



Parish Council

Central Swindon North Parish Council

Moredon Sporting Hub,

Cheney Manor

Industrial Estate

SWINDON SN2 2QJ

ENVIRONMENT & PLANNING COMMITTEE MEETING MINUTES

Wednesday 3rd June 2026 18.00hrs

Present:

Councillors:

Cllr Paul Exell (Chair)
Cllr Javes Rodrigues (Vice Chair) - virtually
Cllr Rouchell Cardoso
Cllr Joy Grotzinger
Cllr Muhammad Khan
Cllr Dave Patey
Cllr Kevin Small
Cllr Josh Woods

Clerk:

Mr Andy Reeves (Parish Clerk)

Officers:

Miss Rachel Westcott (Finance Administrator) - virtually

Members of the Public Present: None

Apologies

None

Min Ref	Minutes	Action
EP-2026.26	Declarations of Interests. Cllr Muhammad Khan declared a non-pecuniary interest in agenda item EP-2026.28.xii. Cllr Paul Exell declared a non-pecuniary interest in agenda item EP-2026.28.xvi.	
EP-2026.27	Public Question Time & Correspondence. None	

	Planning Applications to be Examined.	
EP-2026.28.i	AG28.i S/HOU/26/0323 – Semi detached annex replacing existing garage forming multi generational living accommodation. 14 Addison Crescent Upper Stratton Swindon SN2 7JX Cllr P Exell explained that this application was in another Parish. RESOLVED – NO COMMENT	
EP-2026.28.ii	AG28.ii S/26/0433 – Change of use from B1, B2, with ancillary MOT testing to flexible use of B2, B8, E(g) and/or mobility and care products showroom with ancillary storage (Class E(a)). Unit 12B Unit 12 Dunbeath Road Elgin Swindon SN2 8QF Councillors discussed the application. RESOLVED – NO OBJECTION	
EP-2026.28.iii	AG28.iii S/OC106/26/0463 – Discharge of the Open Space Strategy Obligation relating to S/24/0170. Land At Moredon Recreation Ground Cheney Manor Industrial Estate Cheney Manor Swindon SN2 2QJ	

	Councillors discussed the application. RESOLVED – NO OBJECTION	
EP-2026.28.iv	AG28.iv S/S106MD/26/0489 – Variation of Legal Agreement: request for agreement to be amended to remove affordable housing obligations, under S106 Schedule 2 dated 23rd January 2025 for Planning Permission S/24/0170. Land At Moredon Recreation Ground Cheney Manor Industrial Estate Cheney Manor Swindon SN2 2QJ Councillors discussed the application. RESOLVED – NO OBJECTION	
EP-2026.28.v	AG28.v S/HOU/26/0491 – Erection of a two storey rear extension. 34 Norman Road Gorse Hill Swindon SN2 1AX Councillors discussed the application. RESOLUTION – NO OBJECTION	
EP-2026.28.vi	AG28.vi S/26/0515 – Change of use of the existing single storey pavilion at Moredon Sporting Hub to council offices and a council chamber for council and public meetings, including internal reconfiguration and refurbishment, upgrading of services and accessibility, and minor associated external refurbishments (no extensions). Pavilion Moredon Recreation Ground Cheney Manor Industrial Estate Cheney Manor Swindon SN2 2QJ Councillors discussed the application. RESOLUTION – NO OBJECTION	
EP-2026.28.vii	AG28.vii S/AMEND/26/0523 – Non Material Amendment from previous application (S/24/1136) relating to internal reconfiguration. Bluebells Retirement Home 152 Moredon Road Moredon Swindon	

