

PLANNING COMMITTEE

TUESDAY, 10 NOVEMBER 2020

PRESENT: - Councillors Timothy Swinyard (Chair), Junab Ali, John Ballman, Nick Burns-Howell, Matthew Courtliff, Malcolm Davies, Paul Dixon, Steph Exell, Steve Heyes, Jenny Jefferies, Vinay Manro, Nick Martin, Stan Pajak and Carol Shelley and Peter Watts.

Apologies for absence were received from Councillors Alan Bishop, Jane Milner-Barry and Vera Tomlinson.

18. Declarations of Interest

The Chair reminded Councillors to declare any known interests in any of the matters to be considered by the Committee. No such declarations were made.

19. Minutes

Resolved – That the minutes of the meeting held on 6th October 2020, be confirmed and signed.

20. Public Question Time

There were no public questions

21. S/19/1221 - Erection of a three-storey building to provide 9 no. flats and associated works including revised parking layout for the dental practice, Mayhew Dental, 19 Covingham Square, Covingham

In respect of application numbered S/19/1221 - Erection of a three-storey building to provide 9 no. flats and associated works including revised parking layout for the dental practice, Mayhew Dental, 19 Covingham Square, Covingham the Committee considered: -

- (a) An application for permission to develop;
- (b) Recommendations of the Head of Planning, Regulatory Services and Heritage;
- (c) The views of interested persons set out in the report circulated with the Committee Agenda;
- (d) Late Papers;
- (e) Written comments received from Councillors Barbara Parry and Kevin Parry read out at the meeting;
- (f) The comments at the meeting of the following interested persons:-

<u>Name</u>	<u>Address/Organisation</u>
Dr. Rupal Gupta	Applicant

Councillors Nick-Burns Howell, Nick Martin and Peter Watts spoke in respect of this application.

The application can be broadly summarised as:

- The application was for the erection of a three storey building comprising of nine flats and associated works including revised parking layout for the dental practice.
- The site was located to the rear of Covingham Shopping Centre and currently comprised two buildings. The larger building to the east of the site was in use as a dental surgery and was to be retained, with the smaller building to the west side currently vacant and previously in use as a physiotherapy clinic and was to be demolished to pave way for the proposed residential flat block.
- The application had been brought before the Committee at the request of Councillor Dale Heenan (Ward Councillor).
- A number of issues had been raised including overdevelopment of the site, design, parking, loss of light, highway safety.
- Following negotiations with the applicant a revised plan had been submitted responding to overdevelopment, design and flooding concerns raised by officers. The revisions involved reduction in number of units from 12 to 9, reduction in footprint of the proposed building to create adequate separation with the existing dental building, accommodate onsite parking, refuse collection and opportunity to retain existing trees and additional planting.

Submissions in support of the application can be broadly summarised as:

- The applicant and her husband jointly owned the Mayhew Dental, a family business that not only serves the local and wider community.
- The family took over the dental practice and bought the site nearly seven years previously.
- Although it was felt that the site was clearly underused it was decided to focus on providing the best dental care service possible.
- With the practice continuing to run successfully it was a good time to look at developing the site in a manner that would add to the quality of Covingham.
- The development had been given careful consideration as the dental practice would remain on site and the design and quality of what to be provided would not compromise our successful dental business.
- At all stages through the process, the design has been developed in consultation with Council officers and their recommendations have been taken on board with the project being adapted accordingly.
- There will be a direct route now through the site which will also make the surgery more accessible for local people and as well as improving pedestrian accessibility for local residents to use the site, one of the many adaptations made to the project following the suggestion from the officers.
- It was hoped that better pedestrian access would encourage current patients to choose a greener transport option.
- The development would increase security for the existing adjacent houses and flats through increased surveillance.
- The layout had been designed to meet all parking needs for both the surgery and proposed flats.
- The scale of the development fits in with the adjacent shops and flats and had been significantly revised in conjunction with planning officers, using a brick to match local houses, and a two storey with setback mansard roof for the second floor design to minimise the impact of the building on its neighbours.

- All the flats are entered at the back of the building to create a sense of community amongst the residents, and the flats themselves are designed to be spacious and bright, and each with an external balcony, to create the highest quality living environments.
- The applicant had worked with the Environment Agency who were now satisfied with the adaptations made to address potential flooding issues; including the use of voids underneath and internal floor levels above levels of extreme flooding.
- The proposed application provided the type of accommodation needed in the area.

