

## **CENTRAL SWINDON NORTH PARISH COUNCIL**

### **PLANNING & ENVIRONMENT COMMITTEE**

Minutes of the meeting held on 08 May 2019 at 7.00pm at 32 The Circle, Pinehurst

**Present** Cllr P Exell (Chair)  
Cllr J Ballman (Vice-Chair)  
Cllr D Patey  
Cllr S Thompson  
Cllr J Yeowell  
  
Cllr D Moffatt (Non-committee member)

**Officers** H Morgan (Deputy Clerk)

**Public** Six

**Public** None

**Session**

**490**

**Apologies**

Cllr M Lucas  
Cllr J Rodrigues  
Cllr T Smith

**491**

**Declarations of Interest & Applications for Dispensation**

Cllr J Yeowell declared a non-pecuniary interest in agenda item 4.  
Cllr J Ballman declared a non-pecuniary interest in agenda item 5.1.

**492**

**S/18/2038 - Erection of 2no. dwellings, minor alteration to 5 Barnfield Close and associated works, 5 Barnfield Close Rodbourne Swindon SN2 2DP**

Cllr P Exell stated that Standing Orders would be suspended for agenda items 3 and 4 to allow members of the public in attendance to join in discussions.

Cllr P Exell welcomed the members of the public present and explained that the planning application concerned had been discussed by the Parish Council previously and that the Parish Council had objected to the application and asked for the application to be 'called in' to the Swindon Borough Council (SBC) Planning Committee. He invited members of the public present to give their views and concerns around the application.

Amy Wilkins (AW) of 13 Mannington Park explained that the planning application concerned gives details of shadows that would be created by the development on other properties. She stated that these shadows were taken at Spring Equinox which was the most beneficial time of day.

Ann Murphy (AM) of 14 Mannington Park stated that she had received planning permission twice to erect a garage at the rear of her property and that this would create additional shadowing on 13 Mannington Park. She went on to mention the effect on privacy for the existing and new properties.

AW mentioned that there appeared to be no windows on the side of the proposed buildings which indicated the developer knew there would be an impact on privacy.

Lynsey Malkin (LM) of 4 Barnfield Close stated that she viewed the proposal of an overdevelopment in a small amount of space.

She went on to inform members that there is a Right of Way through 5 Barnfield Close which will be impacted and shrunken down if the proposed development goes ahead and any rear access would be massively reduced.

AM mentioned the impact of getting building materials to the site and how the erection of any scaffolding would restrict rear access. She also mentioned the risk of asbestos within the existing garages.

AM went on to say that currently residents park behind their properties. If this wasn't done there would be no space for the proposed development. AW concurred.

AM stated that properties owned hadn't been purchased with such dramatic changes to the area considered. AW added that the proposal didn't bring anything to the area and would not improve anything or anyone's lives. She added that something needed to be done to the site and a reasonable proposal would be considered.

Clr P Exell stated that the comments made would be worked into the Parish Council's response to be presented at the SBC Planning Committee meeting in June 2019.

Clr J Ballman confirmed the status of the application; it was reviewed by the Parish Council in March and April 2019 and the Parish Council had objected to the proposal and asked for it to be 'called in' to the SBC Planning Committee.

Clr D Moffatt encouraged residents to apply to speak at the SBC Planning Committee meeting in June 2019.

**493 Barnfield Close Resident Impact - Travelodge Retail unit & Drive Through**

Clr P Exell stated that the Parish Manager had written to the responsible Swindon Borough Council Planning Officer. He went on to summarise the points raised by the Parish Manager in the letter sent.

Clr P Exell invited the members of public present to give their comments and concerns on the development concerned.

Karen Hunt (KH) of 3 Barnfield Close stated that there was a hammerhead outside her property which is used to access and leave the property and that this was now being constantly blocked by other cars and the area was attracting unsuitable behaviour. She went on to say that there were no speed signs in the area which was resulting in people speeding and people travelling too quickly was leading to near misses and problems getting onto the main road.

Complaints were made about light and noise and the lack of privacy.

Residents felt they were no longer able to use their front gardens and headlights shining into houses was a significant problem.

Linsey Malkin (LM) of 4 Barnfield Close stated that littering had already become an issue.