	SN25 3EP RESOLUTION – NO OBJECTION	
EP-2026.28.viii	AG28.viii S/26/0547 - Part demolition involving alterations to nos 132 & 134, change of use of no 136 from former working mens club (Class E(d)) to form 1no 11 bedroom HMO (Sui Generis) and 5no flats (Class C3), and erection of 4no flats (Class C3) to the rear and associated works. 132-136 Beechcroft Road Swindon SN2 7QE Cllr P Exell explained that this is not in the Parish. RESOLUTION – NO COMMENT	
EP-2026.28.ix	AG28.ix S/HOU/26/0548 - Erection of outbuilding for dog grooming salon (ancillary to main dwellinghouse). 11 Ausden Terrace Swindon SN2 2FY Councillors discussed the application. Cllr P Exell proposed objecting due to concerns over the provision of customer parking, the noise impact on neighbouring properties and unknown hours of operation. RESOLUTION – OBJECTION	
EP-2026.28.x	AG28.x S/HOU/26/0549 - Proposed Garage Rebuild 49B Cheney Manor Road Swindon SN2 2NT RESOLUTION – NO OBJECTION	
EP-2026.28.xi	AG28.xi S/LBC/26/0555 - Replacement of roof light glazing and relining of valley gutters to Building Four. Great Western Outlet Village 1 - 144 Kemble Drive Rodbourne Swindon SN2 2DY RESOLUTION – NO OBJECTION	
EP-2026.28.xii	AG28.xii S/HOU/26/0564 - Erection of single storey rear extension to replace existing conservatory.	

	17 Watling Close Rodbourne Swindon SN2 2BU Councillors discussed the application. RESOLUTION – NO OBJECTION	
EP-2026.28.xiii	AG28.xiii S/HOU/26/0572 - Erection of Single storey rear extension (retrospective). 107 Cheney Manor Road Swindon SN2 2NX Councillors discussed the application. RESOLUTION – NO OBJECTION	
EP-2026.28.xiv	AG28.xiv S/HOU/26/0577 - Relocation of existing parking spaces to front of property using existing access and increase of amenity space to the rear of No. 171. 171 Cheney Manor Road Swindon SN2 2NY Councillors discussed the application. RESOLUTION – NO OBJECTION	
EP-2026.28.xv	AG28.xv S/HOU/26/0578 - Erection of single storey rear / side extension to enlarge the Kitchen and create a new Utility room and Shower room. 424 Cricklade Road Swindon SN2 7BD Councillors discussed the application. RESOLUTION – NO OBJECTION	
EP-2026.28.xvi	AG28.xvi S/26/0579 - Change of use of existing single storey pavilion to an open-plan community and youth hub with ancillary kitchenette/community cafe together with internal reconfiguration and refurbishment and minor associated external alterations (including reinstatement of doors/windows and access improvements). Pembroke Gardens Pavilion Abbey View Road Swindon SN25 3EW	

	RESOLUTION – NO OBJECTION	
EP-2026.28.xvii	AG28.xvii S/LDP/26/0589 - Certificate of Lawfulness (Proposed) for the installation of two new 90MVA transformers to replace existing 45MVA transformers, including associated foundations/plinths, protection equipment, substation interface works, demolition and replacement of the existing switchroom/switchhouse and associated works. Electricity Sub Station 81M From The Carphone Warehouse Bridge House Wootton Bassett Road Swindon SN5 8WF Cllr P Exell explained this application is not in the Parish. RESOLUTION – NO COMMENT	
EP-2026.28.xviii	AG28.xviii S/HOU/26/0597 - Erection of 2 side and rear dormer windows to form loft rooms (retrospective). 34 Church Walk South Rodbourne Cheney Swindon SN2 2JE Councillors discussed the application. Cllr P Exell proposed objecting due to it being out of keeping with the street scene and having an overbearing impact on neighbouring properties. RESOLUTION - OBJECTION	
EP-2026.28.xix	AG28.xix S/AMEND/26/0606 - Non-Material Amendment from previous application S/25/1505 relating to minor changes to the rear facade of the building. 259 Cricklade Road Swindon SN2 1AE RESOLUTION – NO OBJECTION	
EP-2026.28.xx	AG28.xx S/HOU/26/0611 - Retrospective erection of outbuilding. Willow Haven 285 Cricklade Road Swindon SN2 1AG Councillors discussed the application. Cllr P Exell proposed objecting due to the loss of parking	

