

WROUGHTON PARISH COUNCIL



PLANNING & HIGHWAYS COMMITTEE

**Minutes of the meeting held on 4th December 2024 at 7:30pm
at The Ellendune Community Centre, Wroughton, Swindon, SN4 9LW**

Present	CLlr D Archer CLlr J Hower CLlr B Keetch (Chair of this Committee) CLlr N McMahon CLlr L Ramsey CLlr E Shaw CLlr H Woodward
Clerk	Cathy Martyn (Deputy Clerk)
Public	0
PH/143	<u>Apologies</u> None. All members were present.
PH/144	<u>Declarations of Interest & Applications for Dispensation</u> CLlr Keetch declared a personal, non-prejudicial interest in Minute PH/149.5.
PH/145	<u>Public Questions</u> None.
PH/146	<u>Minutes</u> Members RESOLVED to approve the minutes of the meeting held on 20 th November 2024. The Chair signed the minutes.
PH/147	<u>Chairs Report</u> 5G mast at Hall Close, Wroughton: Members NOTED that following a query from a resident to CLlr Cook in her Swindon Borough Council (SBC) capacity, SBC had looked into the planning process which was required for the 5G mast at Hall Close. They had advised that the mast was Permitted Development under Schedule 2 Part 6. Any development which fell within Permitted Development Rights did not require planning permission and was not a breach of planning control, therefore no enforcement action could be taken.
PH/148	<u>Planning Applications Examination</u>
PH/148.1	Application number: S/HOU/24/1359 Location: 4 Plummer Close

Proposal: Erection of a single storey rear extension, garage, rear dormer and part render.

Comments: Members RESOLVED to make NO OBJECTIONS.

PH/148.2 **Application number:** S/HOU/24/1295
Location: Swan House, 21A Marlborough Road, Wroughton.
Proposal: Erection of two storey front & side extensions, single storey side & rear extension, rear dormer window & detached summer house.
Comments: Members RESOLVED to make NO OBJECTIONS.

PH/148.3 **Application number:** S/24/1348
Location: Land west of Priors Hill, Science Park, Hanger D2, Orbital Road, Wroughton.
Proposal: Erection of a temporary renewable natural gas facility, solar array & associated infrastructure.
Comments: Members RESOLVED to make NO OBJECTIONS and requested the following CONDITIONS:

- If granted, the construction route should specifically EXCLUDE Priors Hill.
REASON: Priors Hill has an environmental weight limit and is signed as unsuitable for HGVs.
- The construction management route should avoid the B4005 through Chiseldon and Wroughton.
REASON: To avoid known pinchpoints on the B4005, thereby reducing the risk of LGVs and HGVs meeting head-on.
- The construction management route must be agreed with the Principal Transport Manager before any works take place.
REASON: To identify and agree the safest route to site.
- After 2 years when the temporary facility is no longer required, please could the solar panels be re-used locally?
REASON: To facilitate the reduction in the use of fossilised fuel and the reduction of the carbon footprint within the Parish.
- Please could the containers be coloured green.
REASON: To support the Ecologist's request.

PH/149.4 **Application number:** S/HOU/24/1270
Location: 11A Ashen Copse Road, Wroughton.
Proposal: Conversion of garage into habitable space
Comments: Members RESOLVED to make NO OBJECTIONS.

PH/149.5 **Application number:** S/24/1333
Location: The Check Inn, 79 Woodland View, Wroughton.
Proposal: Erection of 5no. office units (Class E(c)) and 5no. storage units (Class B8) and associated works.
Comments: Members NOTED with concern:

- Each storage unit contains a kitchen and a toilet.
- The boundary as shown is still incorrect.

- There would be insufficient room to drive an HGV down Woodland View due to on-road parking by residents, including those from Swindon Road.
- There is insufficient room for HGVs and large delivery vehicles to turn on site, and the site is at the end of a very narrow, residential cul-de-sac which is also used to access the farmer's fields.
- The lack of a traffic management plan/ construction management plan.
- The lack of an update/ response to the Ecologist's comments.
- The proposal to potentially purchase Biodiversity Gain Units rather than improving the biodiversity on site as it was from before the site was cleared; the purchase of Biodiversity Gain Units would not result in any improvement or benefit to the locality of this site.

Members RESOLVED to make NO OBJECTIONS and requested the following CONDITIONS:

- **The storage units are not permitted to be used as accommodation or offices.**
Reason: This would result in insufficient parking and additional traffic movements along a narrow, residential cul-de-sac.
- **Any existing on-road parking which is lost should be replaced elsewhere on the site.**
REASON: To ensure there would be no additional traffic congestion which would be caused if Swindon Road residents, who do not have off-road parking, had nowhere else to park.
- **The Parish Council should be consulted by SBC on the location of any Net Biodiversity Gain units.**
REASON: There would be little or no benefit to residents if any Biodiversity Net Gain were to be relocated elsewhere, leaving the site less biodiverse than before it was cleared during Summer/ Autumn 2024.

