

## **CENTRAL SWINDON NORTH PARISH COUNCIL**

### **ENVIRONMENT & PLANNING COMMITTEE**

Minutes of the meeting held virtually (via Zoom) on 7<sup>th</sup> October 2020 at 6.00pm

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

**Officers** H Morgan (Meeting Officer)

**Public** None

**216** **Apologies**  
None

**217** **Declarations of Interest & Applications for Dispensation**  
None

**218** **Planning Applications to be examined**

**218.1** **S/HOU/20/1124** Erection of a single storey rear extension.  
175 Whitworth Road  
Swindon  
SN25 3BX

**Cllr P Exell explained that there were 4 public comments attached to the application. 3 of the 4 comments made did not raise any planning concerns.**

**It was suggested the Parish Council object to the application for the following reasons:**  
**Overbearing impact on neighbours due to location**  
**Risk to a nearby 100+ year old tree and possibility that if damaged it could fall on a neighbouring property**  
**Concerns over the boundary line and how the applicant will be accessing the site during the building phase and the safety of residents.**

**Cllr S Henderson had concerns over whether the tree would pose a risk to the proposed building over time.**

**RESOLVED: The Parish Council object to the application for the following reasons:**  
**Overbearing impact on neighbours due to location of proposed extension**  
**Risk to a nearby 100+ year old tree and possibility that if damaged it could fall on a neighbouring property**  
**Concerns over the boundary line and how the applicant will be accessing the site during the building phase and the safety of residents.**

**Cllr P Exell informed members that several residents had been in touch with Parish and Swindon Borough Council Cllrs regarding gates and fencing installed around the property and crossing over a public green space to gain**

access to the rear of the property.

The Parish Clerk had been asked to contact SBC and the applicant regarding the fencing and access being gained which is not a right of way.

Cllr S Henderson commented that the fencing and gate installed looked to be a permanent feature.

**218.2**      **S/HOU/20/1186**  
113 Beatrice Street  
Gorse Hill  
Swindon  
SN2 1BE

Erection of a detached garage to rear.

**RESOLVED: No objection**

**218.3**      **S/HOU/20/1162**  
16 Lulworth Road  
Moredon  
Swindon  
SN25 3HF

Erection of a single storey side extension.

**Cllr S Thompson felt that the proposed extension was an overdevelopment**

**Cllr J Yeowell queried the parking provision and whether this was adequate considering 2 additional bedrooms were being proposed.**

**Cllr D Patey commented on the increase to the size of the buildings' footprint**

**Cllr P Exell agreed with comments made on the size of the footprint, overdevelopment, and parking provision.**

**Cllr S Henderson commented that there was a lack of parking in the area.**

**Cllr P Exell suggested the Parish Council object to the application for the following reasons: increase in size of the footprint, overdevelopment, and lack of parking. All agreed.**

**RESOLVED: The Parish Council object to the application for the following reasons: Overdevelopment, increase in footprint and inadequate parking provision.**

**218.4**      **S/HOU/20/1111**  
64 Tiverton Road  
Gorse Hill  
Swindon  
SN2 1AS

Erection of single storey side and rear extensions.

**RESOLVED: No objection**

**218.5**      **S/HOU/20/1189**  
164 Moredon Road  
Moredon  
Swindon  
SN25 3EP

Erection of a single storey rear extension.

**RESOLVED: No objection**

**218.6**      **S/HOU/20/1210**  
18 Church Walk North  
Swindon  
SN25 3DJ

Erection of a two storey and single storey rear extensions.

**Cllr S Henderson commented on the size of the proposed extensions(s) and the impact this could have on the views of neighbouring properties**

**Cllr P Exell suggested the Parish Council object to the application due to the overdevelopment of the site and overbearing impact on neighbouring properties. All Agreed.**

**RESOLVED: The Parish Council object to the application due to the overdevelopment of the site and overbearing impact on neighbouring properties.**

**218.7**      **S/HOU/20/1160**  
15 Branksome Road  
Moredon Swindon SN25  
3HG

Erection of a first floor side extension and conversion of garage into habitable space.