Submissions opposing the application can be broadly summarised as:

- Not all of the residents of Larksfield affected have been notified about the application nor consulted.
- The application represented an overdevelopment of the site.
- The design was not in keeping with the street scene of Larksfield, where it is three storeys high.
- The proposed development had a lack of parking provision.
- The development would lead to a loss of privacy to other properties which would be overlooked by the proposed flats.
- There was a concern over the lack of sewage and water capacity for further development of the site and in addition there were flooding concerns.
- There were highway safety and capacity concerns regarding the access to the site with the access to the development still being too narrow, meaning vehicles are likely to encroach on the footpath at its narrowest.

Resolved – That the application be granted subject to the revised drawings and conditions set out within the report and the amended condition tabled.

22. S/20/0851 - Change of use from light industrial workshops (Use Class B1(c)) to 3no. residential dwellings (Use Class C3), Workshops, Manor Farm, Manor Farm Lane

In respect of application numbered S/20/0851 - Change of use from light industrial workshops (Use Class B1(c)) to 3no. residential dwellings (Use Class C3), Workshops, Manor Farm, Manor Farm Lane the Committee considered: -

- An application for permission to develop;
- Recommendations of the Head of Planning, Regulatory Services and Heritage;
- The views of interested persons set out in the report circulated with the Committee Agenda;
- Additional proposed conditions;
- Written comments received from Councillors Barbara Parry and Kevin Parry read out at the meeting;
- The comments at the meeting of the following interested persons:-

<u>Name</u>	<u>Address/Organisation</u>
Hilary Evans	Agent

Councillors Junab Ali and Stan Pajak spoke in respect of this application.

The application can be broadly summarised as:

- The application has been brought before the Planning Committee at the request of the Parish Council who raised water capacity and drainage issues with the proposed development.
- The concerns of the Parish Council had been addressed with proposed conditions tabled at the meeting who had agreed additional conditions and had withdrawn their objection.
- The application was the change of use from light industrial workshops to 3no. dwellings and had recently refused permission due to noise and ecology reasons.
- The current application was a resubmission of the same proposal with an attempt to overcome the noise and ecology reasons for refusal and subject to appropriate conditions, officers were now satisfied the reasons for refusal for the previous scheme have now been adequately addressed.

Submissions supporting the application can be broadly summarised as:

- The applicants had operated a gardening company from the workshops for over twenty years.
- The business was now winding down and the future use of the buildings was being considered.
- Whilst a change of use to residential development would normally be permitted development the wording of the original consent meant that planning permission was required.
- An application was submitted in 2019 was refused due to a lack of information relating to ecology and noise.
- Following this a number of issues raised during the earlier application had been diligently addressed with a bat survey and undertaking an approved acoustic assessment. Officers were content with these outcomes.
- Parish Councils regarding drainage and fresh water had been addressed through conditions; in addition a water pressure test had been undertaken which confirmed that water pressure on site was excellent.
- There had never been issues of flooding or standing water on site which would be further helped by the removal of a large area of concrete and 20% of the building footprint which will further improve drainage on-site.
- The completion of the Bellway homes site and new sewerage pump on the hotel site would also improve the sewerage infrastructure once it was adopted by Thames Water.
- The applicant agreed to the proposed condition pertaining to the application.

Resolved – That the application be granted subject to the conditions set out in the agenda papers and the additional conditions tabled.

23. Development Brief - Groundwell Park & Ride Site, Swindon

The Director of Strategic Development submitted a report seeking for a Development Brief for the Groundwell Park & Ride Site, Cricklade Road, Swindon.

Resolved – (1) That, subject to a minor change to the document to (a) provide equal prominence to the current use of the park and ride site as a potential future use, and

(b) a change of paragraph 4.1 of the Directors report to read “Any redevelopment scheme coming forward for the Site would still be subject to the statutory planning application process, with the exception of Park and Ride usage which currently has planning permission” the Development Brief attached as Appendix 1 of the report for the Groundwell Park and Ride Site, Cricklade Road, Swindon for development control purposes be approved; and

(2) That the Director of Strategic Development be authorised to make minor typographical and presentational changes to the content of the document before publication, including updating the report to reflect the expectations detailed in paragraph 2.20 of the report.