

Swindon Playing Field
Wymans Lane

25/01160/FUL

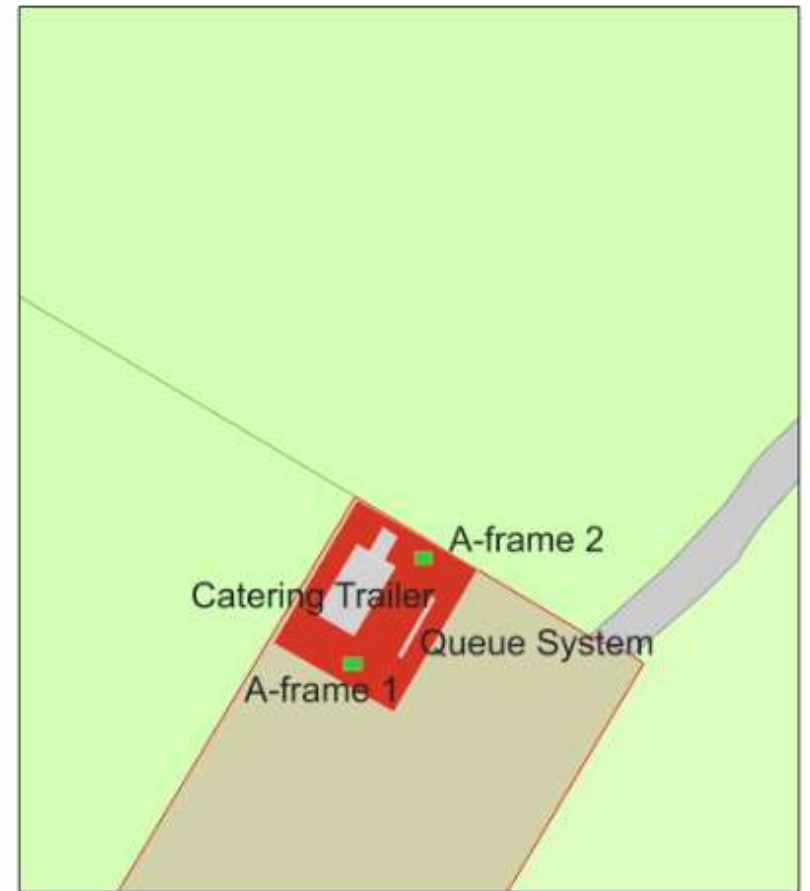
Installation of a purpose-built catering trailer, two A-Frame signs and a queue management barrier in the car park for street food vending during the operating hours of 07:00 -18.00.

Recommendation: Permit

Site location plan



Block plan



Google earth image



Page 3
Application site

Application No: 25/01160/FUL

Site Photos



Corner of car park where trailer would be sited



Hatched area opposite



Car park entrance with housing beyond



View looking across car park to nursery



Car park entrance with housing beyond

Photos of trailer



Typical A boards and barrier



Key considerations

- Design and siting, and impact on conservation area
- Neighbouring amenity
- Access and highway safety

Summary of recommendation

- The proposed trailer in terms of its scale, and utilitarian appearance and finish, is considered wholly appropriate for its intended use. The general character and appearance of the wider conservation area would at least be preserved, even if not enhanced.
- From an amenity perspective, following submission of additional detail in relation to the proposed food offering, Environmental Health raise no objection.
- The highway concerns raised by local residents have been duly noted, but the Local Highway Authority raise no objection, and officers are satisfied that the scheme is acceptable on highway grounds.
- The officer recommendation is to grant planning permission subject to conditions.

Recommended conditions

- 1 The planning permission hereby granted shall be begun not later than the expiration of three years from the date of this decision.
- 2 The planning permission hereby granted shall be carried out in accordance with the approved plans listed in Schedule 1 of this decision notice, and the additional information submitted by the applicant in support of the application.
- 3 No customers shall be served outside of the following hours:

Monday to Friday – 7.30am to 5.30pm
Saturday – 8:30am to 5pm
Sunday – 9am to 4pm

25/01141/CONDIT – 218 High Street

Proposal:

Variation of Condition 4 (opening hours) of planning permission 23/00452/COU seeking to extend the opening hours to 24 hour use each day of the week.