	provision. RESOLUTION – OBJECTION	
EP-2026.28.xxi	AG28.xxi S/HOU/26/0612 - Erection of a single storey rear extension. 126 Southbrook Street Rodbourn Cheney Swindon SN2 1HH RESOLUTION – NO OBJECTION Cllr K Small joined the meeting.	
EP-2026.28.xxii	AG28.xxii S/HOU/26/0615 - Erection of single storey rear extension, extension of side storage area, and extension of front porch roof canopy (part retrospective). 93 Montrose Close Moredon Swindon SN2 2JS Councillors discussed the application. Cllr P Exell proposed objecting due to it being an overdevelopment for the size of the plot and having an overbearing impact on the amenity of neighbouring properties. RESOLUTION - OBJECTION	
EP-2026.28.xxiii	AG28.xxiii S/HOU/26/0616 - Proposed raise existing roof, 2no. rear dormers, two storey rear extension, single storey rear extension and front porch with internal alterations. 16 Stapleford Way Penhill Swindon SN2 5NU Councillors discussed the application. Cllr P Exell proposed objecting due to insufficient parking to meet the needs of the extra bedrooms. RESOLUTION - OBJECTION	
EP-2026.28.xxiv	AG28.xxiv S/HOU/26/0642 - Erection of a single storey rear and side extension. 35 Devon Road Rodbourn Cheney Swindon SN2 1PQ	

	Councillors discussed the application. Cllr P Exell proposed objecting due to it being an overdevelopment. RESOLUTION - OBJECTION	
EP-2026.28.xxv	AG28.xxv S/COMP/26/0651 - Request for compliance of conditions 2, 6 and 10 from previous application S/14/1711. St Pauls Court Cricklade Road Swindon Cllr P Exell noted that no documents were provided with this application so no comment could be made. RESOLUTION – NO COMMENT	
EP-2026.28.xxvi	AG28.xxvi S/S37/26/0652 - Proposed works to existing 132kV overhead line assets associated with the upgrade of the Toothill Substation. Toothill SSEN Substation Wootton-Bassett Road Toothill Swindon SN5 8WF Cllr P Exell explained that this application was not in the Parish. RESOLUTION – NO COMMENT	
EP-2026.28.xxvii	AG28.xxvii S/HOU/26/0671 - Proposed two-storey and single-storey side and rear extension and replacement domestic garage. 111 Wheeler Avenue Stratton St Margaret Swindon SN2 7HL Councillors discussed the application. RESOLUTION – NO OBJECTION	
EP-2026.29	Update of Previously Examined Applications RESOLVED – NOTED	
EP-2026.30	Grass Verges • Sarsen Stones, moved to original approved location. • Gorse Hill, Cllr D Patey noted that traffic wardens have been requested to do walk throughs but unfortunately the last time they were attacked so	

	future walk throughs have been put on hold until support can be provided if they need it. RESOLVED – NOTED.	
EP-2026.31	Parking Related Issues None	
EP-2026.32	CIL £9,763.69 CIL from SBC 10/04/2026, confirmed boundaries and move to EMR's. Councillors to be emailed and approved spend by 10/10/2026. £1,913.69 Rodbourne Ferndale £2,311.34 Gorse Hill £637.00 Even Swindon £4,901.66 Pinehurst Even Swindon Councillors requested £637.00 be approved for spending on Mannington Rec and moved into EMR437. RESOLVED – APPROVED £3,772.01 Ferndale CIL funds six-month timescale complete. Approve presenting to Full Council (FC) for review. Cllr K Small proposed extending the date until the next Environment & Planning Committee meeting as the elections may have not allowed Ward Councillors time to review. RESOLVED – APPROVED	
EP-2026.33	Actions Log Review - EP-2026.4 – completed - EP-2026.7 – email all the Councillors again re CIL funds. RESOLVED – NOTED	
	Meeting Closed 19:06	

Signed..... Date.....

Chair of E & P