

WROUGHTON PARISH COUNCIL



PLANNING & HIGHWAYS COMMITTEE

Minutes of the meeting held on 18th August 2025 at 6.15pm at The Ellendune Community Centre, Wroughton, Swindon, SN4 9LW

Present:

Wroughton Parish Council

Cllr D Archer
Cllr J Hewer
Cllr W McGregor
Cllr N McMahon
Cllr H Woodward (Vice-Chair of the Planning & Highways Committee)
Cllr Gayle Cook (non-voting member as not a member of this Committee)

Emma Freemantle (Clerk)
Cathy Martyn (Deputy Clerk)

Swindon Borough Council

Cllr Gayle Cook (also a non-voting member of the Parish Council)
Cllr Matty Courtliff

Public 19

PH/84

Apologies for absence.

Apologies were received and accepted from Cllrs B Keetch, L Coady and L Ramsay. In the absence of the Committee Chair, the meeting was chaired by Cllr Holly Woodward, as Vice-Chair of the Committee.

PH/85

Declarations of Interest & Applications for Dispensation

None.

PH/86

Public Question Time

Residents raised the following concerns and objections in relation to the Speedway planning application at Studley Grange:

- Residents living in Hay Lane Caravan Site had not been consulted, nor had residents living at Costow, even though 1 out of the 10 Costow homes had been leafleted regarding the pre-planning consultation. These residents will all be significantly impacted by the noise and the increase in traffic.
- The environmental assessment was incomplete. More investigation was required, particularly regarding bat habitats and the impact of noise from the site on bat colonies.
- Impact of noise from the site on existing homes and residents, particularly the cumulative noise impact of the M4 and Speedway which had not been noted in the noise assessment.
- Concerns satnavs would take vehicles leaving the site to the M4 at junction 15 via Chiseldon rather than 500 cars queue to J16 M4.
- Impact on the Wichelstowe development.
- No safe pedestrian route to site, no footpaths/ pavements to site from Swindon.

- Frequency of noise due to practices and workshops outside of speedway events.
- Noise and traffic impact on crematorium, including noise during practice sessions.
- Possibility of music festivals being held on the site.
- Impact of noise on residents living within the Swindon boundary who were only 450m away from site, as opposed to the distances quoted in the application.
- If Swindon Borough Council closed Red Posts Drive as per the Wichelstowe planning grant, the main access would be the tunnel under the M4 which would bring the majority of traffic onto Wharf Road and Mill Lane.
- Impact of noise from the site on animals on Swindon Borough Council's tenanted farms which were only 200m from the site. Concern the noise would cause them distress and possibly to stampede, even those housed inside.
- Impact on farmland of pedestrians trying to walk to site and using farmland where no rights of way/ footpaths existed.
- Impact on the 200m stretch of road between the site and M4 junction 16, which included existing access into/ egress from: junction to Bassett Down, Studley Grange Garden Centre, Petshed, Butterfly World, allotment site, Hay Lane Caravan Park and then hundreds of cars going in and out of the speedway site.
- Impact of noise and increased traffic on the road through Elcombe, where residents have already raised concerns to Swindon Borough Council via the Parish Council about speeding and road safety.
- Concern that some existing rights of way had been moved without consultation and/ or permission and those around Lydiard Tregoze had not been shown on the plan.
- Concern that alcohol sold at events on site would impact the perception of those using the pedestrian crossing and increase the risk of accidents/ fatalities of those trying to cross the railway line; the railway crossing behind the site is an open one and thus would be very dangerous if used by people who had been potentially drinking or taking drugs. It is an accident waiting to happen.
- The number of fatalities on Wharf Road would increase.

Cllr Matty Courtliff:

- raised concerns that M4 Junction 16 did not have the capacity to support the additional use by the speedway and Wichelstowe as it was being built out, including traffic safety. He was also concerned about the noise impact. He would be objecting on behalf of residents. Swindon Borough Council (SBC) had future-proofed M4 Junction 16 for the additional traffic which would be created by the Wichelstowe development. He would raise these concerns with Councillor Kevin Small, Swindon Borough Council Cabinet Member for Planning, and ask if SBC would send an objection to Wiltshire Council.
- advised SP Broadway had not submitted a planning application at this stage. Developers often wanted to say they had consulted as part of a planning application. He strongly encouraged people to say no to the SP Broadway consultation, but advised residents should not elaborate.

PH/87

Minutes

Members RESOLVED to approve the minutes of the meeting held on 29th July 2025. The Chair signed the minutes.

PH/88

Updates and information for noting only.