**Cllr P Exell proposed objecting on the basis of lack of parking provision with the proposed additional bedroom. All agreed.**

**RESOLVED: The Parish Council object to the application on the basis of lack of parking provision with the proposed additional bedroom.**

**218.8**      **S/HOU/20/1145**  
76 Hughes Street  
Rodbourne  
Swindon  
SN2 2HG

Erection of a two storey rear extension.

**RESOLVED: No objection**

**219**      **Update on applications examined previously**

An updated was circulated prior to the meeting and was displayed on screen.

The Meeting Officer gave details of the applications decided upon since the previous meeting.

The update was noted.

**220**      **Parking Related Issues**

Morris Street/Mannington Rec signage - The Meeting Officer informed members that an update had not been obtained from the Parish Clerk as he was on Annual Leave.

Mannington Park – The Meeting Officer confirmed that the Estates Manager had informed her that he had contacted Swindon Borough Council (SBC) Highways Teams regarding the issue.

Cllr P Exell explained that residents of Mannington Park had reported issues with trucks parking and drivers sleeping in vehicles and relieving themselves along property lines. The Parish Council were in discussions with SBC Highways and businesses in the area to resolve the issues. Starbucks had been informed that they were not allowed to ask vehicles to move on.

Cllr S Thompson suggested a height barrier could be installed.

Cllr S Henderson queried whether people urinating near houses was a public health issue. Cllr P Exell confirmed the issue had been raised with SBC Ward Cllrs who had informed the Parish Council.

Cllr S Henderson informed members that a resident of Beauchamp Close was petitioning to get a grass verge taken up due to an ongoing issue with parking and a lack of front access. People were driving over grass verges to park in front of properties.

Cllr P Exell confirmed the issue would be considered under AG7

**221 Noticeboards**

The Meeting Officer informed members that the Estates Manager had placed an order for a new noticeboard to be installed at Moredon & Rodbourne Cheney Community Centre and was awaiting delivery.

A board is to be placed at Abbey View Road once approval for the cost of installation has been sought.

Lockable Doors are to be installed on the noticeboard at John Moulton Hall.

The Estates Manager is working to ensure all noticeboards are updated with relevant information on a cyclical basis.

**222 Grass Verges**

Cllr P Exell referred to the issue raised by Cllr S Henderson under AG5. Cllr P Exell explained that the Parish Council have no authority to make amendments to grass verges. Cllr P Exell went on to speak of the consultation completed along Whitworth Road which concluded that the Parish Council wished to fund a project to grass crete some of the verges along Whitworth Road. The Project was on hold with Swindon Borough Council (SBC) who have to carry out their own works and approve the project work. Currently SBC don't have the necessary resource to complete the works.

Cllr P Exell spoke of SBCs proposal whereby Parish Councils were asked to pay for a Highways Officer to manage and carry out project works. This was deemed unacceptable from the Parish Councils point of view.

Cllr P Exell informed members that a meeting was taking place with SBC Ward Cllrs the following week to discuss issues in Moredon & Rodbourne Cheney and how these can be overcome.

Cllr S Henderson commented on the risk to the reputation of the Parish Council if they are seen to continue to consult but take no action.

Cllr P Exell suggested the Parish Council make it clear in consultations that it's not in the gift of the Parish Council to approve works, and that this responsibility sit with SBC Highways Teams.

**223 S106 & Funds**

The Meeting Officer stated that further funds expected to be received in October 2020 hadn't been paid over yet.

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

Cllr P Exell commented that there was no further update, and it would be sometime until any developments took place.

**225 Parish Environment Policy**

Cllr P Exell explained that an email had been received from Cllr B Wright asking if there was anything the Parish Council could do to increase biodiversity etc. within allotment sites.