The application is at planning committee at the request of Councillor Collins due to the level of local interest.

Site Location Plan



Planning History

Planning Permission was sought in 2023 for a change of use of the ground floor from a retail unit to an Adult Gaming Centre.

The application was refused by the Local Planning Authority for 3 reasons:

1. Harm to the retail function of the Central Shopping Area and Core Commercial Area,
2. Harm to the conservation area by virtue of the proposed shopfront and signage, and
3. Harm to the amenities of neighbouring land users by virtue of a proposed 24 -hour use.

The applicant appealed the decision, it was overturned, and planning permission was granted, subject to conditions.

The condition most relevant to this application was condition 4 which imposed restricted opening hours of between 0900 – 0000 on weekdays and Saturdays and 1000-2200 on Sundays. Also relevant is, condition 3, which required the submission of an acoustic assessment, which was later discharged.

The applicant is now seeking consent to vary the hours condition to allow for a 24 hour use 7 days a week.

Key Planning Matters

- Impact on neighbouring amenity
- Public safety
- Impact on viability and vitality of the town centre

Recommendation and conditions

Recommendation : **Permit**

Suggested conditions:

- Approved plans
- Operation in accordance with noise assessment

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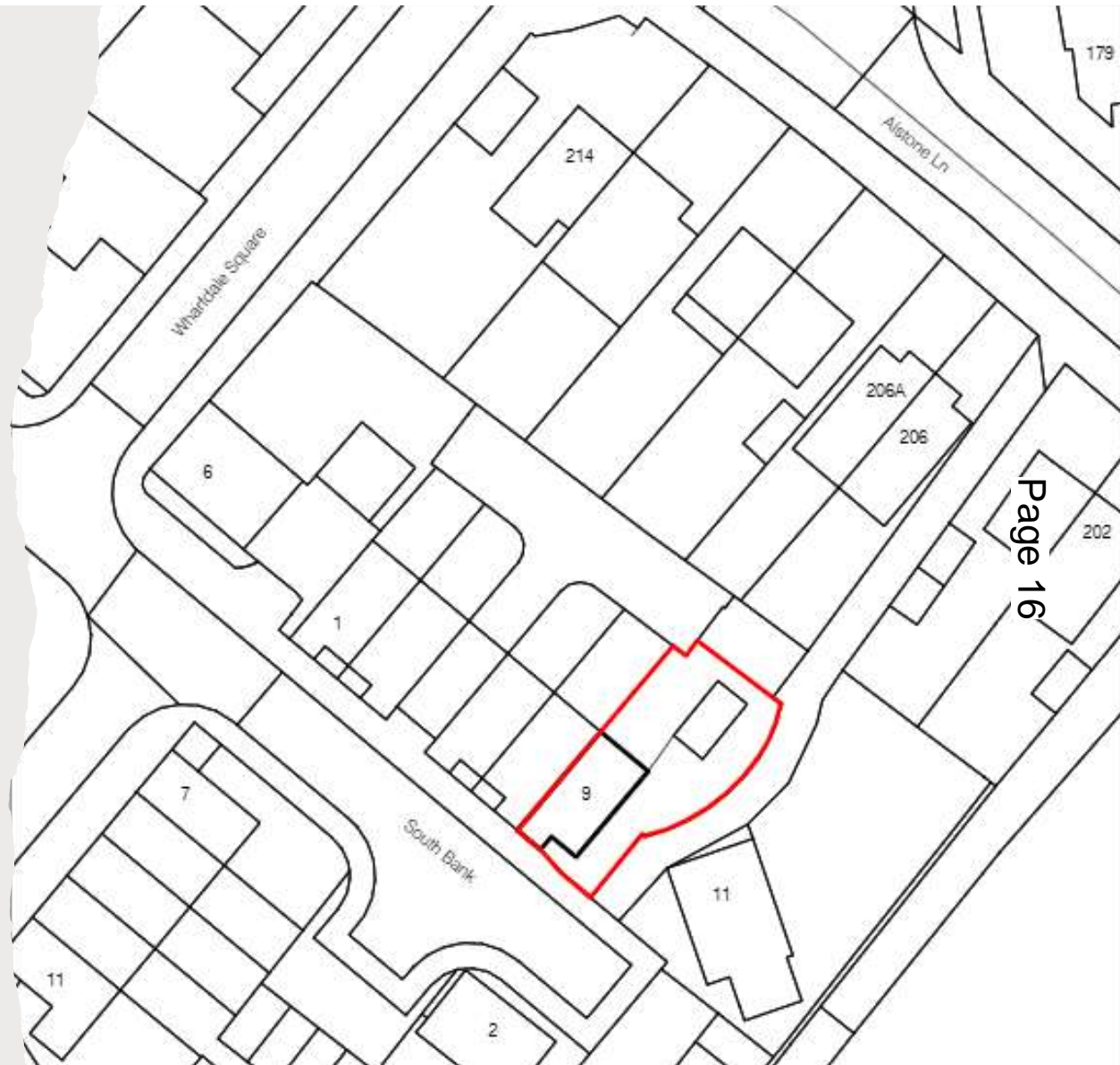
9 South Bank 25/01043/FUL

