

## **CENTRAL SWINDON NORTH PARISH COUNCIL**

### **PLANNING & ENVIRONMENT COMMITTEE**

Minutes of the meeting held on 10 July 2019 at 7.00pm at 32 The Circle, Pinehurst

- Present** Cllr P Exell (Chair)  
Cllr J Ballman (Vice-Chair)  
Cllr D Patey  
Cllr J Rodrigues  
Cllr S Thompson  
Cllr J Yeowell
- Cllr S Exell (Non-committee member)  
Cllr D Moffatt (Non-committee member)
- Officers** A Reeves (Parish Manager)  
H Morgan (Deputy Clerk)
- Public** Seven
- Public Session** The were no questions or comments from the members of public present.
- 102** **Apologies**  
None
- 103** **Declarations of Interest & Applications for Dispensation**  
None
- 104** **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 suspended Standing Orders and invited the members of the public present to comment.

Amy Wilkins (AW) of 13 Mannington Park informed the Committee that residents of Mannington Park, Barnfield Close, Swindon Borough Council (SBC) Planning Team Members, and the Agent for the Developer had met and had a full and frank discussion around the planning application.

AW commented that all elements of the application appeared to have been completed within the planning constraints and guidelines in order to get the application approved.

At the meeting the residents had suggested that they would be happy for a bungalow to be built at 5 Barnfield Close but were not happy about the proposed 2 two storey dwellings.

AW went on to say that the report on light and shadowing had been questioned as the times of day and shadows included in the report aren't accurate. The residents had been told that photos or video evidence to the contrary of the report would not be sufficient and they had been advised to have their own report completed to disprove the results of the existing report.

Sue Malkin (SM) of 4 Barnfield Close spoke of problems with the right of way adjacent to her property which would be reduced in size to 1m wide which would not be sufficient.

AW suggested the land of the right of way could be bought. SM responded that the land was included on their deeds.

Karen Hunt (KH) of 3 Barnfield Close stated that it would not possible to take deliveries, such as of furniture, through a right of way 1m wide.

AW referred to the meeting held and suggested the application was clever in terms of design in order to get approved.

The attendees of the meeting held were confirmed.

Linsey Malkin (LM) of 4 Barnfield Close stated that the 1m right of way included in the plans was not correct as the right of way measured at 1.65m wide suggesting that the proposed development would see the passage reduced to 1m wide.

KH commented on the proposed dwellings sitting forward of the existing houses at Barnfield Close. AW added that the proposed dwellings were not in-keeping with the existing houses and raised the issue of parking as only 2-4 spaces had been provided for the proposed properties leaving no space for guests.

LM commented that the proposed dwellings were a mass over-development of a small space.

The Parish Manager gave the Highways definition of a right of way and commented that a 1m space may not be large enough to accommodate a wheelchair user. He added that case law may exist to support a claim that the proposed space would not be adequate.

The residents of Barnfield Close and Mannington Park commented on the devaluing of their properties as a result of the proposed development.

SM explained how fuel was delivered to Barnfield Close residents via the right of way. LM spoke of her father who may need to use a wheelchair in the future. SM commented on the change of lifestyle.

AW stated that residents of Mannington Park had been told that the new development would open-up their properties making them safer and less secluded. It had now transpired that a smaller fence included in the application drawings had been increased to a 6ft fence which would do the opposite of opening-up the properties as originally suggested.

AW informed the Committee that she had looked into the possibility of obtaining ownership of the garages at the back of the properties of Mannington Park to prevent them being demolished. She voiced concerns over residents of the new dwellings using Mannington Park as a cut through to their properties.

A resident of 3 Barnfield Close asked who owned the garages currently. AW explained that a company who had gone into liquidation owned the garages and explained the problems this would cause if they wanted to be purchased.

Ann Murphy (AM) of 13 Mannington Park stated that she believed the application would be approved and there was nothing that could be done to prevent this.

Cllr P Exell asked the Parish Manager to look into the issue with the right of way being reduced in size.

