



St Andrews Parish Council

**Minutes of the Planning Committee Meeting
Held on Monday 11th December 2023 at 7:00 pm
at the Parish Office, Redhouse Community Centre,
Frankel Avenue, Swindon**

Councillors Present: *Kola Beyioku, Paul Morris, Bradley Williams, and Vince Williams (Chairman)

Officer Present: Deborah Braiden, Deputy Parish Clerk

Public Present: 0

*Arrived 19:08 hrs

21. APOLOGIES FOR ABSENCE

Apologies were received from Cllr V Tomlinson.

22. DECLARATION OF INTERESTS

None.

23. MINUTES

RESOLVED to accept the minutes of the last meeting held on 2nd October 2023 as a true record and signed by the Chairman.

24. PUBLIC RECESS

No public were in attendance.

25. CORRESPONDENCE

Members received the acknowledgement letter from Swindon Borough Council and email from Highgate Transportation – in response to the Highways & Parish Council's consultations for S/23/1108, Former Security Hut, North Latham Road, Swindon. Members confirmed that their previous comments still stand.

26. PLANNING APPLICATIONS

(i) Members considered the following planning applications listed below. They **RESOLVED** to comment as follows:

S/23/1394 – Land Adjacent Sainsburys, Tadpole Garden Village, Swindon

Siting of hot food van in parking area.

Closing date 7/12/23 – Time extension requested to 21/12/23.

Comments – Formal Objection

The Parish Council fully support the resident's comments in objecting based on the following reasons:

1. Parking – Parking Spaces in the immediate area are already limited and its always very busy and congested. Taking up 2 of the spaces for the hot food van will only make parking worse.
2. Health and Safety - In the early afternoons and evenings, the area is extremely busy with schoolchildren and people calling into the shops after finishing work, this application will only add to Highway safety issues.
3. Business Conflicts – Existing businesses in the area are likely to be impacted.
4. Litter - There is likely to be an impact on the environment such as more littering.

(ii) Post Agenda Planning Applications – There were no post agenda applications to consider.

(iii) The following delegated decisions made prior to this meeting were all noted: -

S/23/1108 – Security Hut, Latham Road, Abbey Meads, Swindon

Change of use from security hut to hot food take away (Sui Generis) with new access and car park.

Comments: The Parish Council object to this planning application for the following reasons: Referring to Appendix 8 (Swept Path Analysis) of the Technical Note, the area of the lay-by that will be affected by traffic exiting and entering the new proposed car park is shown in detail. At the narrowest point the new car park roadway entrance is 4.8 meters wide, however, the drawing shows that space will be required either side of the new entrance to consider vehicle sweep as they enter and exit the car park. The lost car parking space within the current lay-by is estimated to be approximately 15 meters in total, or up to 3 car lengths. Therefore, the applicant's assessment at paragraph 7.20 of the Technical Note that only one parking space is lost and needs to be reallocated is incorrect. The Parish Council consider that at least 3 alternative parking slots must be provided for within this proposal for use by existing hot food van customers, and this should be enforced as a condition of approval and not left to a good will statement within a Technical Note. The Parish Council also object to this application if the proposed menu for the new hot food outlet from the hut will conflict with the service/menu already provided by the existing hot food van on site.

S/23/1247 - Lady Lane Swindon SN2 4DN

Erection of 127no. dwellings and associated landscape and infrastructure works - Variation of condition 13 from previous permission S/RES/18/1311 regarding amendments to dB level from 50 to 55.

Closing date 7/11/23 – Time extension requested to 21/11/23.

Comments: No Objections. The Parish Council considered the following information:

The SBC Planning Department pre-planning advice received by the applicant. The greatly reduced visual impact of a lower acoustic barrier (4.5m reduced to 2.5m height).

The relatively low level of predicted noise increase (50db now increased to 55db) as a result of a lower barrier.

No public objections logged on the portal.

S/HOU/23/1228 - 110 Eastlake, Tadpole Garden Village Swindon. SN25 2RZ

Retention of detached outbuilding/home office.

Closing date 7/11/23 – Time extension requested to 21/11/23.

Comments: No objections.

S/HOU/23/1271 - 89 Greene Street, TGV SN25 2RL

Conversion of garage into living accommodation.

Closing date 22/11/23

Comments: No objections. Taking into account the Highways Department assessment, comments and responses, the Parish Council has no objections.

S/HOU/23/1387 – 29 Rackham Close, Swindon, SN25 2QT

Erection of a two-storey/first floor side/rear extension.

Closing date 1/12/23

Comments: Objection – The Parish Council fully support the objections raised by the neighbouring property owner in that the level of available daylight will be severely affected by the height and position the new proposed building, plus the additional new proposed balcony will overlook their property. In addition to this, the Parish Council feel that an increase from 4 to 6 bedrooms will most likely increase the parking requirements for the property, no additional parking is provided for within the proposal.

S/23/1415 – 1 The Beeches, Lady Lane, Swindon SN25 2DN

Demolition of garage and erection of 2 no. dwellings (Class C3) and associated works.

Closing date 4/12/23

Comments: No objections.

The meeting closed at 19:20 pm