It was mentioned that a lot of the works completed at the Travelodge shouldn't have been allowed and no consideration had been given to the residents of the area.

LM went on to say that the Starbucks and Subway units had not yet opened, and the newly created car parks were already being filled and people were using the residential area to park.

She added that she was unable to use her property as she wished to in the morning as builders and others were able to look into the property windows.

Residents stated that they were able to TVs being watched within rooms of the Travelodge.

It was suggested that residents had been promised that the development would never be built more than 1 storey high.

LM stated that there was nothing separating the Travelodge and residential area and as a

result people staying at the Travelodge often wandered around the residential area which impacted on peoples privacy.

Sue Malkin (SM) of 4 Barnfield Close stated that people arriving at the Travelodge site were unsure where to go so often walked past the residential properties.

Speeding was mentioned as being an issue.

SM said that curtains had to be drawn when it shouldn't be necessary as car headlights were shining in the windows of residential properties.

LM stated that fencing, trees and shrubs were all included in the original plans which promised privacy for residents.

She added that users of the hotel were missing the hotel entrance and speeding through the residential area which caused a massive safety issue for pedestrians and road users.

SM suggested a crossing was needed. AW added that a fatality was very likely.

AW asked if blinds could be put up in the windows of the Travelodge. SM & LM agreed that privacy needed to be returned to the residents. KH added that there were net curtains in place, but these were no being used.

SM & LM agreed that they were intimidated using pathways at night as groups of people from the hotel were hanging around the streets.

AM mentioned that a case had been raised with SBC when the hotels neon lights were first turned on and this case had been closed within 24 hours and no action taken. AW added that a petition re: the neon lights had been signed by approx. 120 residents from the Rodbourne area and that it was like having emergency service vehicles outside at all times.

AW went on to speak of the environmental issues such as the impact on air quality and the issues for children with asthma. She added that whilst the development was being completed the amount of dust that would sit on cars was horrific.

LM stated that a light and sound barrier was needed. She went on to say that delivery lorries would become an issue when the 2 retail units open and that there had been an issue in the past with drivers sleeping in vehicles.

Cllr J Ballman asked if it was felt that fencing and/or landscaping was needed. LM responded that a fence was required. AM stated that large trees were needed to improve the air quality.

AW stated that a sound barrier had been removed to allow for parking. Developers had said that mature trees and fencing would be installed.

It was confirmed that fencing would make a huge difference.

Cllr J Ballman suggested speed bumps could be installed to control speeding vehicles. Residents agreed they would be happy with this solution.

It was suggested that Doubly Yellow Lines (DYL) needed to be implemented in the hammerhead/turning point.

Cllr P Exell suggested better signage was needed directing people to the correct place(s). All agreed.

SM informed that Committee that the Parish Manager had been to the site recently and had commented that it looked unfinished.

LM spoke of a fence panel that had been removed to allow easement.

SM & LM voiced concerns re: the hotel overlooking Even Swindon School.

Cllr J Ballman commented that simple things can and should be done about the windows. This would make people think about the issues of privacy.

AW suggested the hotel needed to build a smoking area to prevent people from gathering and smoking around residential properties.

It was confirmed that the Starbucks and Subway would not be open 24 hours a day.

LM commented that additional issues would become prevalent once the additional retail units had opened.

KH commented that the road layouts were not suitable and that this issue would become more apparent as blockages on the roads increased. She added that the only way to get out in a vehicle in the morning was when the traffic lights had been pressed.

Cllr D Moffatt informed those in attendance that Cllr S Exell had raised the issues mentioned at a formal meeting the previous evening and that he felt the most important thing was to move on cars parked with headlights on pointing at residential properties.

