



PLANNING & HIGHWAYS COMMITTEE

**Minutes of the meeting held on 5th February 2025 at 7:30pm
at The Ellendune Community Centre, Wroughton, Swindon, SN4 9LW**

Present	Cllr D Archer Cllr J Hewer Cllr B Keetch (Chair of this Committee) Cllr N McMahon Cllr E Shaw
Clerk	Cathy Martyn (Deputy Clerk)
Public	0
PH/180	<u>Apologies</u> Apologies were received and accepted from Cllrs L Ramsey and H Woodward.
PH/181	<u>Declarations of Interest & Applications for Dispensation</u> None.
PH/182	<u>Public Questions</u> None.
PH/183	<u>Minutes</u> Members RESOLVED to approve the minutes of the meeting held on 22 nd January 2025. The Chair signed the minutes. The action from Minute PH/176 would be carried forward to the meeting on 19 th February.
PH/184	<u>Chairs Report</u> None for this meeting.
PH/185	<u>Planning Applications Examination</u>
PH/185.1	Application number: S/HOU/24/1508 Location: Salthrop House, Basset Down. SN4 9QP Proposal: Erection of a yoga studio & associated works. Comments: Members RESOLVED to make NO OBJECTIONS.
PH/185.2	Application number: S/24/1088 (revised plan) Location: Land at Langton Park, Wroughton. Proposal: Erection of 8 dwellings & associated works. Comments: Members RESOLVED to make NO OBJECTIONS.

Application number: S/25/0060

Location: Land at 52 Priors Hill

Proposal: Erection of 1no. detached dwelling and associated works.

Comments: Members RESOLVED to OBJECT on the following grounds:

- Access is so constrained that any delivery vehicle will block Priors Hill and effectively close it every single time a vehicle delivers to site.
- The application site is in Wroughton Conservation Area. The existing wall at the front of the site is of significant historic interest and is protected, and as such it should not be altered, damaged, or relocated in any way.
- Relocating the wall inside the application site would remove it from the existing, historic building line which would cause unacceptable damage to the historic streetscene.
- Any proposed vehicle entrance would be unsuitable as it would be located too close to the existing traffic calming chicane on this very narrow road, causing a hazard to road users and pedestrians.
- Concern that approval for vehicle access at this point would set an unwanted precedent for neighbouring properties which would further diminish the historic character of this part of Wroughton Conservation Area.

Members requested that before this application is determined, the Conservation Officer carry out a site visit to assess the importance of the historic wall and the detriment to the street scene if it were to be removed or relocated.

Members requested the following CONDITIONS if planning permission is granted:

1. Delivery times are restricted to non-peak times Monday to Friday, with NO deliveries at weekends. Warning signs must be put out at the top and bottom of Priors Hill when deliveries occur to advise drivers that the road is closed.

REASON: the road is so narrow that any delivery vehicle will block the road. If traffic builds up either side, the delivery vehicle will not be able to leave.

2. Parking provision for those working on site must be agreed with the Planning Officer and/ or the Principal Transport Manager before work begins.

REASON: there is no parking provision on site for construction staff or contractors, and there is little or no available parking on Priors Hill or local residential roads, many of which also sit within Wroughton Conservation Area.

3. The delivery and construction routes to site must be agreed with the Principal Transport Manager before any work takes place.

REASON: For the safety of residents and road users. Within the past 12 months, delivery vehicles have become stuck on the steeper, top section of the Hill and at least 2 cement lorries have had to discharge their load into the road in order to be able to drive up the Hill. The Police and SBC Highways were involved and the road had to be closed until the cement had been cleared away.

