

## **PLANNING COMMITTEE**

**TUESDAY, 14 JUNE 2016**

PRESENT: - Councillors John Ballman, Vera Tomlinson, Peter Watts, Alan Bishop, Kevin Parry (Chair), Cathy Martyn, Stan Pajak, Timothy Swinyard, Steph Exell, Derique Montaut, James Robbins and Gary Sumner.

Apologies for absence were received from Councillors Nick Martin.

### **1. Appointment of Vice-Chair**

Resolved – That Councillor Vera Tomlinson be Vice-Chair of this Committee for the Municipal Year 2016/17

### **2. Declarations of Interest**

The Chair reminded Councillors to declare any known interests before the start of that item. No declarations of interest were made.

### **3. Minutes**

Resolved – That the minutes of the meeting held on 14<sup>th</sup> April 2016 be confirmed and signed, subject to the addition of the following paragraph to Minute no. 115:

“(3) That the Government be requested to consider the possibility of incentivising developers to build planning applications as soon as permission is granted “

### **4. Public Question Time**

There were no public questions.

### **5. Determination of Planning and Related Applications**

The Committee considered: -

- (a) Applications 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) The comments of Councillors Dixon and Bob Wright in respect of application numbered S/15/2017
- (e) The comments of Councillors Dixon and Moffatt in respect of application numbered S/15/2030
- (f) The comments of Councillor Moffatt in respect of application numbered S/16/435
- (g) The comments of Councillor Milner-Barry in respect of application numbered S/OUT/15/2051
- (h) The comments of the following interested persons:-

<u>App No.</u>	<u>Name</u>	<u>Address/Organisation</u>
S/15/2017	Martha Parry Jo Heaven Ash Mispray Natalie	Swindon Civic Voice Tented Market Tented Market Tented Market
S/15/2030	Mr Jeffries Simon Cater Michael Gray Stuart Hillart	Swindon Tenants Voice Agent 22 Prospect Place 14 South Street
S/OUT/15/2051	Kate Barker	Applicant
S/OUT/16/97	Peter Lawson	Agent
S/16/435	Carol Whitson	41 Cheney Manor Road

Resolved – (1) That permission be refused in respect of application numbered S/15/2017 for the following reasons:

1 The site lies within the retail core of the town centre as defined by the Swindon Borough Local Plan 2026. The proposal fails to accord with Policy EC3 of the Swindon Borough Local Plan 2026, Policy CAAP13 of the Central Area Action Plan and the National Planning Policy Framework as it would result in the loss of an existing market and replacement with an over concentration of Class A3 uses that fails to make provision for small Class A1 units and would be likely to detract of the vitality and viability of the town centre.

2 The proposal fails to accord with Policy DE1 of the Swindon Borough Local Plan 2026, Policy CAAP1 of the Central Area Action Plan 2009 and the National Planning Policy Framework as it would result in a building that fails to achieve a high standard of urban design, is unsympathetic to the local context by reason of its appearance, fails to improve the character of the Town Centre and fails to provide an efficient use of the site.

(2) That permission be refused in respect of application numbered S/15/2030 for the reasons set out in the Committee report.

(3) That permission be granted in respect of application numbered S/16/463 subject to the conditions listed in the Committee report.

(4) That, in respect of application numbered S/OUT/15/2015; the Head of Planning, Regulatory Services and Heritage be authorised to:

(a) grant full planning permission for 91 no. dwellings and 74 no. age restricted retirement dwellings and associated works and subject to the conditions listed in the Committee report. and

(b) grant outline planning permission for the development of up to 313 no. dwellings, public open space and a play area and the reserved matter in respect of the means of access and subject to the conditions listed in the report

That both be granted together with additional conditions in respect of on-site highway and drainage related matters and any amended, additional or omitted conditions as necessary, and subject to the following technical and legal matters being resolved:

- (i) agree all outstanding detailed highway design issues within the detailed part of the application site (retirement blocks 1 and 2 and residential blocks 1 and 2) pertaining to visibility splays, turning heads, road and footway widths, traffic calming measures, allocation of parking spaces, and swept path drawings to demonstrate the clear passage of larger vehicles, and
- (ii) the satisfactory completion of a supplemental legal agreement in order to secure matters relating to affordable housing and age restricted dwellings.

(5) That outline planning permission be granted in respect of application numbered S/OUT/16/97 subject to the conditions listed in the Committee report with all detailed matters reserved for future consideration.

(6) That Listed Building Consent be granted in respect of application numbered S/LBC/16/657 subject to the following condition:

This decision shall be in respect of the drawings numbered; C12027.15.100 and C12027.15.200, received by the Local Planning Authority on 8 April 2016. Reason: To define the scope of the development hereby permitted, in accordance with section 72 of the Town and Country Planning Act 1990.

(7) That permission be refused in respect of application numbered S/16/435 for the following reason:

The proposal by reason of its size and location will have an adverse impact upon the residential amenity enjoyed by the occupants of no.41 Cheney Manor Road by reason of its overbearing nature, loss of light and outlook and fails to represent good design. The proposal is contrary to Policies SD1 and DE1 of the Swindon Borough Local Plan 2026 (2015) and the Adopted Supplementary Planning Document Residential Alterations & Extensions (2011):

## **6. Swindon Residential Design Guide Supplementary Planning Document (SPD)**

The Head of Planning, Regulatory Services and Heritage submitted a report summarising the comments received following public consultation on the Swindon Residential Design Guide Draft Supplementary Planning Document which underwent an 8 week period of public consultation from 26<sup>th</sup> August to 21st October 2015.

Resolved – (1) That the Swindon Residential Design Guide be adopted as a Supplementary Planning Document in support of the Swindon Borough Local Plan 2026, amended as set out in the report and with the addition of the following paragraph in order to provide further clarification to the table as set out on page 12 of the document:

*“This Matrix gives a general flavour of the type of areas found across the Borough. It is not a definitive summary of the development (in terms of density, house types and characteristics) that would always be appropriate in each area. Rather it is a starting point upon which local identity and character influences should build. There will be situations where the appropriate response to an individual site conflicts with the matrix. Provided development is design-led and as a result of local context it will not be considered as conflicting with this SPD or policy DE1.”*

(2) That the Head of Planning, Regulatory Services and Heritage and the Director of Law and Democratic Services be authorised to make minor changes to the content of the document, if required, prior to publication in consultation with the Chair of this Committee and the Cabinet Member for Strategic Planning, as appropriate.

(3) That the setting up of a Swindon Design Review Panel as a mechanism to drive up standards of design in the Borough, be noted.

(4) That the work completed by Officers to produce the final version of the design guide, be recognised.

## **7. New Eastern Villages Developer Contributions Supplementary Planning Document**

The Head of Planning, Regulatory Services and Heritage advised that the New Eastern Villages Developer Contributions Supplementary Planning Document, that Committee approved for consultation in the previous financial year has now completed its consultation period, and updates on costings from service areas had been received. This has led to minor amendments to some of the calculations, which may have a larger impact on developer contribution requirements. Once he is aware of the details of these changes, he may need to undertake some re-consultation.

He sought the Committee's acknowledgement that he may have to undertake additional consultation prior to the document being brought back to Committee for adoption.

Resolved – That the Head of Planning, Regulatory Services and Heritage be authorised to undertake additional consultation on the basis he set out, if necessary