

WROUGHTON PARISH COUNCIL



PLANNING & HIGHWAYS COMMITTEE

Minutes of the meeting held on 29th July 2025 at 7:30pm at The Ellendune Community Centre, Wroughton, Swindon, SN4 9LW

Present:

Wroughton Parish Council	Cllr D Archer
	Cllr J Hewer
	Cllr B Keetch (Chair of the Planning & Highways Committee)
	Cllr W McGregor
	Cllr N McMahon
	Cllr H Woodward
	Cllr D Hooper (Non-voting member)
	Cll L Campisano (Non-voting member)
	Emma Freemantle (Clerk)
	Cathy Martyn (Deputy Clerk)

Swindon Borough Council	Cllr Gayle Cook
	Cllr Matty Courtliff

Public 26

PH/65 **Apologies for absence.**
Apologies were received and accepted from Cllrs L Coady and L Ramsay.

PH/66 **Declarations of Interest & Applications for Dispensation**
None.

PH/67 **Public Question Time**
Six members of the public spoke on behalf of all the residents present regarding their concerns about the planning application for Langton Park, which more than doubles the existing number of houses, when combined with the applications recently granted. Their objections included:

- Detrimental changes to the character and amenity of the estate and surrounding area.
- No consultation by the developers who were currently building homes at Langton Park.
- Incompatible with existing streetscene. New homes would be much smaller than existing.
- Existing on-road parking would be removed and allocated to new homes, not replaced.
- Existing roads (already in poor state) would be made worse with additional construction traffic.
- No facilities other than 1 small shop along poorly maintained, unlit road.
- Shortest route to facilities in Wroughton (health centre, pharmacy, schools, shops, community centre) was Priors Hill – a steep, unlit, single carriage road with no pavements or parking places for most of its length.
- Additional traffic also dangerous for residents of Priors Hill.
- Removes historic side access/ rights of way/ easements from existing residents.

- Overlooking & loss of privacy, particularly by nos: 1-5 (proposed) which were at 90 degrees to nos: 45 & 46 (existing)
- No bat impact statement or bat survey; tree survey did not include mature specimen trees or the large swathes of dense hedging nor the habitat they support.
- Drainage and flood risk assessment incorrect as entrance to Langton Park floods in heavy rain.
- Drains were clay from 1950s and designed for 19 houses, not double that number.
- Outside the build line.
- Concern regarding speed of traffic using upper section of Priors Hill.
- Priors Hill had weight limit but was used by heavy goods construction vehicles.
- Priors Hill too narrow to accommodate 2 cars side by side. Traffic already uses resident's driveway and demolishes walls. No pavements so very dangerous to walk and drive on this road, and insufficient space to put a pavement in.
- Many homes now have 2 cars. Additional homes would lead to more traffic movements and exacerbate existing issues.
- The settlements of Langton Park and Overtown have very distinct and separate identities. The planting buffer of trees and hedge between these 2 settlements would be destroyed and the 2 settlements would merge into one.
- The road through Overtown Farm was a private road which should not be used.
- The proposed development was outside the development boundary and within the AONB. Any development should be sympathetic to the landscape; this planning application was not.
- Residents were unsure who now owned the land, and whether or how their maintenance of the open space would be transferred to the landowner, nor the landowner's expectations regarding any maintenance charges.

Cllr Matty Courtliff advised he had already called this in to Swindon Borough Council's (SBC's) Planning Committee to give residents the opportunity to speak and be heard. The NPPF (National Planning Policy Framework) had a presumption in favour of sustainable development. Members must decide whether this was a sustainable application. He was a member of SBC's Planning Committee and would leave the room whilst this item was debated.

PH/68

Minutes

Members RESOLVED to approve the minutes of the meeting held on 16th July 2025. The Chair signed the minutes.

PH/69

Updates and information for noting only.

PH/69.1

Speeding through Elcombe: Members NOTED no responses had been received from either Wiltshire and Swindon Road Safety Partnership, nor Swindon Borough Council; Cllr Gayle Cook was following them up.

PH/69.2

Speeding on Church Hill: Members NOTED Swindon Borough Council had offered to share the speed data following the installation of ATC loops in September. Correspondence between a resident of Church Hill and one of SBC's Traffic Officers had been received.

PH/69.3

Proposed streetnames for the Hills housing development site: Members NOTED no response had been received from Swindon Borough Council to the Parish Council's request; Cllr Matty Courtliff was following this up.

