

Central Swindon North Parish Council

Environment & Planning Committee

Minutes of the meeting held on Monday 6 July 2020 at 6.00pm held Virtually via Zoom.

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| Present | Cllr Paul Exell (Chair) Cllr Dave Patey (Vice Chair) Cllr James Yeowell |
| Officers | A Reeves (Parish Manager) N Perrett (Admin) |
| Public | None |

62 **Apologies**

None

63 **Declarations of interest & Applications for dispensation**

None

64.1 **S/HOU/20/0540 – Rodbourne Farmhouse, 5 Cheney Place, SN2 2LL (Erection of a single storey front extension)**

It was discussed that there were two parts to the application:

- 1) Build a ground floor extension off the front extension that had been built previously.
- 2) Move the boundary.

Discussions covered the following areas: Concerns that moving the boundary could impact on land under shared amenity that was allegedly used for communal refuse storage and would have an impact on the width of the entrance to the estate (it had already been reported by residents that delivery vans had hit walls due to the narrowness of the space).

A conservation report that had concluded that the forward extension was against the character of the area and would destroy the appearance of the street amenity.

It was asked if there was TPO on the tree outside of the property, believed to not to apply.

A proposal was made to object on the grounds of the impact of the street scene, as it would be too prominent and out of character with the surrounding houses, and that it would impact the neighbours if the boundary was extended into the shared area as

it would pinch off a portion of the road that was the access for the surrounding properties. There was also support the concerns of the conservation officer.

Vote -Unanimous.

64.2 S/20/0608 - 13 The Broadway, Moredon, SN25 3BN (Change of use from residential (use class C3) to an HMO (Use class 4)

The committee discussed that this residence had allegedly been used as an HMO for some time but had only recently needed to apply for a licence as owner was looking to increase to seven tenants. HMO License was obtained at the beginning of May 2020, this will last for Five years.

Concerns were raised by the ward Councillor regarding the size of the shared amenity. Under the current HMO guidelines, a house converted to HMO should have 10sq meters of lounge plus an extra 2sq meters per person beyond five people. For seven people there should be a 14sq meter lounge, currently there are only 6.7sq meters.

Discussions covered the provision of amenity in the property and impact on parking on the Broadway. No.13 is on the Brow of the hill on the left hand side, just below Hillier's and the school, currently has three parking spaces, a property of this size would ideally need a fourth parking space and a HMO is likely to have more cars than a normal house with six occupants possibly needing six parking spaces.

Highways had recommended refusal of this application on the basis that they strongly resist any increase in vehicles in an already traffic parking heavy area and they have serious concerns that there are only three parking spaces and not the six/seven that it would need with an HMO of seven occupants.

Objections also raised by Rodbourne Cheney Residents' Association and several of the neighbours.

It was proposed to object on the grounds of parking provision, concerns over the shared amenity space and the apparent lack of bin / cycle storage.

Vote -Unanimous.

64.3 S/20/0425 -32 Cricklade Road, SN2 8AA – (Erection of a first-floor extension to create a flat.)

This had previously been discussed in May 2020, re issued plans with minor changes.

Committee had previously objected to this application in May, the objection was based on concerns from Environmental Health over the drainage. Some of the

environmental reports had not previously been submitted by the applicant and it was reported that these were in the process of being done.

It was proposed that no objection should be raised if Environmental Health removed the objections that they had in place previously.

Vote - Unanimous.

64.4 S/20/0553 – Unit 2261 Dunbeath Road, Elgin, SN2 8EA (Change of use class B2 (General industry)/B8 (Storage /Distribution) to a mixed use of use B2 (General Industry)/B8 (Storage/Distribution) /solid clinical waste treatment and transfer facility (Sui Generis)

This application has been examined previously, there were no objections raised at the time.

There were no new concerns raised by committee members. A Highways reports concluded that the traffic produced was likely to be less than previous use.

Proposed no objections.

Vote - Unanimous.

65 Update on applications examined previously

None

66 Morris Street Parking

AR Informs Cllrs that he had received correspondence from a resident that lived in Morris Street towards Mannington Rec. The resident reported that there were a lot of people who appeared to be parking their cars in Morris Street and then walking off to use the facilities, particularly throughout lockdown. It was beginning to become a bit of an access point.

The resident had asked how this situation could be resolved? He asked if people could be encouraged to use the parking on the Bridgemed side instead.

AR. Reported it was very difficult for Highways to agree to the brown signs for local destinations off of main roads, so it would be almost impossible to have a brown sign agreed for Mannington Rec off of Great Western Way. The option of putting up any signage further than 500 yards from the park itself would be relatively slim.

There were a couple of options:

- 1) Come to an arrangement with British Land that own some of the car park at Bridgemed and ask people to park there but we could end up paying a rental there as we have done before.

2) Try putting up some local signage or put together a local awareness campaign.

It was considered if the problem with Mannington Rec was that part of the car park has been handed over as a depot for the Mead Way improvements and that the problem would possibly ease by Christmas. It was also considered if it was worth approaching SBC for assistance.

Action - AR to investigate the permissions required to add signage.

67 **Manor Gardens**

AR informed the Committee that he was previously involved in assisting Cllrs to resolve an issue surrounding the grounds along Manor Gardens which comes off Cheney Manor Road. The residents there would like to keep their verges smart, the municipal contract that was in place through SBC and the Parish wasn't really up to the spec that they would like. This had not in the past been popular with all residents. Now that the Parish have taken over, the residents would like to return to maintaining the verges.

It was proposed that Aaron Cripps created a questionnaire via Survey Monkey for the residents that have a line of site to the verges. This could be used to tease out any issues and see whether they can be mitigated. If there were no objections raised by residents, permission would need to be agreed to maintain that stretch of land with relevant processes in place to manage the Health and Safety, but if there are any objections from residents then the status quo would remain. It would be made clear to the residents that it would need to be a unanimous agreement between them or it would not be possible.

A seasonal review would also need to be put in place to account for new residents that may not wish to participate or for those that are no longer able to assist in maintaining the area.

68 **Noticeboards**

Moredon notice board has not been installed yet.

69 **Grass Verges**

None. To be discussed on a future agenda.

70 **S106 & Funds**

None

71 **Development Brief for residential development at land at Moredon Recreation Ground**

AR Confirmed that the houses will take around two years to be complete, the marketing brief will go out around 18 months after the development.

Between now and the completion date of Moredon Hub, they will do land options appraisal as they are unaware of what effects that Covid has and will have on the housing market.

72 SHELAA (Strategic Housing and Economic Land Availability Assessment)

No update.

73 Neighbourhood Plan

No update.

Meeting closed at 18.55

Signed.....

Date.....

Chair of the Environment & Planning Committee