**494 Planning Applications to be examined**

- |              |   |   |
|--------------|---|---|
| <b>494.1</b> | <b>S/HOU/19/0391</b><br>70 Wheeler Avenue<br>Stratton St Margaret<br>Swindon<br>SN2 7HN | Erection of a single storey rear extension.<br><br><b>N/A, it was confirmed that this application had been reviewed previously and the only revision to the application was to the description.</b>                                   |
| <b>494.2</b> | <b>S/ADV/19/0486</b><br>9 The Circle<br>Pinehurst<br>Swindon<br>SN2 1QR                 | Display of various illuminated and non-illuminated signage.<br><br><b>No objection</b>  |
| <b>494.3</b> | <b>S/PRIORC/19/0522</b><br>Rear Of 327 Cheney<br>Manor Road<br>Swindon<br>SN2 2PE       | Prior notification application for change of use from storage (use class B8) to 2no. dwellings (use class C3).<br><br><b>The Parish Council supports the comments made by the Swindon Borough Council Highways Department.</b>        |
| <b>494.4</b> | <b>S/HOU/19/0567</b><br>1 Rushall Close<br>Penhill<br>Swindon<br>SN2 5JW                | Erection of a two storey rear extension.<br><br><b>No objection</b>   |
| <b>494.5</b> | <b>S/19/0579</b><br>136-142 Cricklade Road<br>Swindon<br>SN2 8AG                        | Change of use of first floor to 2no. flats, erection of shop unit (use class A1) and 1no. dwelling and 2no. flats to rear and associated works.<br><br><b>Objection due to the lack of car parking provision and overdevelopment.</b> |

Cllr J Ballman stated that he had been in touch with Swindon Borough Council about the application and was awaiting responses to questions posed.

- 494.6 S/19/0509**  
St Marys Church  
Tovey Road  
Pinehurst  
Swindon
- Erection of a church and change of use of existing church to a parish hall and associated works.
- Objection due to the insufficient parking provision, impact on residents and overdevelopment of the site. Comments from the Swindon Borough Council Highways Department are needed.**
- 494.7 S/ADV/19/0571**  
Former Bottelino's  
Restaurant  
Penzance Drive  
Swindon
- Display of 2 no. internally illuminated fascia signs.
- No objection**
- 494.8 S/HOU/19/0630**  
17 The Broadway  
Moredon  
Swindon  
SN25 3BN
- Erection of a two storey side extension.
- The Parish Council wishes to query the loss of parking spaces.**
- 494.9 S/TPO/19/0621**  
Motorola Trilogy  
Kembrey Business Park  
Upper Stratton  
Swindon  
SN2 8UY
- Works to trees within BOS TPO No 12 2005.
- Objection due to insufficient information being available.**
- 494.10 S/LDP/19/0575**  
140-142 Cricklade Road  
Swindon  
SN2 8AG
- Certificate of lawfulness (Proposed) for the change of use of first floor to 2no. flats.
- Objection due to overdevelopment and insufficient parking provision.**
- 494.11 S/LDP/19/0337**  
10 Mulberry Grove  
Rodbourne Cheney  
Swindon  
SN2 1HU
- Certificate of lawfulness (Proposed) for the erection of a dormer window to rear.
- No objection**
- 495 Update on applications examined previously**  
The update provided was noted, a copy of which can be found as Annex A in the Minute Book.
- 496 Noticeboards**  
The Deputy Clerk informed the Committee that all 4 planning applications submitted for advertisement consent for the noticeboards had been granted. Input was now being sought from the Swindon Borough Council Highways Department who were to confirm if the position of the noticeboards was on a Highway in which case permission would be required.

- 497**     **Verge Parking Consultation – Whitworth Road**  
Swindon Borough Council were still being chased to arrange a meeting to discuss the matter.
- 498**     **Swindon Borough Council Audit of Open Spaces**  
The Deputy Clerk informed the Committee that the audit had been completed by the Estates Manager and Allotments Officer.  
Copies of the audit questionnaires for each site were available along with a summary document.  
The Deputy Clerk confirmed copies of the questionnaires and summary would be sent to all members of the Committee.
- 499**     **S106 & Funds**  
The Deputy Clerk confirmed that a payment of £2,731.90 had been received from Swindon Borough Council (SBC) for the October 2018 to March 2019 CIL Neighbourhood Proportion. The Deputy Clerk was seeking further information from SBC around the developments the amounts received to date related to.
- 500**     **Development Brief for Residential Development at Land at Moredon Recreation Ground**  
No further update.
- 501**     **SHELAA (Strategic Housing and Economic Land Availability Assessment)**  
Due to time constraints Cllr P Exell suggested the item be deferred to the next meeting of the Committee. All agreed.

The meeting closed at 7.58pm

Signed.....

Date.....

Chair of the Planning & Environment Committee