Proposed works:

The applicant is seeking planning permission for a two storey side extension.

The application has been referred to the Planning Committee because the applicant is Councillor Ashleigh Davies.

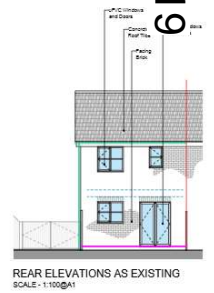
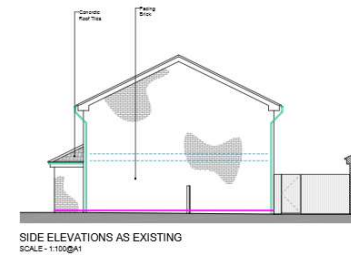
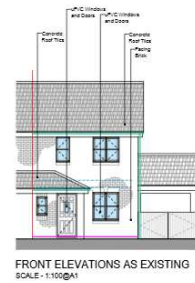
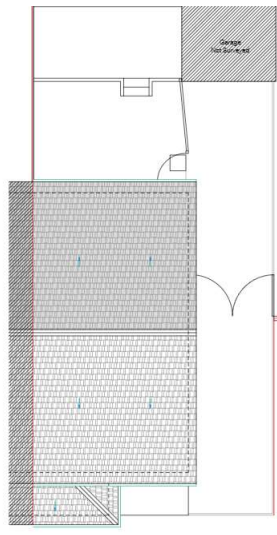
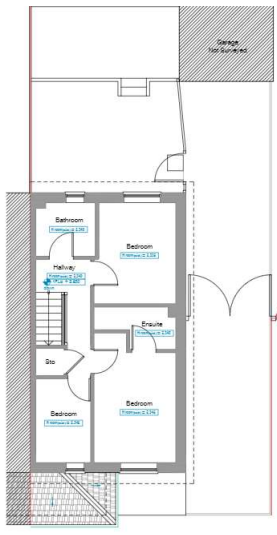
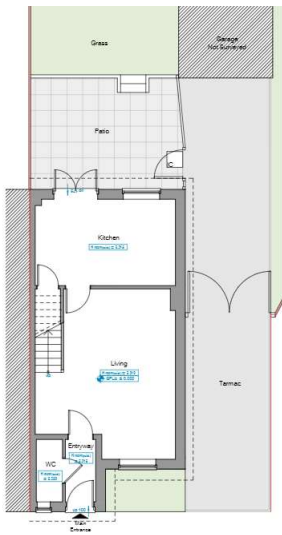
Site location plan



