



Parish Council

Central Swindon North Parish Council

Pinetrees Community Centre,

The Circle,

SWINDON SN2 1QR

ENVIRONMENT & PLANNING COMMITTEE MEETING MINUTES

Wednesday 17th April 2024 18.00hrs

Present:	
Councillors:	Cllr J Yeowell (Acting Chair) Cllr D Patey (Acting Vice Chair) Cllr M Lucas Cllr P Park
Clerk:	Mr A Reeves (Parish Clerk)
Officers:	Mrs J A Williams
Members of the Public Present: Yes (residents Of Church Walk South)	

Min Ref	Minutes	Action
EP012	AG1 – Apologies & Declarations of Interests. Cllr A Fernandes	
EP013	AG2 – Applications for dispensation. None	
EP014	AG3 - Public Question Time & Correspondence. YES Cllr. Yeowell suspended Standing Orders. AG3.3 was brought forward to the start of the meeting to enable the members of the public to engage without the need to attend longer than needed.	

	Residents of Church Walk South provided representation in relation to application S/24/0129 – 27 Church Walk South – Erection of 5no 2 bed bungalows and associated works. The residents expressed their objections to the planning application. • Concerns over increased traffic congestion caused by the addition of the proposed 5 dwellings of in an area where there is a need for ambulances, disabled transport, and employee parking for the nearby care home. • The erection of the 5 bungalows will breach the existing building line. • An overdevelopment of the site and setting a precedence for future like developments. • Out of keeping with the street scene. • The positioning of the communal bins being moved to the front of the development affecting visual amenity and impeding on pedestrian traffic. • Concerns over the 0.3m boundary and the negative impact it could potentially have on the neighbouring property. • Concerns over the impractical parking layout. • Concerns that a structurally sound property is being demolished when it could be extended upwards and modernised. The residents stated that they were not against developing the site in principal but are against the proposal of the 5 bungalows. When called in Cllr M Lucas stated that he would like to attend.	
	AG3- Planning Applications to be Examined	
EP015	AG3.3 S/24/0129 – Erection of 5 no. two bed bungalows and associated works. 27 Church Walk South Rodbourn Cheney Swindon SN2 2JE RESOLVED - OBJECTION The committee object based on - • The covenant in place that states a maximum of twelve properties per acre of land. • An overdevelopment of the site. • Backland development. • Supporting the objections of the neighbouring residents.	

	Cllr Yeowell Reinstated standing orders.	
EP016	AG3.1 S/23/0769 - Change of use of first floor from storage ancillary to café/catering (E class use) to small five bed HMO (C4 class use). First Floor 140 - 142 Cricklade Road Swindon SN2 8AG Cllr Patey stated he had noticed two houses had been built on the small car park at the rear of this development. Planning application S/19/1321 Dated September 2019 for the erection of four flats to the rear was refused. The clerk checked land registry to find a covenant that states the land may not be used other than as a private car park and electricity substation site, respectively. The clerk stated that we make a request for an enforcement notice. RESOLVED – OBJECTION The committee object based on- • Lack of parking provision. • An overdevelopment. • Breaking of the covenant dated 14.08.1985.	To contact planning enforcement.
EP017	AG3.2 S/LBC/23/1084 - Demolition and re-build of the Gable wall. Manor Cottage Cheney Manor Road Swindon SN2 2NY RESOLVED – NO OBJECTION The committee have no objections as long as the points made by Historic England are met.	
EP018	AG3.4 S/24/0196 - Change of use from warehouse to brewery, with associated tap room. Unit 11 Newcome Drive Hawksworth Industrial Estate Swindon SN2 1DZ RESOLVED - NO OBJECTION However, the committee have slight concerns of a Tap House being located in an Industrial Estate.	

EP019	AG3.5 S/HOU/24/0259 - Erection of single storey / two storey rear extension. 112 St Austell Way Swindon SN2 2DQ RESOLVED - NO OBJECTION	
EP020	AG3.6 S/24/0289 - Change of use of residential dwelling to 2no.flats. 348 Cricklade Road Swindon SN2 7BB RESOLVED - OBJECTION The committee object based on - • Lack of parking provision. • An overdevelopment.	
EP021	AG3.7 S/24/0298 - Demolition of existing bungalow and erection of replacement bungalow. 135 Cheney Manor Road Swindon SN2 2NX RESOLVED - NO OBJECTION	
EP022	AG3.8 S/LDPLBC/24/0299 - Certificate of Lawful Development (Proposed) for replacement of roof light sheeting and relining of gutters. North Mall Outlet Village 1 - 144 Kemble Drive Rodbourne Swindon SN2 2DY RESOLVED - NO OBJECTION	
EP023	AG3.9 S/COND23.0349 - Discharge of Conditions 2(ecology enhancements) and condition 5 (signing and marking strategy) from previous application S/23/1008 -Change of use of Ground Floor Level from Class E (offices) to a mixed-use sui generis/class E (car showroom/cafe), creation of a	

	new ground floor frontage and erection of 1.8m mesh fencing (partially retrospective) RESOLVED - NO OBJECTION The committee have no objections if condition 5 is met.	
EP024	AG4 Planning Appeals to Note • S/23/0808 • S/HOU/23/1234 • S/LDE/23/0855 • S/HOU/23/1278 RESOLVED - NOTED	
EP025	AG5 Street Furniture • Litter Bins • Benches RESOLVED – NONE	
EP026	AG6 Floral - (Bulb Planting) The planters for Gorse Hill and Penhill have been approved by SBC Highways and will go in for summer.	
	Cllr. D Patey requested that when the planning for the next twelve months' worth of meetings is taking place, if possible, to bring Full Council back to the third week of the month. The committee voted in favour. The request will go to the AGM.	
	The Clerk has spoken to Philip Martlew regarding the Moredon site. These are the objections or issues with highways that we raised in the interim in relation to the safety issues with highways. The first question I think for answering in a minute if there is anything that has been missed if not there is a meeting due to be scheduled with Philip Martlew week commencing the 29th of April and if possible I would like to get all of the planning councillors or all those who would like to attend plus Mick to visit the site so that we can hear what the highways expert views are on our proposals and if these do not work what are the workable alternatives. The comments that I put in the original email have also now been backed up by British Cycling who have written to Swindon to concur that they agree with what we have written. So effectively what we are doing now is putting a formal representation to Swindon to say these are our issues this is a potential mitigation can you give us the expert view. We do not think we should pay for this; this is obviously a highways management issue. We might have to a contribution towards the footpath linking with the cycle lane. All the highways work we need to make a priority.	

	The committee agreed on the 3 rd of May to schedule the meeting,	
	Meeting Closed 19.03	

Signed.....

Date.....25.3.26.....

Chair of E & P