Cllr J Ballman asked how the Parish had responded to the application concerned. Cllr P Exell confirmed the Parish had objected to the application on the basis of privacy for neighbours and concerns over the lack of provision for parking and access.

LM asked about the next steps and whether the application could be amended in order to ensure it is approved. Cllr S Exell explained the planning application process and how those that had commented on the application would be notified with the application would be going to the SBC Planning Committee and they would need to apply to speak at the Planning

Committee meeting and would be allocated 5 minutes to do so.

Residents were given advise by Cllr J Ballman on how best to use the 5 minutes they would be allocated to speak at the SBC Planning Committee meeting.

Cllr D Moffatt confirmed that a Parish Council representative would have 5 minutes to speak at the SBC Planning Committee meeting and will be prepared to do so. He added that images could be projected by speakers at the meeting.

It was confirmed that the Parish Manager would speak with SBC Right of Way Officer and that any findings from the Parish Managers research into the right of way would be available to be presented at the Planning Committee meeting.

KH asked if the agent would be asked to revisit and revise the planning application if any findings were contrary to the existing application and drawings. Cllr S Exell and the Parish Manager agreed they would try and find out what steps could be taken.

AW asked about the inaccuracies of the report on daylight and shadowing. The Parish Manager stated a 2<sup>nd</sup> report would be needed to counter any claims of the existing report.

AW commented that asbestos present in the garages at Barnfield Close would need to be considered and disposed of safely.

KH questioned where the new properties would obtain electricity from and stated that the properties of Barnfield Close are powered via Mannington Park.

Residents of Barfield Close had fought to have a sewage system installed in the past and the pipe installed would not cope with an additional 2 houses.

It was mentioned that flooding is an issue in the area.

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

Karen Hunt (KH) of 3 Barnfield Close stated that Double Yellow Lines (DYLs) were needed. She added that users of the hotel were parking in the hammerhead on Barnfield Close rather than using the hotel car park. A second resident of Barnfield Close added that people were also parking on the roads rather than using the car park.

Sue Malkin (SM) of 4 Barnfield Close said that people were parking dangerously on corners meaning that people were having to drive around parked cars when leaving the dual carriageway. She added that dropped kerbs and crossing points were also being blocked by cars.

KH Stated that people were not using one end of the car park as the fencing had not been completed and people didn't feel their cars would be secure parked in the area.

SM stated that there was no signage in the area and people were unsure of where they were going. She added that speeding was a problem and suggested the speed limit needed reducing to 10-15mph.

The Parish Manager stated that no conversations re: Traffic Regulation Orders (TRO) had taken place but the Parish Council could request a TRO and the concerns raised would be taken to the Leisure & Amenities Committee in August 2019. If the request for a TRO was approved by the Leisure & Amenities Committee a request would be submitted to Swindon Borough Council (SBC). The Parish Manager added that it would be unlikely that the speed would be reduced below 20mph.

KH informed the Committee that orders being placed at the Subway retail unit within the

development could be heard from the houses on Barnfield Close.

Linsey Malkin (LM) of 4 Barnfield Close agreed that all orders being placed could be heard from her property and that a fence was needed. She added that headlights from parked cars and people being able to see directly into properties at Barnfield Close was still an issue.

The Parish Manager displayed a plan submitted to SBC by the Parish Council for a fence to be installed in the area concerned.

Cllr S Exell informed members that she had asked SBC if the noise of the retail units within the development could be reduced and for signage to be installed.

KH suggested that 'Customer Only' signs displayed by Subway were confusing people.

It was suggested that the Travelodge should encourage their guests to park responsibly and should make a note of hotel users registration plates.

The Parish Manager suggested that the Parish Council could contact the Travelodge and ask for signs clearly showing where users should park to be displayed. He added that the proposed fence would not effect the promotion of the units within the new development as it there was no through traffic in the area concerned. The Parish Manager informed the attendees that a decision on the planning application submitted would be expected in August 2019 and everyone would be kept informed of the progress.

SM stated that residents of Barnfield Close had been promised a fence and shrubbery previously and asked if the fence the Parish Council were proposing to install would sit in front or behind the shrubs planted.

