



Parish Council

Central Swindon North Parish Council

Moredon Sporting Hub,

Cheney Manor

Industrial Estate

SWINDON SN2 2QJ

ENVIRONMENT & PLANNING COMMITTEE MEETING MINUTES

Wednesday 6th August 2025 18.00hrs

Present:	
Councillors:	Cllr Paul Exell (Chair) Cllr Paul Park (Vice Chair) - virtually Cllr Dave Patey Cllr James Yeowell
Officers:	Mr Andy Reeves Miss Rachel Westcott – virtually Mr Aaron Webb
Members of the Public Present: none	
Apologies	Cllr Joy Grotzinger

Min Ref	Minutes	Action
EP381	AG1 - Declarations of Interests. Cllr Dave Patey declared an interest in AG5 – Penhill Drive trees. RESOLVED to NOTE declarations.	

EP382	AG2 – Public Question Time & Correspondence. None	
	AG3 – Planning Applications to be Examined.	
EP383	AG3.1 S/25/0722 – Erection of three digesters and associated works. Swindon Sewerage Treatment Works Barnfield Road Rodbourn Swindon SN2 2DJ Cllr D Patey queried if this would cause an increase in smell. Cllr P Exell said no as they were sealed structures. RESOLVED – NO OBJECTION	
EP384	AG3.2 S/25/0724 – Erection of 4 no. bungalows and associated works. 27 Church Walk South Rodbourn Cheney Swindon SN2 2JE Cllr P Exell explained that there was a previous application that originally included five bungalows and was refused by SBC. They have returned with this application. The reasons for refusal before were in connection with it not being in keeping with the area, overdevelopment and parking issues. Councillors discussed the application. Cllr P Park noted the issues with parking and access down the narrow road to the back two bungalows. Councillors felt it was too cramped, and each property had no garden. Cllr P Exell proposed Councillors object due to an overdevelopment of the site and parking/access issues from a narrow access road and excess drop curbs. RESOLVED – OBJECTION	

EP385	AG3.3 S/TC/25/0829 – Prior Approval Application for the installation of a 20m monopole with wrap around cabinet supporting 6no. antennas, 2no. 300mm transmission dishes, 3no. equipment cabinets and ancillary development. Grass Verge On Junction For Ganton Way And Bramble Road Techno Trading Estate Swindon SN2 8EZ Councillors discussed the application and the location. RESOLVED – NO OBJECTION	
EP386	AG3.4 S/HOU/25/0883 – Erection of a two storey side and rear extensions and single storey front and rear extensions. 8 Liddington Street Pinehurst Swindon SN2 1SF Cllr P Exell noted the large increase in footprint of the building and the lack of accessible parking. Cllr P Exell proposed Councillors object due to an overdevelopment, an overbearing impact on neighbouring properties and inadequately accessible parking. RESOLVED – OBJECTION	
EP387	AG3.5 S/25/0893 - Alterations to the existing fenestration to incorporate new opening windows and doors, interior alterations to form teaching rooms and ancillary accommodation plus commensurate alterations to the building's MEP services, alterations to the rear car parking area to form outside play spaces, erection of new boundary fences and alterations to the existing hard and soft landscaping including tree removal. Mulberry Kembrey Business Park Upper Stratton Swindon SN2 8UY Cllr P Exell explained that this building has been approved, and this application is in reference to additional windows and doors to make the building easier to use. RESOLVED – NO OBJECTION	

EP388	AG3.6 S/PAOTH/25/0897 - Prior Approval Application for Change of use - commercial/business/service/etc to mixed use incl up to two flats 79 Cheney Manor Road Swindon SN2 2NX Cllr P Exell is confused about this application as they applied for change of use from commercial to residential last year and now, they want to convert to a mixed use. He voiced a concern over parking for that many people. Cllr P Park also voiced concerns around parking. Cllr P Exell proposed objecting due to a lack of parking and a query around the actual status at present due to its change of use from commercial to residential in July 2024. RESOLVED - OBJECTION	
EP389	AG3.7 S/PHOU/25/0923 – Prior Approval Notification for the erection of a single storey flat roof rear extension measuring 8.00m (from existing rear wall), 3.00m (maximum height) and 2.80m (height to eaves). West Bungalow Cobden Road Ferndale Swindon SN2 1DP Councillors discussed the application. RESOLVED - NO OBJECTION	
EP390	AG3.8 S/HOU/25/0945 - Erection of detached garage. 31 Beatrice Street Gorse Hill Swindon SN2 1BB Councillor's discussed application. RESOLVED – NO OBJECTION	
EP391	AG4 – Update on Previously Examined Applications RESOLVED Councillors NOTED the previously examined applications.	
EP392	AG5 – Grass Verges • Trees along Penhill Drive Cllr D Patey explained that several fruit trees along Penhill Drive need managing as the fruit is creating a mess on the	Officers to manage the fruit trees at Penhill Drive.

