

WROUGHTON PARISH COUNCIL



Dear Councillor

11th July 2025

Members of the Committee are **summoned** to attend
a meeting of the **PLANNING & HIGHWAYS COMMITTEE** on **Tuesday 29th July 2025 at 7:30PM**
at **The Ellendune Community Centre, Barrett Way, Wroughton, SN4 9LW**

Emma Freemantle
Clerk

AGENDA

1. Apologies

To receive apologies.

2. Declarations of Interest & Applications for Dispensation

To receive any Declarations of Interest required by the Code of Conduct adopted by the Parish Council on 1 July 2012.

3. Public Questions

To receive and respond to any questions, comments or representations from the public. Maximum 10 minutes.

4. Minutes

To approve the minutes of the meeting held on 16th July 2025.

5. Updates and Information for Noting only.

- a) **Speeding through Elcombe:** To note no responses have been received from either Wiltshire and Swindon Road Safety Partnership nor Swindon Borough Council; Cllr Gayle Cook (SBC) is chasing these.
- b) **Speeding on Church Hill:** To note SBC has offered to share speed data following the installation of ATC loops in September.
- c) **Proposed streetnames for the Hills housing development site:** To note no response has been received yet from Swindon Borough Council (SBC); the Deputy Clerk has asked the ward councillors to support the request and chase a response from SBC; Cllr Courtliff has offered to do this.
- d) **Application to the Traffic Commissioner from Nicholas John Gosling & Partners, Berkeley Farm Dairy, Swindon Road, Wroughton, Swindon, SN4 9AQ as an operating centre, to increase the authorisation to 5 vehicles and 4 trailers (from 3 vehicles and 4 trailers). Operator License Number OH1140897 (application publication dated 1 May 2025):** To note Swindon Borough Council did not withdraw its objection, and awaits an update from the Traffic Commissioner on the application.
- e) **S/25/0692 Land west of Priors Hill, Science Park, Hangar D2 – query on CIL Funds (Community Infrastructure Levy):** To note the following from Swindon Borough Council in response to the Parish Council's query about CIL:
This development would be outside the meaning of Planning Permission for CIL as the proposal is temporary. CIL Regulation 5 (2) But planning permission does not include planning permission granted for a limited period. For this reason the proposal falls outside the CIL regulations entirely as it is not treated as a Planning Permission for CIL, therefore no CIL Liability Notice will be issued.

PLANNING INCLUDING TPO (Tree Preservation Order) NOTICES

6. Planning Applications to be examined.

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| 6.1 | Application no: | S/21/1386 (REVISED APPLICATION) |
| | Location: | 9&10 High Street, Wroughton. SN4 9JX ('The old Co-op') |
| | Proposal: | Demolition & erection of buildings to form 2no retail units (Class E) and 12no. flats (Class C3) & associated works. |
| | Deadline: | 04.08.25 |
| 6.2 | Application no: | S/25/0823 |
| | Location: | Land at Langton Park, Wroughton. |
| | Proposal: | Erection of 14 dwellings (Class C3) and associated works. |
| | Deadline: | 01.08.25 |
| 6.3 | Application no: | S/25/0859 |
| | Location: | Land at former Oak & Ash House, Brimble Hill, Wroughton. |
| | Proposal: | Demolition of existing buildings & erection of 4 detached dwellings with associated garages, access & landscaping (variation of Condition 20 – approved plans from Planning Application S/13/0966) |
| | Deadline: | 11.08.25 |
| 6.4 | Application no: | S/25/0894 |
| | Location: | Former Oak & Ash House, Brimble Hill, Wroughton. |
| | Proposal: | Change of use of land from hostel accommodation (Class C2) - (variation of Condition 2 – approved plans from Planning Application S/23/0172) |
| | Deadline: | 11.08.25 |
| 6.5 | Application no: | S/HOU/25/0924 |
| | Location: | 2 Comet Way, Wroughton. SN4 0FL |
| | Proposal: | Erection of a single storey rear extension. |
| | Deadline: | 12.08.25 |

7. Planning Applications for information only:

To note there are none for this meeting.

8. Planning consultation responses agreed by email:

To note there are none for this meeting.

9. To note the following planning decisions made by Swindon Borough Council.

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|-----------------|---|---|-------|
| • S/LDP/25/0586 | Three Ways
Marlborough Road
Wroughton. | Certificate of lawfulness (proposed) for the use of land for the siting of a mobile home for ancillary use. | GRANT |
| • S/23/0892 | Ridgeway Hospital
Moormead Road
Wroughton | Car park extension within land to the rear (east) of the Hospital site; and associated works. | GRANT |
| • S/HOU/25/0770 | 25 Inverary Road
Wroughton | Conversion of garage into habitable space | GRANT |

- S/25/0692 Lane west of Priors Hill Erection of a temporary renewable natural
Science Park, Hangar gas facility, solar array & associated
infrastructure – variation of condition 2 from GRANT
previous application S/24/1348 regarding changes
to solar array model.