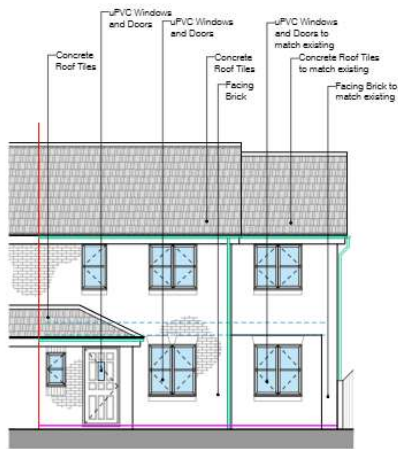




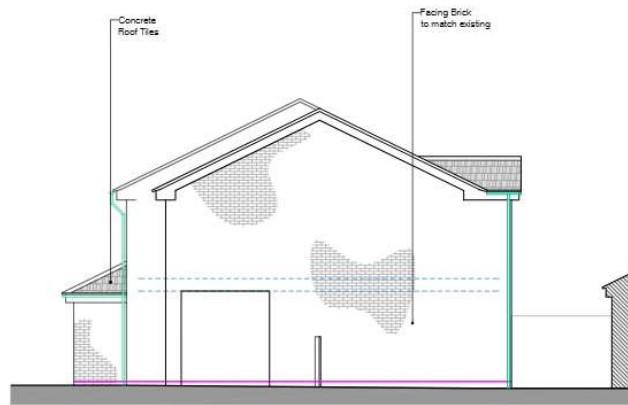
Existing floor plans and elevations



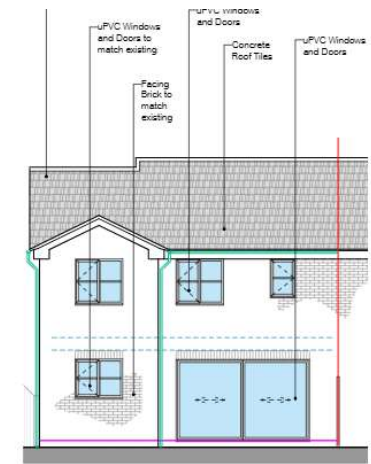
Proposed elevations



FRONT ELEVATIONS AS PROPOSED
SCALE - 1:100@A1

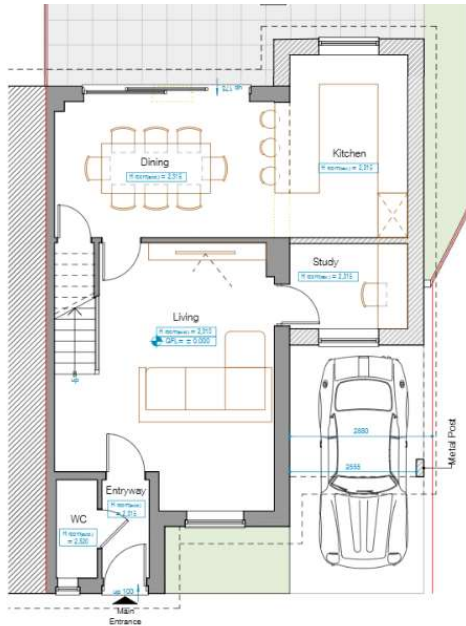


SIDE ELEVATIONS AS PROPOSED
SCALE - 1:100@A1

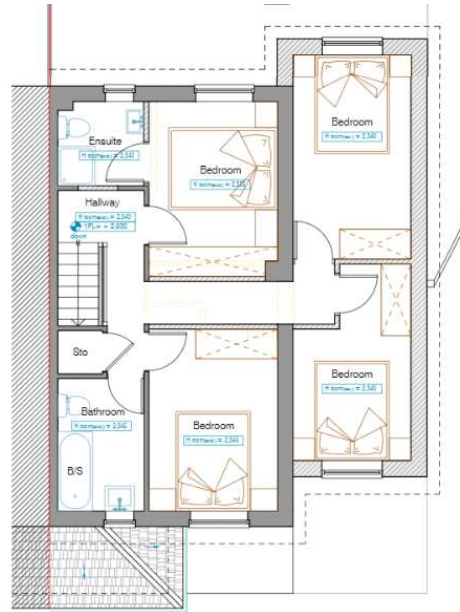


REAR ELEVATIONS AS PROPOSED
SCALE - 1:100@A1

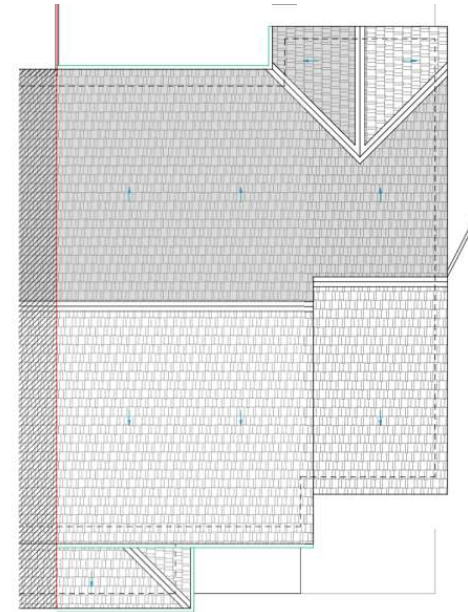
Proposed floor plans



GROUND FLOOR PLAN AS PROPOSED
SCALE - 1:50@A1

