



**SWINDON**  
BOROUGH COUNCIL

# APPROVAL OF MATTERS RESERVED IN A PLANNING PERMISSION GRANTED ON AN OUTLINE APPLICATION

**Application Number:** S/RES/18/0801/NISM      **Parish:** St Andrews

**Ward:** St Andrews

**Proposal:** Erection of a Local Centre containing 5no. commercial units (Use Class A) at ground floor level with 22no. flats above, with associated parking, servicing and landscaping - Reserved Matters from previous permission S/17/0239.

**Site Address:** Local Centre, William Morris Way Tadpole Garden Village Swindon

**Agent:**

Mr Andy Shepley  
David Jarvis Associates Ltd.  
1 Tennyson Street  
Swindon  
SN1 5DT

**Applicant:**

Crest Nicholson (South West)  
C/o Agent

1. The Local Planning Authority HEREBY APPROVE the details submitted by the applicant in the application which is expressly incorporated herewith of which brief details are by way of identification only set out in the Schedule being details which were reserved in an outline planning permission.
2. The expressions “the Local Planning Authority”, “the applicant” and “the application” referred to above are those described in the schedule below.

**Note:** This approval is not a planning permission, but must be read in conjunction with the outline planning permission and any conditions attached thereto. In particular, this approval relates only to the matters contained in the application and the applicant should obtain separate approval of any other matters reserved by the outline planning permission if they have not already done so.

## Conditions

1. This decision is made in respect of the following plans:

4356 A-00-01 Rev B Location Plan 31/5/18  
4356 A-00-02 Rev B Existing Site Plan 31/5/18  
4356 A-00-03 Rev D Planning Layout 6/8/18  
4356 A-00-04 Rev C Refuse Strategy 6/8/18  
4356 A-00-10 Rev C Proposed Ground Floor Plan 6/8/18  
4356 A-00-11 Rev B Proposed First Floor Plan 6/8/18  
4356 A-00-12 Rev B Proposed Second Floor Plan 6/8/18  
4353 A-00-13 Rev B Proposed Roof Plan  
4356 A-02-01 Rev D Proposed Elevations Sheet 01 6/8/18  
4356 A-02-02 Rev C Proposed Elevations Sheet 02 6/8/18  
4356 A-02-10 Rev C Street Elevations 6/8/18  
4356 AG 01 Rev B Perspective Views 6/8/18

4356 AG 02 Rev B Perspective Views 6/8/18  
2679-5-2 DR-0001 S4-P6 Landscape Proposals 6/8/18  
2679-5-2 DR-0002 S4-P4 Hard Surface Treatment 6/8/18  
2679-5-2 DR-0003 S4-P4 Softwork Proposals 6/8/18  
2646-5-2 DR-0005 S4-P2 Materials 6/8/18  
2646-5-2 DR-0006 S4-P1 Street trees & Plants  
2679-5-2-0004 S4-P1 Tree Pit Details 31/5/18  
14815-MJA-C-5804:P02 T1 Proposed Levels layout 6/8/18  
14815-MJA-C-5804 T1 Lighting Design 31/5/18

Development shall be carried out in accordance with the approved plans.

Reason: To define the terms of the permission.

2. Prior to the development being brought into use, details of electric car charging points shall be submitted to and approved in writing by the Local Planning Authority and no occupation of the development shall occur until the approved details have been completed and thereafter maintained.

Reason: To ensure that the opportunities for sustainable transport modes have been taken up in accordance Policies TR1 and TR2 of Swindon Borough Local Plan 2026.

### Informatives

1. The applicant is reminded of condition 5 of the outline permission (S/17/0239) which states:

The total retail trading floor space falling within class A1 of the Town and Country Planning (Uses Classes) Order 1987, (as amended or re-enacted) of the anchor retail store located within the proposed local centre, as defined within the Master Plan shall not exceed 400 square metres (gross) and the floor space of the remaining 8 retail units shall not exceed a cumulative total of 600 square metres (gross). The units shall comprise uses that fall within classes A1 to A5 and the mix of uses will be:

- no less than 3 units (excluding the anchor retail store) within Class A1;
- no more than 3 units are to be occupied by uses falling within Class A2;
- no more than 2 units to be occupied by uses falling within Class A3 or Class A5; and;
- no more than 1 unit to be for uses within Class A4.

No subdivision or amalgamation of the units approved under Classes A1-A5 shall take place without the express planning permission of the Local Planning Authority.

The total floor space falling within classes D1 and D2 of the Town and Country Planning (Use Classes) Order 1997 (as amended or re-enacted) shall not exceed 700 square metres. Other conditions on the outline permission are also relevant and the applicant should familiarise themselves with the relevant conditions.

**Authorised by Richard Bell,  
Head of Planning, Regulatory Services,  
Heritage & Libraries**

**Decision Dated: 28th August 2018**

*Richard Bell*