PH/69.4 **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):** Members NOTED Swindon Borough Council had not withdrawn its objection, and awaited an update from the Traffic Commissioner on the application.

PH/69.5 **S/25/0692 Land west of Priors Hill, Science Park, Hangar D2 – query on CIL Funds:** Members NOTED the following response from Swindon Borough Council in response to the Parish Council’s query about CIL (Community Infrastructure Levy):
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.

PH/70 Planning Applications Examination

PH/70.1 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
Comments: **Members RESOLVED to OBJECT for the following reasons:**

- **Inadequate parking for the commercial units.**
- **Inadequate cycle facilities.**
- **Support the concerns and objections raised by Swindon Borough Council’s Officers.**

Members requested that if Planning Officers were minded to grant this application, it be CONDITIONED that the 18 car parking spaces be free to use by anyone and must not to be used for anything other than parking.

Cllr Matty Courtliff left the room.

PH/70.2 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
Comments: **Members RESOLVED to support the concerns and objections raised by the residents, and OBJECT on the following grounds:**

- **Members support the comments made by Swindon Borough Council’s Officer that ‘the proposals fail to demonstrate that development traffic, when taken cumulatively with other committed development, will not lead to significant harm to existing users and frontages of Priors Hill, contrary to provisions set out within Policy TR2(b) of the Local Plan 2026’.**

- *The site is located remote from services and facilities and residents and visitors would be dependent on travel by private car, contrary to Policy TR2(a) of the Local Plan 2026.*
- *'Inadequate provision is made for the safe and effective movement of pedestrians to and within the site, contrary to Policy TR2(b) of the Local Plan 2026'.*
- This emphasises the fact the parking for the existing 19 houses is compromised by taking away the kerbside frontages of the houses used by the existing residents for parking, to be replaced by 43 parking spaces for the new proposed houses.
- Priors Hill is a single track, very steep road with speed limits from 50mph-20mph, a weight limit and no pavements. It must **NOT** be used for a route for the development traffic, and a traffic plan must be agreed as a condition if SBC is minded to grant this application.
- The road through Overtown Farm is a private road and should NOT be used by any traffic at all without permission.
- Steve Coen, the owner of the private road has stated that he has not been notified of any access rights for the developments at Langton Park. Access should be clarified before a decision is made.
- This proposed application is clearly an overdevelopment of the site, squeezing houses in between the existing houses, having a detrimental effect on the street scene, whilst also blocking historic side access to a number of the existing properties.
- The proposal would lead to overlooking & loss of privacy, particularly by nos: 1-5 (proposed) which are at 90 degrees to nos. 45 & 46 (existing).
- The proposed development would also cause a loss of amenity and open spaces.
- There is an objection on the SBC planning portal that is 'for' the application, but the residents of the house listed have no knowledge of the person objecting.
- Adama Consulting wrote their report, using data sources, but on page 3 they say that a number of data sources have been used in compiling this report. Whilst Adama Consulting believe them to be trustworthy; we are unable to guarantee the accuracy of the information that has been provided by others.
- At Para 2.3 – Hydrology: Adama Consulting state there are no water features within the immediate vicinity of the site – yet Overton Reservoir is just behind the site.
- At Para 3.2 – Drainage: Adama Consulting mention the 150mm clay sewer pipes installed by the MOD when the 19 original houses were built to serve the airfield in WW2. This system would be put under severe pressure with double this number of houses, especially considering the distance from the sewage works.

- The Ecology Survey does not mention of the removal of existing mature trees or hedging, nor the supporting habitat these provide for wildlife, eg, bats and the rookery; it only deals with a biodiversity net gain survey. The survey is therefore incomplete.
- Existing roads (already in poor state) would be made worse with additional construction traffic.
- The settlements of Langton Park and Overtown have very distinct and separate identities. The planting buffer of trees and hedge between these 2 settlements would be destroyed and the 2 settlements would merge into one.
- There are no facilities within a safe walking distance of the proposed development site, other than 1 small shop along poorly maintained, unlit road.
- The public bus service is poor and infrequent.
- The proposed development is outside the development boundary and within the AONB. Any development should be sympathetic to the surrounding landscape; this planning application is not.

Councillor Matty Courtliff re-entered the room.