roads and walkways and the branches are overgrown and impacting pedestrian access. Cllr P Exell noted that the Parish would not plant fruit trees along pathways now but any work needed doing the Parish will need to manage. Cllr P Park agreed that now the Parish would not approve the planting of fruit trees along pathways, but as it is there the trees will need to be managed by the Parish. RESOLVED to APPROVE the managing of the trees along Penhill Drive. • Tree on Tiverton Road Cllr P Exell explained that a resident has requested to purchase, plant and maintain a tree on the verge outside their property and is requesting permission from the Parish to do so. Mr A Reeves elaborated and noted that the Tree Planting Policy will need referencing in regard to what type of tree can be planted. It will need to be a maiden not a whip which could increase the costs for the resident. Cllr P Exell proposed Officers liaise with the resident in organising this as Councillors have no objections. Cllr D Patey suggested that if the costs increase due to the policy, and the residents require support that Councillors be informed and given an opportunity to contribute Ward Allowance. RESOLVED to APPROVE the planting of a tree on the verge at Tiverton Road as long as the Tree Planting Policy is adhered to. • Downton Road and Ramsbury Avenue large tree on curb. Cllr P Exell explained about a tree that was recently removed by SBC due to it being diseased and dead. A resident has requested that the Parish plant a new tree to replace it. Cllr P Park asked if the Parish has funds for this. Cllr P Exell hopes that Penhill Ward Councillors have some Ward Allowances available. Cllr P Park requested permission to communicate with the Penhill Community Group to see if they would be interested in supporting this venture. Cllr P Exell agreed to this and requested that Officers contact SBC to find out what had killed the tree and to decide if the land was suitable for replanting. RESOLVED to APPROVE the communicating and liaising with local Penhill groups around the replacing of the removed	Officers to liaise with the resident on Tiverton Road to plant a tree on the verge. Officers to communicate with SBC about the reasons the tree died. Cllr P Park to communicate with Penhill Community Groups around the supporting of the replacing of the tree.
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	tree.	
EP393	AG6 – Parking Related Issues • St Marks Car Park Mr A Reeves presented an update on the responses from the trust and L&R around the St Marks Car Park proposal. He recommended further communication with L&R Committee members, a consultation with local residents and users of St Marks and then the creation of a report and proposal to be brought to the EP Committee meeting in September for approval. If that proposal is approved, it can be taken to FC in September for final approval. Cllr P Exell requested that Mr A reeves email the L&R Committee members to ask their opinions. He explained he felt the café staff should have free parking, but not the users, as 3hrs free parking was plenty to use the facilities there. Councillors discussed the options and the importance of keeping it as simple as possible. Mr A Reeves updated the Councillors on the legal processes that need to be completed and how they are progressing, and what the structure of the system will probably look like. He explained how the free parking spaces will be monitored by number plates and will be limited to around 20. Cllr J Yeowell asked about people parking for 3hrs then leaving for a bit then returning later. Cllr P Exell explained that the main reason for this was to stop people using the car park to park for long periods while they went to work or on day trips instead of paying fees at the other car parks in town. Cllr D Patey asked about residents who park there overnight if it's outside of tennis users' hours. Cllr P Exell explained about keeping it as simple as possible and the residents who park there overnight would want to use it for the weekends too, which makes creating a system more complicated. Cllr J Yeowell requested that the height of the QR codes used be placed strategically so all people can reach them. RESOLVED to APPROVE the Officers continuing with SBC approval for FPN's, the collations of views from L&R and residents and a report being presented at E&P in September.	Proposal to be brought to E&P September.
EP394	AG7 – CIL None	
EP395	AG7 – Budget Review Councillors reviewed the budget RESOLVED to NOTED budget.	

EP396	AG8 – Actions Log Review • EP369 St Marks re-email L&R • EP378 Bins to list done • EP378 Memorial Policy done • EP378 E&P budget to Agenda done • Email re hedges done RESOLVED – NOTED	
	Meeting Closed 18:58	

Signed.......... Date.....26.11.25.....

Chair of E & P