LM asked if anything could be done about obscuring the windows of the Travelodge rooms to prevent guests from seeing into the properties on Barnfield Close and vice versa. The Parish Manager suggested that the Travelodge could be asked to obscure their windows.

The Residents in attendance were thanked for their time and points raised and were informed that the Parish Council would keep them updated on the issues raised and application for a fence.

The Seven members of public present left the meeting.

#### **106 Planning Applications to be examined**

Cllr P Exell confirmed Standing Orders were reinstated.

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|--------------|--|---|
| <b>106.1</b> | <b>S/19/0801</b><br>16 Enterprise House<br>Cheney Manor Industrial<br>Estate<br>Cheney Manor<br>Swindon<br>SN2 2YZ | Change of use from Business (Class B1) to Leisure (Class D2).<br><br><b>The Parish Council have no objections but support the comments made by Highways regarding the lack of information submitted relating to site access and parking and the inadequate provision for the parking of cycles.</b> |
| <b>106.2</b> | <b>S/HOU/19/0774</b><br>92 Northern Road<br>Rodbourne Cheney<br>Swindon  | Erection of a 1.8m high close boarded timber fence.<br><br><b>Objection on the basis that the proposed fence would not be in keeping with the street scene.</b>   |

- SN2 1PL  
**Cllr D Patey commented on the height of the proposed fence being lower than the existing hedge.**  
**Cllr S Exell referred to Swindon Borough Council standards set for road facing fences at the front of properties.**
- 106.3 S/19/0722**  
74, 77, 77a, 78, 79, 79a,  
81, 81a, 83, 83a, 89, 89a,  
91, 91a, 98, 100 & 104  
Pinehurst Road  
Swindon  
SN2 1RJ  
Installation of external wall insulation and associated works.  
**No objection**
- 106.4 S/HOU/19/0880**  
255 Ferndale Road  
Swindon  
SN2 1DD  
Erection of a single storey rear extension.  
**The Parish Council are unable to comment as there were no plans attached to the application at the time of the meeting.**
- 106.5 S/HOU/19/0879**  
23 Elgin Drive  
Elgin  
Swindon  
SN2 8DN  
Erection of a single storey rear extension.  
**No objection**
- 106.6 S/ADV/19/0861**  
Land At Dunbeath Road  
Elgin  
Swindon  
Display of 2no. non-illuminated signs.  
**No objection**
- 106.7 S/HOU/19/0898**  
9 Ridgeway Close  
Moreton  
Swindon  
SN2 2LA  
Erection of a single storey rear extension.  
**No objection**
- 106.8 S/PHOU/19/0924**  
36 Wiltshire Avenue  
Rodbourne Cheney  
Swindon  
SN2 1NX  
Prior Approval Notification for the erection of a single storey rear extension measuring 6.0m (from original rear wall), 2.7m (maximum height) and 2.7m (height to eaves).  
**No objection**
- 106.9 S/PHOU/19/0904**  
34 Coombe Road  
Moreton  
Swindon  
SN25 3DZ  
Prior Approval Notification for the erection of a single storey rear extension measuring 5.5m (from original rear wall), 2.15m (maximum height) and 2.35m (height to eaves).  
**The Parish Council would query the size and impact of the proposed extension which would double the footprint of the existing property.**  
**Cllr J Ballman made questioned the rules on the sizes of extensions and garden coverage.**