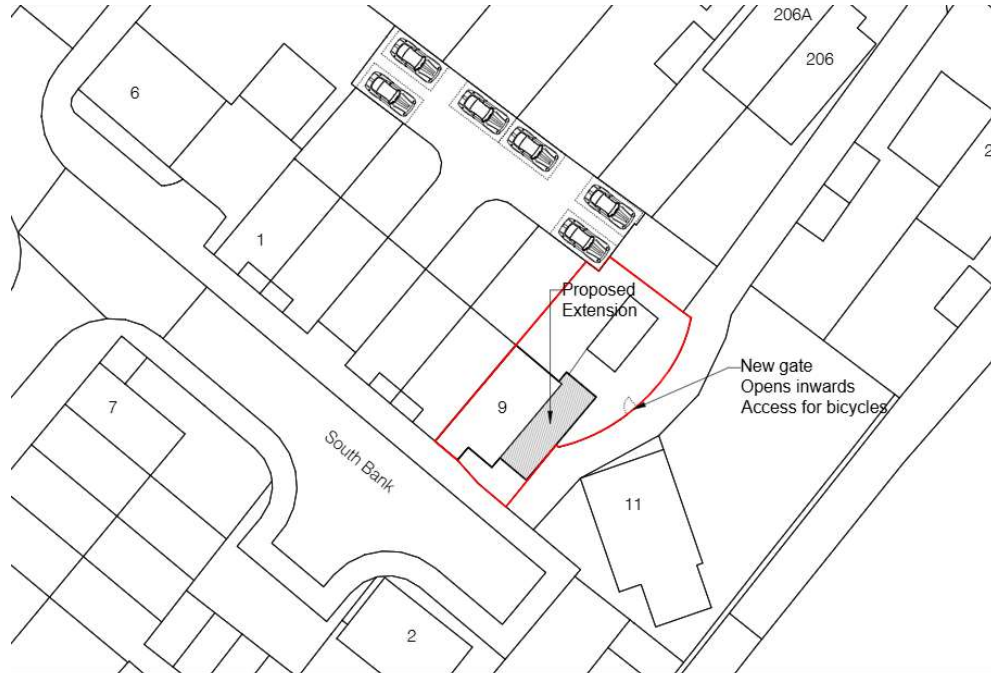


FIRST FLOOR PLAN AS PROPOSED
SCALE - 1:50@A1



ROOF PLAN AS PROPOSED
SCALE - 1:50@A1

Proposed Block plan



Key Planning Matters

- Design
- Impact on neighbouring amenity
- Sustainability

Recommendation-Permit

Recommended conditions:

- Time
- Approved Plans
- Materials to match
- Side pedestrian gate

25/01260/CONDIT & 25/01281/CONDIT Glenfall House

Proposal

Removal of condition 9 and the variation of conditions 5, 6, 8, 10, 12, 17, 20, 26 and 28 of planning permission 23/01424/FUL.

