



Parish Council

Central Swindon North Parish Council

Pinetree's Community Centre,

The Circle,

SWINDON SN2 1QR

ENVIRONMENT & PLANNING COMMITTEE MEETING MINUTES

Wednesday 06th November 2024 18.00hrs

Councillors:	Cllr P Park (Chair) Cllr J Yeowell (Vice Chair) Cllr P Exell Cllr M Khan Cllr D Patey Cllr J Rodrigues
Clerk:	Mr. A Reeves
Officers:	Mrs. J A Williams
Members of the Public Present: None	

Mi n Ref	Minutes	Action
EP147	AG1 - Apologies and Declarations of Interests. None	
EP148	AG2 – Public Question Time & Correspondence. None	

	AG3 - Planning Applications to be Examined.	
EP149	AG3.1 S/23/0461 - Erection of an industrial estate, with associated access road and parking areas. Land at Darby Close Cheney Manor Industrial Estate Swindon SN2 2PN RESOLVED – NO OBJECTION	
EP150	AG3.2 S/24/1083 - Conversion of first and second floors into 9no flats including the erection of new dormer window to rear of main building. 84 - 86 Cricklade Road Swindon SN2 8AF RESOLVED – OBJECTION The committee object on the basis of:- • A Complete lack of Parking Provision. • An Over Development of the Site.	
EP151	AG3.3 S/24/1151 - Demolition of 2no. dwellings and erection of replacement 2no. dwellings including associated hard and soft landscaping and amenities. Land At 6 Holly Close Rodbourn Cheney Swindon SN2 1HX RESOLVED – OBJECTION Although the Committee have no objections to the dwellings the committee object on the basis of :- • The Practicality of the Parking.	

EP152	AG3.4 S/24/1196 - Creation of tarmac entrance. Cheney Manor Allotments Kiln Lane Cheney Manor Swindon RESOLVED – NO OBJECTION The Committee declared an interest on this application as it has been submitted by The Parish Council however, their comment was No Objection.	
EP153	AG3.5 S/HOU/24/1209 - Erection of a two storey side and rear extension and detached, single storey home office/gym. 2 Surrey Road Rodbourne Cheney Swindon SN2 1LX RESOLVED – OBJECTION Although the Committee do not object to the extension, they object to the detached single storey home office/gym on the basis of:- • The overbearing impact that the 4m high peaked roof might have on the properties behind causing a loss of light amenity.	
EP154	AG3.6 S/24/1231 - External and internal alterations to facilitate the change of use from offices (Class E) to 28 no. residential units (Class C3). Unit 38 Stanley House Bramble Road Elgin Swindon SN2 8ER RESOLVED – NO OBJECTION	
EP155	AG3.7 S/PHOU/24/1238 - Erection of a first floor side and rear extension with associated works. 103 Cheney Manor Road Swindon	

	SN2 2NX RESOLVED – OBJECTION As this is a prior approval Notification the Borough have already given a comment on this one, being:- The proposed development does not comply with the conditions, limitations, or restrictions applicable to development permitted by Schedule 2, Part 1, Class A of the Town, and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Specifically, the proposed development fails to comply with: Class A.1(g)i	
EP156	AG3.8 S/HOU/24/1244 - Erection of a first floor side and rear extension with associated works. Orcheston 619 Cricklade Road Swindon SN2 5AB RESOLVED – NO OBJECTION	
EP157	AG3.9 S/COND/24/1245 - Discharge of Condition (4) External Materials from previous application S/24/0872 – Change of use from printers to commercial use (Use Class E). The Palladium Jennings Street Rodbourne Swindon SN2 2BD RESOLVED – NO OBJECTION	
EP158	AG3.10 S/HOU/24/1250 - Erection of single storey side extension and garden room. 11 Liddington Street Pinehurst Swindon SN2 1SF RESOLVED – NO OBJECTION	