- PH/88.1 **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/88.2 **Speeding on Church Hill:** Members NOTED Swindon Borough Council had offered to share the speed data following the installation of ATC loops in September.
- PH/88.3 **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/88.4 **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/89 **Planning Applications Examination**
- PH/89.1 Application no: PL/2025/06229 (Application to Wiltshire Council)
 Location: Studley Grange, Hay Lane, Swindon. SN4 9QT
 Proposal: Construction of a motorsports park including a speedway arena, karting track, associated garages and storage (Sui Generis), business centre (Class E) including external refurbishment and change of use to Class E of the existing Listed Farmhouse, and associated landscaping and parking provision.
 Deadline: 28.08.25
 Comments: **Members RESOLVED to OBJECT on the following grounds:**
- **Wiltshire Crematorium:** The site is too close to the Crematorium, the noise would be completely disrespectful to mourners.
 - **Water and sewage:** Thames Water has reviewed this H4 consultation. They may require a build over agreement, as they believe the proposed development could be within 3 metres of a public sewer (of which, the internal diameter is less than or equal to 150mm). There are no mapped public sewers in the vicinity, however following the private sewer transfer in October 2011, it is likely that houses of this type and location will have unmapped public sewers within their boundary.
We therefore strongly recommend that prior to a decision being made, the developer employs a professional to conduct a survey within their site to ascertain if any shared pipework is present.
 - **Footpaths:** The Ramblers Association has advised there are plans to divert some footpaths. It appears they may be being diverted on to land not owned by the applicant/ developer. It must be made clear whether permission has been sought and granted; some of the land is owned by Network Rail and may be an issue.
 - No safe pedestrian route to site from Wroughton, no footpaths/ pavements to site. No streetlights.

- **Ecological report:** Their summary states that a detailed UKHAB survey should be made within the botanical season. Para 3.6.1 states that it is a preliminary appraisal and does not include all survey data needed to inform an Ecological Impact Assessment (EIA). ie – the ecological report needs to be completed prior to a decision being made.
- **Ponds** There are 6 ponds present, considered to be of local importance for nature. The area is a rough unkept area with a plethora of wildlife and habitat which must not be lost. The EIA should be completed prior to a decision being made.
- **Animals** There is evidence of 30 badgers, hazel dormice, riparian mammals – otter and vole. Bats – 40 sightings in the data search. The site offers woodland, grassland and pond areas of value to bats for foraging behaviour. Reptiles – 13 records of reptiles. **If this project goes ahead it will be an ecological disaster.**
- **Noise:** Residents living at Hay Lane Caravan Site have not been consulted, yet they live nearest the site. Residents living at Costow have not been consulted. These residents will all be significantly impacted by the noise, particularly the cumulative impact of noise from the proposed development combined with the existing noise from the M4. This cumulative impact was not noted in the noise assessment and should be investigated before a decision is made.
- **Farms:** Impact of noise from the site on animals on Swindon Borough Council's tenanted farms which are only 200m from the site. Concern the noise would cause them distress and possibly to stampede, even those housed inside.
- Impact on farmland of pedestrians trying to walk to site and using farmland (fields) where no rights of way/ footpaths exist.
- **Road Safety/ Traffic:** Concerns that satnavs will take vehicles leaving the site to the M4 at junction 15 via Wharf Road, Wroughton and Chiseldon rather than the 500 visitor vehicles all queueing to leave via the roundabout at M4 J16.
- Impact of noise and increased traffic on the road through Elcombe, where residents have already raised concerns to Swindon Borough Council via the Parish Council about speeding and road safety.
- Impact of increase in traffic on residents of Wharf Road which is a difficult road to join from farms and roads to local hamlets.
- Impact of the significant increase in traffic on residents of Hay Lane Caravan Park whose access is opposite the proposed site entrance.
- Impact on the Wichelstowe development.
- Impact if the road at Red Posts Drive is closed.
- **Railway pedestrian crossing:** Concern that alcohol sold at events on site would impact the perception of those using the pedestrian crossing and increase the risk of accidents/ fatalities of those

trying to cross the railway line. The railway crossing behind the site is an open one and thus would be very dangerous if used by people who had been potentially drinking or taking drugs. It is an accident waiting to happen.

- **Insufficient parking on/ near the site:** The proposal of 3,000 spectators but only 250 parking spaces is unsound and would lead to parking on the B4005, farm tracks
- **M4 Junction 16** was future proofed by Swindon Borough Council to enable Wichelstowe to be built out. This did not envisage or cater for an additional 3,000 spectators trying to access the proposed Speedway site.

