



PLANNING & HIGHWAYS COMMITTEE

**Minutes of the meeting held on 19th February 2025 at 7:30pm
at The Ellendune Community Centre, Wroughton, Swindon, SN4 9LW**

- Present** Cllr D Archer
Cllr J Hewer
Cllr N McMahon
Cllr E Shaw
Cllr G Cook (Non-voting as not a member of this Committee but an elected member of both Wroughton Parish Council and Swindon Borough Council)
- Clerk** Cathy Martyn (Deputy Clerk)
- Public** 9 members of the public
3 members from Studley Grange Motorsports Hub Project Team, Gaming International and their architect.
- PH/197** **Election of a Chair for this meeting and apologies**
In the absence of the Committee Chair and Vice-Chair, Members RESOLVED to elect Cllr J Hewer as Chair of this meeting.
- Apologies were received and accepted from Cllrs B Keetch, L Ramsey and H Woodward.
- PH/198** **Declarations of Interest & Applications for Dispensation**
None.
- PH/199** **Presentation from the Studley Grange Motorsports Hub Project Team and Public Questions**
Members RECEIVED a presentation from Studley Grange Motor Hub Project Team regarding their proposed plans for a speedway racing and 'pay & play' electric karting on the same site, to make the site viable for motorsport use. Speedway was intended to be 18 times a year in the evenings which are generally weekly during drier months. There were likely to be 4 major events each year when registered karters would race. The business units would be linked to motorsports – R&D, workshops and offices. There would be 200+ car park spaces on site. Any additional parking provision required for larger events would be off site when needed, with use of shuttle buses, but it was not expected this would be needed during general use. Large events would need to be managed in agreement with Wiltshire Council. The site would be subject to noise restrictions and the detail for those would be dealt with through the planning process
- The Project Team were going through the pre-application process, including technical assessments around transport and noise, with a view to submitting a planning application in Spring, a decision later this year, and then work starting in approximately a year from now if planning permission were to be granted.

The following were raised by Councillors and members of the public:

- Only 1 resident present had received a flyer about the consultation, potentially queuing and blocking the B4005 between the access road and M4 J16..
- Access and the impact on traffic with particular concerns about traffic from Wootton Bassett and the M4 waiting to turn right into the site.
- Impact of noise as the bikes run on petrol
- Concerns about how the no right turn out of the access road could be enforced
- No safe pedestrian access to and from site as no footpaths and no streetlights
- Impact of alcohol being served
- Peak noise levels including bursts from the karts – what would the loudest decibels be.
- Noise generated by karting riders during practice sessions.
- Impact of spectator/ site user traffic coming through the village from M4 J15 and impact on known pinch points.

7 members of the public and the Studley Grange Motorsports Hub left the meeting at this point.

PH/200 Minutes

Members RESOLVED to approve the minutes of the meeting held on 5th February 2025. The Chair signed the minutes.

PH/201 Chairs Report

S/24/1170 Check Inn: Members NOTED the following response received from Swindon Borough Council in response to the comments made by this Committee:

The site boundary in red includes the turning head and the end of the highway. Is this acceptable to Highways Officers as it will affect deliveries to the workshop and residents?

Please refer to Highways consultation which is available to view online here: [View or comment on a planning application | Swindon Borough Council](#)

The comments from SBCs Highways Officers were not available on the planning portal and WPC would be interested to see them when they become available.

Please refer to Highways consultation which is available to view online here: [View or comment on a planning application | Swindon Borough Council](#)

Confirmation that the estate boundary is correct as Wroughton Parish Council has been informed it is shown incorrectly.

The dispute regarding site boundaries is not a planning issue

The Ecologist advises a CEMP (Construction Environmental Management Plan) must be provided before the site is cleared. The site was cleared before any planning application was submitted. Therefore, the applicant has breached this requirement. Please advise how this will be resolved!"