PH/149.6	Application number: Location: Proposal: Comments:	S/HOU/24/1324 – REVISED CONSULTATION 19 Markham Road, Wroughton. Erection of first floor extension, two storey side extension, single storey rear/ side extension. Members RESOLVED to make NO OBJECTIONS.
PH/150	<u>Responses to Swindon Borough Council on planning applications which were agreed by email:</u> Members NOTED there were none for this meeting.	
PH/151	<u>Planning Decisions.</u> Members NOTED the planning decisions which had been made by Swindon Borough Council.	
PH/152	<u>Decisions by SBC to allow TPO Work</u> • None.	

- PH/153** **Wichelstowe**
Members NOTED that updates relating to the Wichelstowe community space and sports hub would go to Full Council meetings rather than separately to both the Planning and Highways Committee, and the Community Assets and Open Spaces Committee, so that all councillors received the same information at the same time and to reduce duplication. All councillors would continue to be invited to the quarterly update meetings. Any Wichelstowe planning applications would continue to be discussed by Members at Planning Committee meetings.
- PH/154** **Planning Updates and Information.**
Members NOTED there was no update to report this meeting.
- PH/155** **Local Plan Update**
Members NOTED there was no update to report this meeting.
- PH/156** **Neighbourhood Plan Updates**
Members NOTED there was no update to report this meeting.
- PH/157** **Public Notices for information**
Members RECEIVED copies of the Traffic Regulation Order for Peglars Way, Barwell Avenue and Deanery Drive. Copies of the following 3 documents are attached as Appendix A: Public Notice, Statement of Reasons and the Plan.
- ACTION:** **Members REQUESTED that the Deputy Clerk contact SBC to ask why a system had not been provided as originally planned, whereby parents could drop off children, due to the fact the school car park had been closed for several years.**
- PH/158** **Bridge over the M4 at Swindon Road**
Following a complaint from a resident that there was no lighting on the bridge, making walking across in the dark very dangerous, and in light of the recent assault which had occurred on this bridge, Members RESOLVED to formally request to National Highways that they install lighting on the bridge as part of the works which they were due to carry out in early 2025, to cc Swindon Borough Council, and to ask the SBC Ward Councillors for Wroughton and Wichelstowe to support the request.
- PH/159** **Highways Updates & Information**
Members NOTED the following advice received from Swindon Borough Council in response to an email enquiry from Cllr G Cook (in her SBC capacity) regarding the pavement from Alexandra Park to the top of Brimble Hill:
Thank you for your email. Unfortunately because of the severe financial pressure the Borough is currently experiencing the grounds team has been significantly reduced in numbers meaning that progress is significantly slower than i was expecting. Any roads with a speed of 40.M.P.H. and over require significant traffic management to be put in place for work to be carried out and we do not have funding nor resources for this. Currently I do not have resources available to carry out weed clearing on footpaths although I would hope that staffing levels will be increased in the near future to allow us to carry out this work across the Borough - I am awaiting a list from our manager of areas to be prioritised.

Members NOTED the following advice received from Swindon Borough Council in response to the question as to why no notice had been received for the works being carried out on Wharf Road by Wales & West Utilities:

Unless there is a road closure in place, works where temporary traffic lights are used do not undergo the temporary traffic regulation order process which explains the reason why you would have not received a public notice.

Action: Members REQUESTED that the Deputy Clerk raise a concern with SBC that the Parish Council should have been advised of the works, as the 4-way temporary traffic lights continue to cause significant congestion, and not all side roads have traffic signals, which risks accidents when drivers need to enter Wharf Road part way along the stretch which is subject to temporary traffic signals.

PH/160

Strategic Priorities for 2025-26.

Possible priorities which the Committee has recommended to the Finance & General Purposes Committee for inclusion in the budget for 2025/26:

- **Vehicle activated speed signs on the main roads in and out of Wroughton:** £10,000 should be included in the draft budget for 2025/26 to enable the Parish Council to purchase 2 vehicle activated signs.
- **Revision of the Neighbourhood Plan:** £15,000 should be budgeted in the draft budget for 2025/26 to enable the existing Neighbourhood Plan to be reviewed.
- **Welcome to Wroughton & Wichelstowe signs on the main roads into Wroughton Parish:** £17,000 should be budgeted to allow for the purchase of 6 of these signs.

The meeting closed at 20.10.

Signed.....

Date.....

Planning & Highways