



St Andrews Parish Council

**Minutes of the Planning Committee Meeting
Held on Wednesday 8th October 2025 at 6pm
At Redhouse Community Centre, Swindon**

Councillors Present: Kola Beyioku, Sue MacDonald, Paul Morris, Vince Williams
(Chairman) and Debbie Young
Councillors Not Present:
Officer Present: Emma Sylvester – Parish Clerk
Public Present: 1

8. APOLOGIES FOR ABSENCE

None

9. DECLARATION OF INTERESTS

None

10. ELECT A VICE-CHAIRMAN

RESOLVED to elect Cllr Paul Morris as Vice-Chairman for the Planning Committee.

11. MINUTES

RESOLVED to approve the minutes of the meeting held on 17th September 2025 as a true record and signed by the Chairman.

12. SWINDON BOROUGH COUNCIL LOCAL PLAN

The Chairman reported that he had attended the engagement session on the Local Plan with Cllr Jake Chandler and had spoken to members regarding development within the parish, in particular the proposed Tadpole 2 site. Members discussed their concerns.

RESOLVED

To submit the following comments:

There is a major concern regarding the increased traffic requiring access to and from the A419 via Cold Harbour Junction. No additional entry/exit points are identified leading directly to the A419 for the new development site adjacent to it at Tadpole. The Cold Harbour junction is already gridlocked with extensive tailbacks at the usual morning and evening busy times.

At the public consultation, it was confirmed by SBC officers that the plan does not take into account any of the new developments being built within the Wiltshire Council Area that borders St Andrews. These new external developments will also use the local roads to gain access to the A419 at busy periods, all ending up at the Cold Harbour junction.

The plan does not take into account the loss of Abbey Stadium as a leisure facility as a direct result of Gaming International's current proposal to demolish the Abbey Stadium site (S/25/1177) and 1182). The plan must take these current Planning Applications into account and provide equivalent Leisure Facilities in the plan assuming these Planning Applications are agreed.

The Local Plan should ensure that new development is accompanied by adequate community infrastructure to serve both new and existing residents. This includes accessible healthcare facilities, such as GP surgeries and dental practices, as well as emergency services, including fire stations and ambulance coverage. Planning for these services should reflect the anticipated increase in population resulting from new development, ensuring residents' health, safety, and wellbeing are maintained. Contributions from developers should be sought where necessary to deliver this essential infrastructure.

13. PLANNING APPLICATIONS

Members considered three planning applications.

RESOLVED to send the following comments to Swindon Borough Council:

(i) **S/25/1177**

Abbey Stadium, Lady Lane Swindon SN25 4DN

Demolition of the existing stadium and the erection of 130 no. Residential Dwellings, including public open space and associated works.

Objection

SAPC support the comments logged on the planning portal by residents.

The Planning Statement describes the provision of solar panels and heat pumps to reduce energy consumption in line with requirements. However, none of the house or apartment building drawings show these items installed.

The Planning Statement also describes the provision of an EV charging point at each house plot, but there are no EV charging points provided for any of the occupants of the apartments. There is no drawing showing EV charger installation points at car parking spaces. The current ZWV mandate from the Government is intended to phase out pure new Petrol and Diesel vehicles from 2030 and Hybrids from 2035. This new housing proposal must take this requirement into account.

Due to the scale of development and its impact on local services and infrastructure, the application should be called in to Planning Committee for consideration.

(ii) **S/25/1182**

Abbey Stadium, Lady Lane Swindon SN25 4DN

Change of use of Sui Generis Stadium Building to Commercial (Class E) and Community Use (Class F2), the erection of a new Community Storage Building (Class B8) and a new Commercial Building (Class E), including outdoor sports facilities, public open space and associated infrastructure

Objection

SAPC support the comments logged on the planning portal by residents.

There is concern regarding the additional traffic on the A419.

As stated in the Planning Statement, "The proposal will directly serve the local community of Blunsdon St Andrews." Therefore, the community facilities proposed under this application should be run and operated by St Andrews Parish Council. This will allow St Andrews Parish Council to

use the funds generated by use of the facilities to directly benefit the residents of St Andrews by contributing to their annual precept requirements.

St Andrews Parish Council's office is currently run from a temporary garden shed structure next to Redhouse Community Centre. This proposed development is within St Andrews Parish boundary and is (as stated in the Planning Statement) intended to serve the community of St Andrews, therefore the Parish Council propose that the communal area above the Retail Outlet should be allocated as space for St Andrews Parish council to use as a new permanent office and public meeting rooms.

Similarly, the Community Self Storage building should be redesigned as a St Andrews Parish Vehicle and Equipment depot within the same proposed area. There is already a Self Storage commercial site within the adjacent VYGON site; an additional site is not required.

(iii) **S/HOU/25/1230**

91 Greene Street, Tadpole Garden Village, Swindon, SN25 2RL
Erection of a single storey rear extension

No objections

14. POST AGENDA PLANNING APPLICATIONS

There were no post agenda planning applications to consider.

15. PLANNING DECISIONS

Members noted the following decisions made by Swindon Borough Council for the Parish of St Andrews

S/HOU/25/0879/ADHI	49 Blanchard Road Tadpole Garden Village Swindon SN25 2UW	Erection of single storey side extension	Granted Permission/Delegated Decision
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Meeting ended: 6:43pm

Chairman _____ Date _____