Please refer to the consultation provided by the SBC Ecologist which is available to view online here: [View or comment on a planning application | Swindon Borough Council](#)

PH/202.1

Application number: S/HOU/25/0126**Location:** Marlborough House, 35 Marlborough Road, Wroughton. SN4 0RX**Proposal:** Erection of 2 storey rear & single storey side extension.**Comments:** Members RESOLVED to OBJECT for the following reasons:

- There is very little change to the previous application which was refused.
- The extension to the first floor would conflict with the balanced architectural symmetry to the front of the dwelling, resulting in harm to the aesthetic value as a building of local heritage interest, and therefore also to the character and appearance of Wroughton Conservation Area.
- In combination with the extensions to the rear, the proposed development would result in disproportionate additions which would dominate the form, causing further harm to the aesthetic value of the building as well as to the Conservation Area.
- The proposals would be contrary to policies EN10, DE1 & SD1 of the Swindon Local Plan.
- In the absence of any identified public benefits sufficient to outweigh the harm, the development would also be contrary to the National Planning Policy Framework.
- If Officers are minded to grant permission, Wroughton Parish Council requests the following CONDITIONS:
 1. No excavations be started or allowed until the structural stability and integrity of the collapsed wall at the front of this site has been resolved.
REASON: This wall has collapsed and is the boundary with the B4005. It is imperative that this wall will not fail and collapse again in the future.
 2. The front boundary wall with the road must be repaired before any work begins.
REASON: to ensure that road users are protected and that the wall does not fail and collapse again.
 3. The construction route to and from site must be agreed with Swindon Borough Council's Principal Transport Manager.
REASON: the site is on a very narrow, blind bend, and Swindon Borough Council must agree the safest route to and from site for the protection of all highway users.

PH/202.2

Application number: S/COMP/25/0151**Location:** 9 Bakers Road, Wroughton. SN4 0RP**Proposal:** Request for compliance with Condition 2 from previous Consent S/LB/03/0433**Deadline:** Consultation dates N/A on SBC Planning Portal. Members RESOLVED to make no comment due to the lack of available information.

ACTION: Members requested the Deputy Clerk ask Swindon Borough Council to clarify that any applications on the weekly list with a consultation deadline of N/A is notified for information purposes only.

PH/203	<u>Studley Grange Motorsports Hub – launch of consultation</u> Members RESOLVED to make the following response to be forwarded to Wiltshire Council and the Motorsports Hub Project Team: The following questions were raised by both the Councillors and members of the public; Wroughton Parish Council asks that these questions are resolved by the formal planning application when it is submitted: • Only 1 resident present had received a flyer about the consultation. • Access and the impact on traffic with particular concerns about traffic from Wootton Bassett and the M4 waiting to turn right into the site, potentially queuing and blocking the B4005 between the access road and M4 J16. • Impact of noise as the bikes run on petrol • Concerns about how the no right turn out of the access road could be enforced • No footpaths and no streetlights to and from the site • Impact of alcohol being served • Peak noise levels including bursts from the karts – what would the loudest decibels be. • Noise generated by karting riders during practice sessions. • Traffic coming through the village from M4 J15 and impact on known pinch points.
PH/204	<u>Responses to Swindon Borough Council on planning applications which were agreed by email:</u> Members NOTED there were NONE for this meeting.
PH/205	<u>Planning Decisions.</u> Members NOTED there were NONE for this meeting.
PH/206	<u>Decisions by SBC to allow TPO Work</u> Members NOTED there were none for this meeting.
PH/207	<u>Planning Updates and Information.</u> Members NOTED there were none for this meeting.
PH/208	<u>Local Plan Update</u> Members NOTED there were none for this meeting.
PH/209	<u>Neighbourhood Plan Updates</u> Members NOTED there was no update to report this meeting.
PH/210	<u>Public Notices for information</u> Members NOTED there were none for this meeting.
PH/211	<u>Traffic Regulation Order for parking restrictions on Peglar’s Way, Barwell Avenue and Deanery Drive</u> Members NOTED the following update from Swindon Borough Council: <i>Site works for the SSEZ (School Safe Environment Zone) will be undertaken across all the sites of the SSEZ year 5 programme between 10-23 February, (weather dependent), Please note if we do get any adverse weather the programme will be postponed to later date.</i>

PH/212

Bridge over the M4, Swindon Road – Croft Road

Members NOTED the following automated update had been received from National Highways:
Streetworks / License - Streetworks "STR000547 M4 Overbridge" was updated

- The dates for the works have been changed from 24 Jan 2023 00:00 - 24 Jan 2025 06:00 to 24 Jan 2023 00:00 - 31 Mar 2026 23:59.