- 106.10**    **S/PHOU/19/0866**  
10 Charlbury Close  
Moredon  
Swindon  
SN25 3DX
- Prior Approval Notification for the erection of a single storey rear extension measuring 5m (from original rear wall), 3.6m (maximum height) and 2.88m (height to eaves).
- No objection**
- 106.11**    **S/19/0946**  
Former Telephone Exchange  
Fire Fly Avenue  
Swindon  
Swindon
- Change of use of Former Telephone Exchange (Sui Generis) to 7 no. Apartments (Class C3) and associated works.
- Objection due to the lack of parking provision and overdevelopment with a high number of flats being proposed for a small space.**
- 106.12**    **S/HOU/19/0967**  
20 The Broadway  
Moredon  
Swindon  
SN25 3BT
- Erection of a single storey rear extension.
- Objection due to the size and mass of the proposed extension.**
- 107**        **Update on applications examined previously**  
An update provided was noted, a copy of which can be found as Annex A in the Minute Book.
- 108**        **Noticeboards**  
The Deputy Clerk informed the Committee that the relevant application for permission to place a noticeboard on the Highway at Clive Parade had been submitted to Swindon Borough Council (SBC) and SBC had been asked to quote for installing the noticeboards at Pinetrees Community Centre and outside John Moulton Hall (JMH).  
The Deputy Clerk went on to say that it had come to light that 2 larger freestanding noticeboards had been purchase, one of which was to be installed at Clive Parade and the 2<sup>nd</sup> was thought to be a standard freestanding noticeboard to be installed at Farm Foods. The larger board was to large to install outside JMH or Farm Foods so permission would be needed if a 2<sup>nd</sup> standard freestanding board was to be purchase. It was confirmed that a report would be submitted to the Leisure & Amenities Committee in August 2019.
- 109**        **Verge Parking Consultation – Whitworth Road**  
The Parish Manager informed the Committee that he was still awaiting a response from Swindon Borough Council (SBC) and that he would chase this up at the Clerks Forum. Cllr D Moffatt urged that a contribution from SBC should be sought.
- Cllr D Moffatt went on to comment on Parish Councils contributing to the employment of an SBC Highways Officer.
- Cllr J Ballman asked what a Highways Officer would do for the Parish Councils that wasn't already being done for SBC.  
The Parish Manager explained that the Parish Council had no legal rights to complete any works on grass verges. The Highways Officer would be a link between SBC Highways and the Parish Councils. He added that the Highways Officer would have delegated authority to complete works for the Parish Councils which SBC would not have time for. They may also be responsible for completing consultations on behalf of the Parish Council.
- Cllr P Exell commented on the Parish Council having the budget and willingness to complete works that SBC had no time or money for.

The Parish Manager commented that it takes approx. 75 hours of a dedicated officers time to complete consultations. He added that Travel Regulations Orders (TROs) would continue to be completed in bulk but big projects would have a dedicated Highways Officer.

Cllr D Moffatt commented on the problem with decisions remaining with SBC. Cllr S Exell commented further that Highways requests could only be submitted by Borough Cllrs.

Conservations ensued around the process of Parish Councils paying for SBC Highways Officers when requests could only come from Borough Cllrs.

**110 S106 & Funds**

The Deputy Clerk circulated a breakdown of S106 & funds received to date from Swindon Borough Council.

Cllr P Exell asked about the restrictions on spend.

Cllr J Ballman asked if fund could be used to cover capital or revenue costs. Cllr D Moffatt responded that funds were to be used to cover one off costs, either revenue or capital, as they were one off receipts.

**111 Development Brief for Residential Development at Land at Moredon Recreation Ground**

The Parish Manager referred to the Moredon Sports Hub and informed the Committee that he would be attending a project meeting the following day. He spoke of the possible reduction of funding from British Cycling.

**112 SHELAA (Strategic Housing and Economic Land Availability Assessment)**

Cllr P Exell stated that no amendments were made to the draft SHELAA as a result of the comments made by the Parish Council.

Cllr D Moffatt informed members that the final SHELAA was being presented to Swindon Borough Council Cabinet that same evening and that a formal consultation would follow with the opportunity to comment again.

**113 Mannington GWW**

The Parish Manager confirmed that the public consultation had completed and that the Parish Councils principal concerns had been mitigated through the revised plans.

**114 Local Plan**

It was confirmed that the Working Group were still to have their initial meeting.

Cllr S Thompson commented that he had attended a Green Infrastructure Conference that same day with the Estates Manager and Allotments Officer and added that he would be keen to see Green Infrastructure included in the Local Plan.

The meeting closed at 8.57pm

Signed.....

Date.....

Chair of the Planning & Environment Committee