EP159	AG3.11 S/HOU/24/1259 - Erection of detached garage. 316 Cricklade Road Swindon SN2 8AY RESOLVED – NO OBJECTION The committee have no objection, however, would like a condition to be put in place for residential use only and not for commercial use.	
EP160	AG4 – Update on Applications Previously Examined RESOLVED - The committee noted SBC'S decisions.	
EP161	AG5 – Parking Related Issues Cllr Yeowell brought up the issue of parking along Rodbourne Road near the Outlet where cars are parking up on the pavement and on double yellow lines. Hea has also had a member of the public contact him asking for something to be done about it. Cllr P Exell mentioned the parking issue in Mulberry Grove / Elm Road ONGOING	The Clerk is meeting with Zoe Moore on the 14/11/2024 and will discuss these matters.
EP162	AG6 - Grass Verges. RESOLVED – No further Updates	
EP163	AG7 - S106 & CIL The Clerk stated that we were still awaiting the Cil payment and a breakdown of the payment so it can be attributed to the wards, but they will all be in the ward threshold anyway. He also stated that we are looking at the possibility of trying to implement the Neighbourhood Plan so we can get a higher return on the potential development. RESOLVED - Noted	
EP164	AG8 – MSH Liquor License Application The Clerk received a compelling case from the Moredon Sorting Hub (MSH) manager Mr M Gleed for a commercial benefit that would increase revenue from the drinks. He would like to set it up for the social time	

	around the sports and recreation clubs that use MSH for events such as awards nights and presentations, where he believes there could be a commercial benefit for selling bottled and canned alcoholic drinks, from the existing catering arrangements we have and particularly during the summer months, he would like to get this set in place. There would be under eighteen potentially employed at MSH, so we do have to manage the arrangements with the liquor. It will not be used for day to day purchasing of alcohol and only be used for the sporting events and anything specific, for example we may serve wine at evening Parish Council events. The license would cover the hours of Midday to 11pm Monday – Sunday. The Councillors were asked to approve the Liquor License application, to approve the Clerk A Reeves to be the assigned premises license holder (already qualified) and be assigned approve the Operations Manager A Briggs to be the assigned DPO (also qualified). This is for approving us making the application to SBC as ultimately it is their decision as the licensing authority to determine whether we get the license or not. The committee voted in favour. RESOLVED – No Objection	
EP165	AG9 – Pembroke Gardens The Clerk gave an update – Yac Shack A proposal from the tenant was for us to put some trenching in and to install electrical supply to the unit. Planning was attached to it from 2022 for two years. Which we are now over. Councillors resolved not to put the electricity in the unit simply because it would be pulled shortly and the old changing room is earmarked for re-development within the Public Work Loans Board Plan. The proposal is to bump that up the agenda, the justification is at the meeting held with the church was that they would likely fund most of any refurbishments that were needed, which we understand to be a substantial sum. We think it will be in the region of 100K to do the whole lot. When we come to prioritizing that loan, we would put that forward for the first six month program on the basis the Diocese provide that funding.	

The challenge for us is that they have insisted on a Service Level Agreement. This will need careful scrutiny from Councillors because there will be an element of faith based discussions with young people not just general work. In order for the Diocese to fund the work there has to be evidence of communicating the message of God to children.

For us it is a case of making sure whatever arrangements are put in place, they are agreed quite clearly ahead of accepting any of the funding.

To sum up this is to note that we are :-

- Not going to be putting the electricity into the Yac Shack.
- We are going to have a conversation with the Diocese around the Service Level Agreement and present that to Councillors and look at seeing whether they can support the initiative financially.
- A Webb is going to develop a Youth Plan which will incorporate this facility, not in isolation but with the wider expanding youth development work that is going to be happening over the course of the next couple of years. We will have Moredon Sporting Hub, Pinetrees Community Centre, The new Youth Centre in Penhill opening December 2024 / January 2025 and then this facility potentially by this time 2025 resulting in a substantial youth offering.

Cllr Rodrigues asked whether everything could be ironed out before making any decisions.

The Clerk responded that it is exactly what we are doing we have not agreed the priority of the loan yet. I will have conversations with them, and we will produce a Service Level Agreement. If Councillors do not agree then we do not prioritise it when the money comes through in February.

Cllr Exell stated that we would be able to stipulate that when they are not using the facility they cannot leave faith related material, i.e., posters on the walls because it is a youth centre and not an outreach.

The Clerk stated the one thing he had said is for the actual general outreach they might get free use of the

	facility and then when they are doing faith based work, they would have to pay like any other user does. Two thirds of what they do is not faith based, and it is those elements which we may be able to negotiate in terms of either free or subsidised use as part of this package of support, where we would have to compartmentalise the two elements of the youth work. Cllr Exell said that we are talking about is there has always been the intention to do some refurbishment on this building all we are saying is if we can converge with the Diocese, we might prioritise this building next year rather than in two years' time. The Clerk added that in two years' time the money may be taken from the table. Cllr Rodrigues stated that all he wants to make sure of is:- 1 More around the faith messages. 2 The amount from the Diocese, if we know what percentage and it is substantial then more likely to be prioritised.	
	Meeting Closed 19.02	

Signed.....

Date.....4/12/24

Chair of E & P Committee