Variation of condition 9 of listed building consent 23/01424/LBC

Approval is sought for the removal of the holiday accommodation use restriction, enabling the units to be used as separate, independent dwellings and the site sub-divided accordingly.

Approved Development

23/01424/FUL & 23/01424/LBC

Part change of use of principal listed building from hotel/event venue to single dwelling (C3), including removal of extensions/alterations to the principal building and the demolition of coach house, stables and 20th century buildings. Erection of a new extension and outbuildings consisting of a leisure building with swimming pool, garage/store, greenhouse and 5no. new dwelling units to be occupied solely as holiday accommodation. Alterations to historic landscaped grounds and kitchen garden.



Site Aerial



Existing Site Plan



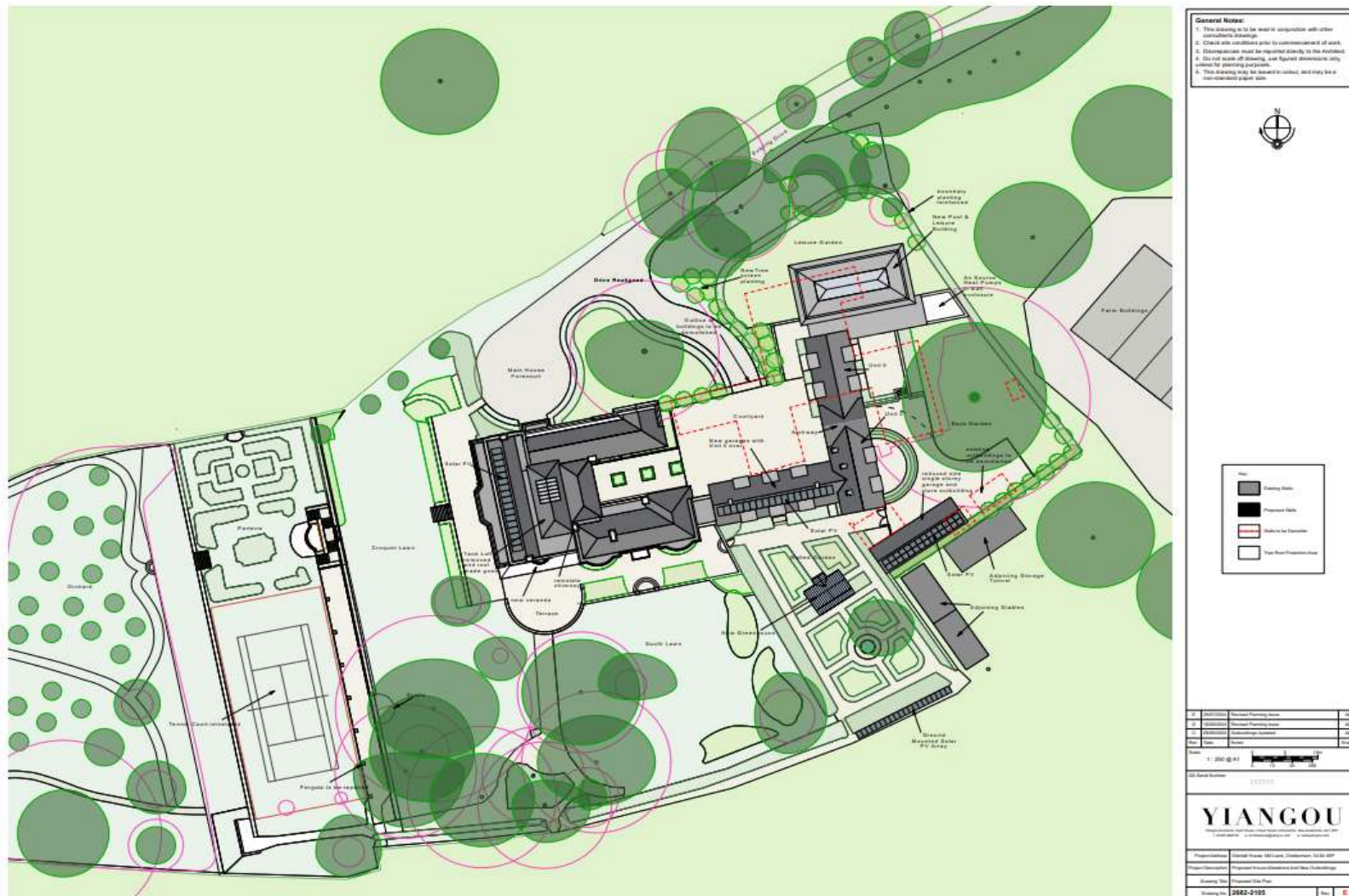
Site Photographs



Site Photographs



Site Photographs



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Approved Extension and Outbuilding Elevations



General Notes:

1. This drawing is to be used in conjunction with other construction drawings.
2. Check the site conditions prior to commencement of work.
3. Discrepancies must be reported orally to the Architect.
4. Do not start work of finishing, until Architect otherwise indicates for planning and pricing.
5. This drawing may be issued in color, and may be in a non-standard paper size.

Key Plan:

Stationing:

1. Newest three curb cut
2. New facing brick
3. New facing brick in South Station Station
4. New roof
5. Painted brick exterior sidewalk and paved corners
6. Painted brick exterior sidewalk and paved corners
7. Cement concrete sidewalk with new curbs and hand rail
8. New brick driveway with stone coping
9. Painted metal container garden and shed