Cllr P Exell confirmed that the Parish Council didn't have an Environment Policy and asked members to consider whether they felt the Parish Council should develop an Environmental Policy to focus on the following:

Waste

Attitude towards waste and green energy

Use of chemicals

Cllr S Thompson agreed and commented that there were elements within other policies

which could be pulled into a specific environment policy.

Cllr J Yeowell commented on the desire for the Parish Council to go paperless.

Cllr P Exell spoke of an aspiration to use low energy lighting and reduce wastewater in Community Centres.

It was agreed that Cllr P Exell and the Meeting Officer meet and review Policies other Parish Councils may have in place and the item be brought back to the next meeting of the Committee.

226

### **Planning Consultations**

#### **Transparency on land control**

Cllr P Exell summarised what was intended; currently interested parties are unable to see who has an interest in land purchases. The Government wish to make this more transparent. The proposed changes will assist completion of local plans so councils can see any intentions for land.

Cllr P Exell suggested Parish and Local Councils wouldn't have much interest in the changes as they would have little to no effect on them.

Cllr S Thompson commented that the idea was good in theory.

Cllr J Yeowell queried a section of the published paper and whether lease terms could be amended or overridden. Cllr P Exell confirmed various options usually existed within leases.

Cllr P Exell commented on the amount of info re: options or notices

#### **Planning for the future**

Cllr P Exell reminded members that a lot of the information included in the White Paper had been included in slides provided by a County Council which had been shared with the Parish Council.

Cllr P Exell went on to speak about the '3 Pillars' the Government White Paper focused on.

1. Planning for development - Impact on Local Plan and Neighbourhood Plans. There is a view that the process of developing Local and Neighbourhood plans are long winded and should be simplified.

The Government White Paper proposes all land included in Local Plans should be categorized into 1 of 3; Growth, Renewal or Protected with no further details required.

Cllr P Exell commented that there was a danger re: permissible development elements. Outline planning permission could be given for any applications for land which was been labelled as for Growth or Renewal.

It was confirmed that permissions in principal lasts a few years.

Currently there was no requirement for lighting to be provided in new housing developments.

Comments were made on the concept of a duty to cooperate whereby Councils were required to work together in a joined up way if one wishes to develop an area adjacent to an area that sits under another authority. The Government are proposing to abolish the duty to cooperate.

Members commented on the proposal to abolish CIL and have developers pay over fees based on an equitable number devised by Government.

Comments were made on the proposal to reduce the statutory timetable from 7 years to 2.5.

Planning for beautiful and sustainable places – Government are proposing creating standard pro-forma forms for developments and any applications which comply with the proforma would be granted.

Cllr S Thompson left the meeting at 7.0.7pm

- 2. Planning for infrastructure – the proposal is to amend CIL levels so these would be calculated on a national rate based on an agreed threshold  
Currently any development over a certain number is subject to CIL. The proposed changes would encourage developers to split applications into various phases to avoid CIL.

Cllr P Exell summarised that there was a lot for the Parish Council to object to. He comments that the questions given in the Government White Paper were very vague. He suggested the Parish Council wouldn't respond to the 30 questions but submit a response summarising their views.

It was confirmed that the date a response is required to be sent to NALC was the 15<sup>th</sup> October.

It was agreed that the Meeting Officer would draft a 'straw man' response and circulate to members for comments and amendments.

Cllr S Henderson suggested the response of the Parish Council be developed into a statement to submit to relevant ministers. Cllr P Exell suggested this would be for Full Council to discuss.

The Committee were informed that to date 3 planning applications had been received for which the consultation end date was before the next scheduled Committee meeting. The Meeting Officer asked if the Committee wished to have an interim meeting or whether the relevant Swindon Borough Council (SBC) Planning Officers should be contacted asking for an extension to the deadline for comments.

Cllr P Exell confirmed the Meeting Officer should contact the relevant Planning Officers.

The meeting closed at 7.20pm

Signed.....

Date.....

Chair of the Environment & Planning Committee