PH/89.2 Application no: S/25/0939
 Location: The Store, The Old Exchange, 27A Moormead Road, Wroughton.
 SN4 9BU
 Proposal: Installation of a shipping container
 Deadline: 19.08.25
 Comments: **Members RESOLVED to make NO objections.**

PH/89.3 Application no: S/HOU/25/0994
 Location: 4 Langton Park, Wroughton. SN4 0QN
 Proposal: Change flat roof to lean to roof on existing single storey wrap-around extension.
 Deadline: 02.09.25
 Comments: **Members RESOLVED to make NO objections.**

PH/90 **Planning Applications notified by Swindon Borough Council for information only:**
 Members NOTED none had been received.

PH/91 **Responses to Swindon Borough Council on planning applications which were agreed by email:**
 Members NOTED there were none for this meeting.

PH/92 **Planning Decisions.**
 Members NOTED the following decisions which had been made by Swindon Borough Council:

- | | | | |
|-----------------|--------------------------------|---|--------|
| • S/HOU/25/0819 | 1 Stirling Close
Wroughton | Erection of single storey rear & side
extensions | GRANT |
| • S/HOU/25/0584 | 20 Maskeleyne Way
Wroughton | Erection of single storey side annex | REFUSE |

PH/93 **Decisions by SBC to allow TPO Work**
 Members NOTED none had been received.

PH/94 **Planning Updates and Information.**
 Members NOTED there were none for this meeting.

PH/95 **Local Plan Update**
 Members NOTED there was no further update.

- PH/96** **Revision of the Neighbourhood Plan**
Members NOTED the recommendations from the Planning & Highways Committee meeting on 29th July would be taken to September's Full Council meeting for discussion.
- PH/97** **Balmoral Land**
Members NOTED the Parish Council's response to this pre-planning consultation would be discussed at the Planning & Highways Committee meeting on 3rd September.
- PH/98** **Brimble Hill/ Marlborough Road**
Members NOTED:
- Progress of the outcomes from the Public Meeting on 23rd May: An update would be brought to this Committee following the meeting with the MP and ward councillors.
 - Danny Kruger MP, Cllr Gayle Cook and Cllr Matty Courtliff had supported the Committee's request that the Police carry out speed checks on the fastest sections of the road.
 - The Police had advised they would carry out ad hoc speed enforcement where possible, but in order to get the Speed Enforcement Officers involved, the correct route was to contact Swindon Borough Council to request a traffic survey, the results of which should trigger a referral to the Speed Enforcement Officers; this would result in more regular enforcement with specialist equipment.
 - The Deputy Clerk had followed the police advice and was awaiting confirmation from Swindon Borough Council as to whether they would be able to carry out speed checks.
- PH/99** **Public Highways Notices for information**
Members NOTED the formal consultation on *Swindon Borough Council (Waiting and Loading Restrictions and Parking Places Consolidation) Order 2021 (Variation No. 6) Order 2025* (copy attached) the effect of which was to revoke the 24 hour clearway on the A4361 south west of the junction with Elcombe to the borough boundary.
- Cllr Gayle Cook and Matty Courtliff advised they had not been consulted by Swindon Borough Council.
- The Deputy Clerk had contacted Swindon Borough Council to understand the impact of this order, but this was still unclear.
- Members requested the Deputy Clerk should request Swindon Borough Council grant an extension of time and explain the practical outcome of this proposed road order for road users, in order that they could then make comment at the following Committee meeting on 3rd September.**
- PH/100** **Footpaths**
Members NOTED there was no update for this meeting.
- PH/101** **Highways Updates and Information:**
Members NOTED none had been received.
- PH/102** **Flood Working Party**

Members NOTED the Deputy Clerk was still awaiting an update from Swindon Borough Council regarding the works to The Pitchens culvert and dates for the next flood working party meeting.

- PH/103 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/104 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.

- PH/105 Exclusion of Press and Public**
- Members RESOLVED in accordance with Standing Order 3(d) that ‘in view of the confidential nature of the business about to be transacted, it was advisable in the public interest that the press and public be temporarily excluded and they be instructed to withdraw’.**
- Reason: Contains confidential and personal information**

- PH/106 Planning Enforcement**
- Members NOTED the confidential information contained in the email from a resident sent to the Chair and Vice-Chair of this Committee, details of which had been forwarded with the agenda.

The Deputy Clerk had asked Swindon Borough Council how they decided whether a piece of land was being used as a garden and was awaiting a response.

Members RESOLVED the Parish Council could not overrule the decision of the Planning Enforcement Officer and they would await until the outcome of the MP’s involvement.

The meeting closed at 20.14.

Signed Date

Chair, Planning & Highways Committee