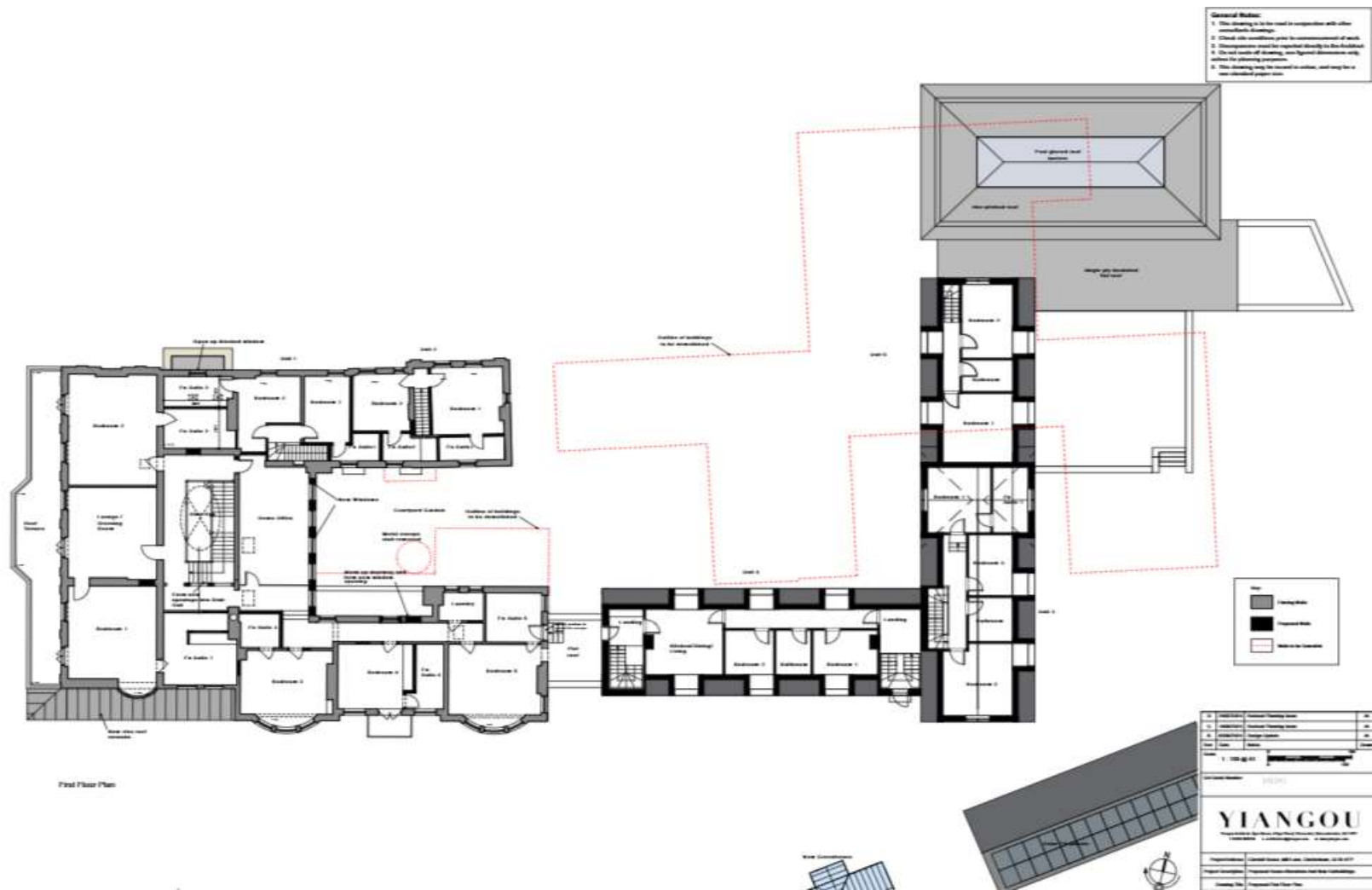
Photographs: See Plans

Paint: New metal building exterior gable end

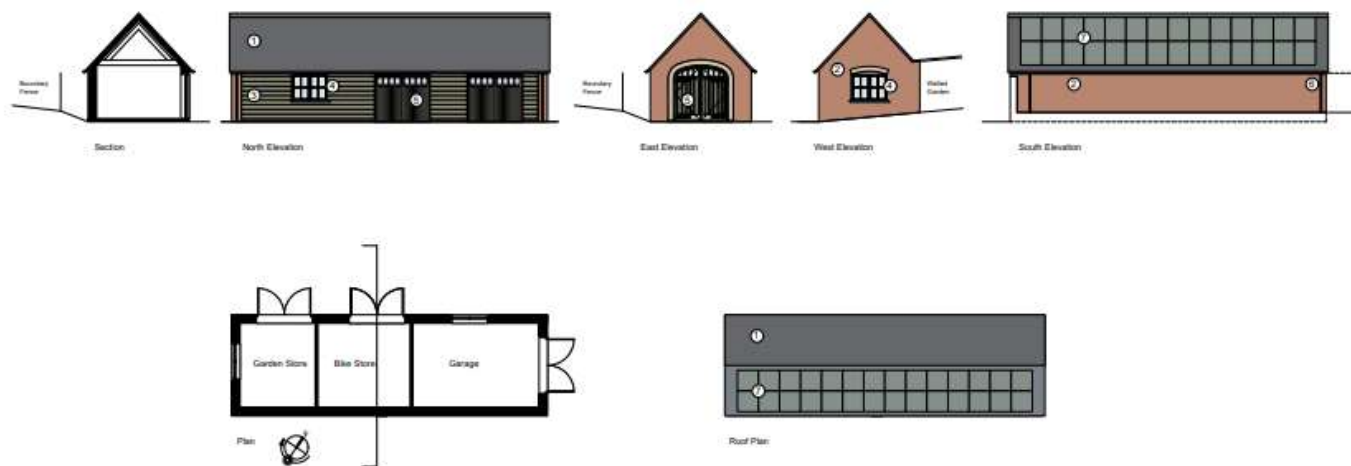
Scale: 1" = 10' (at 1/4")

North Arrow: (indicated by a north arrow symbol)

Approved Extension and Outbuilding Elevations – Leisure/Swimming Pool Building



Approved First Floor Plan



Approved Garage/Store Outbuilding Elevations

Key Planning Matters

- **Principle of providing of 5 dwellings outside of the PUA – including 3 new purpose-built dwellings**

Unrestricted occupancy

Conflict with Policy SD10 of JCS

Paragraph 11(d) and Section 5 of the NPPF

- **Impact on the significance of designated heritage assets – notably setting**
- **Traffic and Highway Safety**
- **Impact on Amenity of Neighbouring Land Users**