be an area for LEAP then we request that the Parish Council is consulted on the design as we manage all other play areas in the surrounding area.

Comment- We express concern that SBC Education consider Oak Tree Primary School to be a nearby primary school that can accommodate children living in the proposed development area. This school is not within walking distance of the proposed development and would be inappropriate to consider this school as possible to meet school place demand from this development.

2627 – 105

S/26/0881

Former Intel Uk Ltd Pipers Way Old Town
Swindon SN3 1RJ

Construction of two additional floors to the existing main building to provide 88 flats (Class C3) and change of use within the existing main building from Class E (office) to create 13 residential units (Class C3) and associated works to access, parking and landscaping.

RESOLVED:

The council make the following comment on this application:

The council is concerned that this application doesn't include a masterplan of the whole of the former Intel area, which could mean there are future planning applications for the remaining area not included in this application. We propose a regeneration plan of the whole site.

The council would like to know whether the developments and planning applications around Pipers Way is deemed a coherent development area for the Local Plan? Currently there are no new schools, doctors surgeries and other community amenities for a large development area.

The Meeting Closed at: 19:50

Signed.....

Date.....

Chair of the Committee.....