10. To note any decisions made by Swindon Borough Council for work to trees with a Tree Preservation Order (TPO) or to trees within a conservation area (copies attached):

To note none have been received.

11. Planning Updates and Information:

To note none have been received.

STRATEGIC PLANNING:

12. Local Plan Update:

To note:

- The map of Wroughton received from Swindon Borough Council – please see copy attached.
- Swindon Borough Council will be holding a drop-in event for residents in Wroughton Library 5pm-7pm on Monday 6th October.

13. Revision of the Neighbourhood Plan:

To consider the following recommendation which is set out in the report from the Deputy Clerk on the revision of the Neighbourhood Plan – please see copy report attached:

Members consider, before setting up the Neighbourhood Plan Working Party, whether the Wroughton Neighbourhood Plan should be reviewed on a policy basis.

Reasons:

- The laws and regulations surrounding neighbourhood plans are very complex.
- The policies would apply regardless of the sites proposed in Swindon Borough Council's draft Local Plan or their final, approved Local Plan.
- It's possible to have a policy specific to an individual site if required.
- A policy based neighbourhood plan would have the advantage that the review could start now, rather than wait for the outcome of Swindon Borough Council's various statutory consultations.
- Revision of the neighbourhood plan on a site basis may require work to be re-done if the proposed sites change throughout the consultation periods, especially in light of the information from Cllr Matty Courtliff about the potential consequences of the recent decision by Swindon Borough Council's Planning Committee to reject the planning application for 707 homes on the Oasis site, which could result in additional housing development sites being proposed in other areas of the Borough, including Wroughton.

To consider the revised and updated terms of reference for the Neighbourhood Plan Working Plan Working Party – please see copy attached.

HIGHWAYS INCLUDING FOOTPATHS

14. Brimble Hill/ Marlborough Road

To note:

- An update will be brought to this Committee following the meeting with the MP and ward councillors.
- The white lines at the roundabout on the junction with Brimble Hill and Wanshot Close have been repainted.
- The MP and ward councillors have been contacted to support a request that the Police carry out speed checks on the fastest sections of the road, and to advise the most appropriate officer to contact with this request.

15. Public Notices: To receive copies for information:

- **Notice of Temporary Road Closure – Salthrop Farm Lane between the junctions of Bassett Down and Broad Hinton Road:** for utility works with effect from 29th August 2025 for 6 months, but it is expected works should be complete by 11 September 2025. Please see copy notice attached for diversion route.
- **Notice of Temporary closure – Overtown between Overtown Hill Road and Brimble Hill:** for tree cutting works with effect from 11th August 2025 for 6 months, but it is expected works will take place during 11th-15th August. Please see copy notice attached for diversion route.

16. Footpaths

To note there is no update.

17. Highways Updates & Information:

To note none have been received.

FLOODING

18. Flood Working Party:

To note the Deputy clerk has requested an update from Swindon Borough Council regarding the works to The Pitchens culvert and is awaiting a response.

STRATEGIC PRIORITIES

19. To note the Strategic Priorities for 2025-26 agreed at the Full Council meeting on 17th March 2025.

- **Revision of the Neighbourhood Plan:** £15,000 budget.
- **Vehicle Activated Sign (VAS):** £5,000 budget to purchase 1 VAS (happy/ sad face + showing actual speed) for A4361 Church Hill, on north side (downhill) just after junction of minor road to the church. This relates to a standing agenda item (Speeding on Church Hill). See previous meeting minutes for details.
- **Report by Wiltshire & Swindon Road Safety Partnership into residents' concerns on B4005 Brimble Hill/ Marlborough Road:** To progress the outcomes from the public meeting held on 23rd May 2025. This is a standing agenda item. See previous meeting minutes for details.
- **Wichelstowe Community Sports Hub:** All updates other than planning applications go to Full Council.

20. To note possible Strategic Priorities for 2026-27 for recommendation to the Finance & General Purposes Committee

To consider naming roads on any future development after or in association with the famous race horses.

Members of Committee (8)

Cllr B Keetch (Committee Chair)

Cllr D Archer

Cllr L Coady

Cllr J Hewer

Cllr W McGregor

Cllr N McMahon

Cllr L Ramsay

Cllr H Woodward

Members are reminded that the Council has a general duty to consider the following matters in the exercise of any of its functions: Equal Opportunities (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation), Crime and Disorder, Health & Safety and Human Rights.