- PH/185.4 **Application number:** S/LDP/25/0078
Location: Substation Inverary Road. SN4 9DJ
Proposal: Certificate of lawfulness (proposed) for the erection of a new Switch House building to house plant & machinery associated with the substation.
Comments: Members RESOLVED to make NO OBJECTIONS.
- PH185.5 **Application number:** S/AMEND/25/0097
Location: Parcel 7Dc & 9Dc, Peglars Way, Middle Wichel District Centre.
Proposal: Non-material amendment from previous application S/RES/22/1632 regarding bat boxes.
Comment: Members RESOLVED to make NO OBJECTIONS.
- PH/186 **Studley Grange Motorsports Hub – launch of consultation**
Members NOTED:
- The email trail dated 29 January from Studley Grange Motorsports Hub Project Team to the Deputy Clerk.
 - The Priority Stakeholder Letter dated January 2025 - copy attached as Appendix A.
 - The Community Leaflet dated Winter 2025 - copy attached as Appendix B.
 - That the public consultation on the draft proposals would be held from Wednesday 29 January to Sunday 23 February 2025.
 - The public exhibition event would be held 12noon-6pm on Saturday 15 February 2025 at Royal Wootton Bassett Memorial Hall.
 - The invitation to councillors to the private preview event 10am-10.45am on Saturday 15 February 2025 at Wootton Bassett Memorial Hall.
 - The opportunity for the Committee to make a formal response would be put onto the 1705 agenda for this Committee's meeting on 19th February 2025.
 - The Deputy Clerk had arranged for the Studley Grange Motorsports Hub Project Team to attend the Planning Committee Meeting on 19th February to present their proposal during public question time.
- PH/187 **Responses to Swindon Borough Council on planning applications which were agreed by email:**
Members NOTED there were NONE for this meeting.

PH/188

Planning Decisions.

Members NOTED the planning decisions which had been made by Swindon Borough Council:

S/24/1333	Check Inn, 79 Woodland View.	Erection of 5no office units (Class E(c)) & 5no storage units (Class B 8) and associated works	GRANT
S/HOU/24/1295	21A Marlborough Road Wroughton	Erection of two storey front & side extensions, single storey side & rear dormer window & detached summer house	GRANT
S/24/1348	Science Museum, land west of Priors Hill	Erection of a temporary renewable gas facility, solar array & associated infrastructure.	GRANT

PH/189

Decisions by SBC to allow TPO Work

Members NOTED there were none for this meeting.

PH/190

Planning Updates and Information.

Members NOTED there were none for this meeting.

PH/191

Local Plan Update

Members NOTED there were none for this meeting.

PH/192

Neighbourhood Plan Updates

Members NOTED there was no update to report this meeting.

PH/193

Consultation regarding the Experimental Order introduced as part of the School Safe Environment Zone under Public Notice 'Swindon Borough Council (Waiting and Loading Restrictions and Parking Places Consolidation Order 2021) Experimental Order (No.1) 2024':

Members NOTED the comments sent into Swindon Borough Council and Wroughton Parish Council by 2 residents – copies attached as Appendix C.

Members **RESOLVED** to formally approve the comment below which had been agreed via email and forwarded on 30th January 2025 to meet the deadline for consultation responses, in support of this Order:

Wroughton Parish Council understands the need to protect all road users and pedestrians, particularly children, who, when they are walking and possibly on their phones or listening to music, may be unaware of the traffic moving around them. Wroughton Parish Council requests that Swindon Borough Council enforces the changes which were made under the Experimental Order as part of the School Safe Environment Zone, so that traffic is better managed and safety outside and in the area around the schools is improved.

ACTION: Members requested the Deputy Clerk ask Swindon Borough Council how residents can report illegal parking.

PH/194

Public Notices for information

Members NOTED there were none for this meeting.

PH/195

Highways Updates & Information

Members NOTED there were none for this meeting.

PH/196

Strategic Priorities for 2025-26.

The Committee NOTED that the Clerk and Deputy Clerk were awaiting a resolution from the Council whether the Council wished to take forward any of the following which were recommended to F&GP as possible projects 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 19.52.

Signed.....

Date.....

Planning & Highways