PH/70.3	Application no: Location: Proposal:	S/25/0859 Land at former Oak & Ash House, Brimble Hill, Wroughton. 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: Comments:	11.08.25 Members RESOLVED to make NO OBJECTIONS but questioned where the access to the paddock would be as it was not shown on the plans.
PH/70.4	Application no: Location: Proposal:	S/25/0894 Former Oak & Ash House, Brimble Hill, Wroughton. Change of use of land from hostel accommodation (Class C2) - (variation of Condition 2 – approved plans from Planning Application S/23/0172)
	Deadline: Comments:	11.08.25 Members RESOLVED to make NO OBJECTIONS but questioned where the access to the paddock would be as it was not shown on the plans.
PH/70.5	Application no: Location: Proposal: Deadline: Comments:	S/HOU/25/0924 2 Comet Way, Wroughton. SN4 0FL Erection of a single storey rear extension. 12.08.25 Members RESOLVED to make NO OBJECTIONS and requested confirmation that there would be a gap of 75mm at the boundary.

- PH/71** **Planning Applications notified by Swindon Borough Council for information only:**
Members NOTED none had been received.
- PH/72** **Responses to Swindon Borough Council on planning applications which were agreed by email:**
Members NOTED there were none for this meeting.
- PH/73** **Planning Decisions.**
Members NOTED the following decisions which had been made by Swindon Borough Council:
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| PH/73.1 | 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 |
| PH73.2 | 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 |
- Members NOTED the concerns raised by a resident of Saxon Close that that despite S/23/0892 only recently being granted, it appeared the applicant was seeking already to amend Condition 10 (iii) by reducing or removing the group of trees which that condition specified must be retained (see S/COND/25/0877). Members requested the Deputy Clerk should email Swindon Borough Council for confirmation that the group of trees set out in Condition 10 (iii) would be retained in full compliance with that condition, and if any changes were made, they must be surveyed by suitably qualified arboriculturists.
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| PH/73.3 | S/HOU/25/0770 25
Inverary Road
Wroughton | Conversion of garage into habitable space | GRANT |
| PH73.4 | S/25/0692 Lane west of
Priors Hill
Science Park | Erection of a temporary renewable natural gas facility, solar array & associated infrastructure – variation of condition 2 from previous application S/24/1348 regarding changes to solar array model. | GRANT |
- PH/74** **Decisions by SBC to allow TPO Work**
Members NOTED none had been received.
- PH/75** **Planning Updates and Information.**
Members NOTED there were none for this meeting.
- PH/76** **Local Plan Update**
Members NOTED:
The map of Wroughton received from Swindon Borough Council – a copy attached to these minutes as Appendix A.
Swindon Borough Council would be holding a drop-in event for residents in Wroughton Library 5pm-7pm on Monday 6th October.

PH/77

Revision of the Neighbourhood Plan

Members NOTED the report from the Deputy Clerk, a copy of which is attached to these minutes as Appendix B.

Members RESOLVED to set up the Neighbourhood Plan Working Party to discuss whether the existing Wroughton Neighbourhood Plan should be reviewed, and if so, whether that should be on a site basis or a policy basis, with a recommendation to be made to the Planning and Highways Committee for consideration.

Members RESOLVED the revised wording for the Terms of Reference for the Neighbourhood Plan Working Party, a copy of which is attached to these minutes as Appendix C.

Members RESOLVED to recommend that Full Council invite the following residents to become members of the Neighbourhood Plan Working Party: Steve Harcourt, Chris Kennedy, Brian Phillips and Pete Wilcox.

**ACTION
(Cllr HW)**

Cllr Holly Woodward offered to find out who else was on the original Neighbourhood Plan Working Party for consideration.

PH/78

Brimble Hill/ Marlborough Road

Members NOTED:

- An update would 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 had been repainted.
- The MP and ward councillors had been contacted to support a request that the Police carry out speed checks on the fastest sections of the road.

PH/79

Public Highways Notices for information

Members NOTED the following 2 notices had been received:

PH/79.1

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 was expected works should be completed by 11 September 2025.

PH/79.2

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.

PH/80

Footpaths

Members NOTED there was no update for this meeting.

PH/81

Highways Updates and Information:

Members NOTED none had been received.

PH/81

Flood Working Party

Members NOTED the Deputy Clerk had requested an update from Swindon Borough Council regarding the works to The Pitchens culvert and was awaiting a response.

PH/82

Strategic Priorities agreed for 2025/26.

Members NOTED that the following projects had been agreed at the Full Council meeting held on 17th March 2025, as projects to be progressed during 2025/26:

- **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.

PH/83

Strategic Priorities to consider for 2026/27

- To consider naming roads on any future development after, and in connection with, Wroughton's famous race horses.

The meeting closed at 20.18.

Signed

Date

Chair, Planning & Highways Committee