Temporary speed limit "Croft Road, Swindon" was updated

- The affected area has been updated.
- The dates for the works have been changed from 24 Jan 2023 00:00 - 24 Jan 2025 06:00 to 24 Jan 2023 00:00 - 31 Mar 2026 23:59.

You can view the works on Causeway one.network by clicking on this link:

<https://one.network?GBTMI25477541>.

ACTION: Members requested the Deputy Clerk request that the signage be updated.

PH/213

Wiltshire & Swindon Road Safety Partnership

Members RECEIVED the Road Safety Assessment for Brimble Hill/ Marlborough Road (B4005) which had been carried out following serious road safety concerns raised by a resident with the Police & Crime Commissioner. A copy of the assessment is attached as Appendix A.

The Chair suspended Standing Orders and allowed a resident to speak about her concerns in relation to this road, including the relocation of a sign from the end of her drive and whether any fines had been issued for LGVs mounting the pavement. The Chair explained that these issues were the responsibility of Swindon Borough Council and the Police. 2 copies of the road safety assessment were handed to the resident.

The Chair reinstated Standing Orders.

Members NOTED the report from the Deputy Clerk (a copy of which is attached as Appendix B) and RESOLVED:

To hold a public meeting to consult with residents to find out whether they think the actions suggested in the Road Safety Assessment Report would resolve some/ all/ most of the safety concerns, and if so, whether they would support the actions which had been suggested.

To consult the Swindon Borough Council ward councillors for Wroughton & Wichelstowe to ask whether they would support the actions which had been suggested.

To contact Chiseldon Parish Council to ask whether they would also support the actions suggested as any changes to Brimble Hill/ Marlborough Road (B4005) would likely impact the stretch of the B4005 between Chiseldon and Burderop.

To use the feedback to decide how they wished to respond to the 13 questions posed by Wiltshire & Swindon Road Safety Partnership, and which options to forward for action by Swindon Borough Council.

That a short paragraph could be put into the Spring newsletter which would be delivered to every household in the parish in April. This would explain to residents that a public meeting would be held within the following couple of months; the date of that meeting would be advertised on WPC's website, on local fb groups, in the Wroughton Monthly and on the parish council's noticeboards.

Members **RESOLVED** that the Public Meeting to discuss and inform residents about the Road Safety Assessment for Brimble Hill/ Marlborough Road (B4005) should be added to the list of Strategic Priorities, as whilst the financial cost would be minimal, the impact on resource in the office could be significant.

PH/214 Members **NOTED** that Wiltshire & Swindon Road Safety Partnership was in the process of carrying out a road safety assessment of Priors Hill, including the pedestrian crossing on Devizes Road, and the draft assessment should be available within the next couple of months.

PH/215 Members **RESOLVED** to request that Cllr Gayle Cook (in her SBC capacity) ask Wiltshire & Swindon Road Safety Partnership to carry out road safety assessments at their earliest convenience on the following roads, in response to residents' concerns for the safety of both drivers and pedestrians due to the impact of vehicle speeds, on-road parking, and road layout/ design/ and characteristics:

- B4005 Wharf Road
- Perrys Lane (public bus route)
- Hay Lane
- Bassett Down
- A4361 Swindon Road/ Moormead Road
- A4361 Devizes Road/ High Street/ Church Hill

PH/216 Highways Updates & Information

Members **NOTED** there were none for this meeting.

PH/217 Strategic Priorities for 2025-26.

The Committee **NOTED** that the Clerk and Deputy Clerk were awaiting a resolution from the Council meeting on 10th March, 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 Public Meeting to discuss and inform residents about the Road Safety Assessment for Brimble Hill/ Marlborough Road (B4005):** whilst the financial cost should be minimal, the impact on resource in the office could be significant.

The meeting closed at 20.30.

Signed.....

Date.....

Planning & Highways