

WROUGHTON PARISH COUNCIL

PLANNING & HIGHWAYS COMMITTEE



Minutes of the meeting held on 3rd September 2025 at 7.30pm at The Ellendune Community Centre, Wroughton, Swindon, SN4 9LW

Present:

**Wroughton
Parish
Council**

Cllr J Hewer
Cllr L Coady
Cllr W McGregor
Cllr H Woodward (Vice-Chair of the Planning & Highways Committee)
Emma Freemantle (Clerk)

Public 5

PH/107 Apologies for absence.

Apologies were received and accepted from Cllrs D Archer, Neil McMahon and L Ramsay.

Members NOTED that Cllr Bryan Keetch had resigned. In the absence of a Committee Chair, the meeting was chaired by Cllr Holly Woodward, as Vice-Chair of the Committee.

PH/108 Declarations of Interest & Applications for Dispensation

None.

PH/109 Public Question Time

Residents raised the following concerns in relation to Berkeley Farm Dairy:

- Noise from the Dairy and lighting continue to be very intrusive.
- Traffic issues on Moormead Road and parking concerns.
- The Dairy had indicated they would move back away from the Berkeley Farm site within the next 5 years, but residents felt this should be done now as the Dairy has outgrown the site.

The Chair explained that the Parish Council was not allowed to complain directly to the Traffic Commissioner and therefore raised concerns via Swindon Borough Council, who would provide an update in due course.

Residents raised concerns in relation to the proposed development on Balmoral Land. The Chair summarised the conversations the Parish Council had just had with Balmoral land, who had confirmed that they would keep in touch about their plans and developments. The Chair asked the residents to contact SP Broadway with their comments via their website. Residents' main concerns appeared to centre around the impact of additional development on existing issues with the lack of infrastructure including GP appointments, the state of local roads, schools, water and sewage, and broadband, amongst others.

PH/110 Minutes

Members RESOLVED to approve the minutes of the meeting held on 18th August 2025. The Chair signed the minutes.

- PH/111** **Updates and information for noting only.**
- PH/111.1 **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/111.2 **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/111.3 **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/111.4 **Planning Enforcement:** Members NOTED that when any update was received on the matter discussed at the meeting on 18th August, it would be put onto the agenda of the following meeting for consideration by this Committee.
- PH/111.5 **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 the recent update from Swindon Borough Council: *'The Traffic Office are looking to see whether the concerns of the Borough Council can be resolved directly with the applicant through discussion. I have therefore arranged to meet with the applicant this week to see if that can be achieved – and will let the Ward Councillors and Parish know the outcome.'*
- PH/112** **Planning Applications Examination**
- PH/112.1 Application no: S/HOU/25/1054
 Location: 49 Whittingham Drive, Alexandra Park. SN4 0TE
 Proposal: Conversion (part) of garage into habitable space, replace tarmac drive with block paving & drop kerbs
 Deadline: 12.09.25
 Comments: **Members RESOLVED to raise NO OBJECTIONS.**
- PH/112.2 Application no: S/LDP/25/1062
 Location: 6 Ellingdon Road, Wroughton, SN4 9HY
 Proposal: Certificate of Lawfulness (proposed) for the erection of single storey side / rear extensions and rear dormer window.
 Deadline: 16.09.25
 Comments: **Members RESOLVED to raise NO objections.**
- PH/113** **Planning Applications notified by Swindon Borough Council for information only:**
 Members NOTED none had been received.
- PH/114** **Responses to Swindon Borough Council on planning applications which were agreed by email:**
 Members NOTED there were none for this meeting.

PH/115 Planning Decisions.

Members NOTED the following decision made by Swindon Borough Council:

- | | | | |
|-----------------|-------------------------------|---|-------|
| • S/HOU/25/0846 | 51 Inverary Road
Wroughton | Erection of single storey side extension,
garage conversion & increase in garage
roof height. | GRANT |
|-----------------|-------------------------------|---|-------|

PH/116 Decisions by SBC to allow TPO Work

Members NOTED none had been received.

ACTION: Members requested the Deputy Clerk ask Swindon Borough Council for the process to request a Tree Preservation Order.

PH/117 Planning Updates and Information.

Members NOTED there were none for this meeting.

PH/118 Local Plan Update

The Chair gave a verbal update and advised that the Local Plan consultation had started 1st September, closing on 13th October. Swindon Borough Council would hold a public drop-in session in Wroughton Library on 6th October, following which the Parish Council would submit formal comments.

PH/119 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/120 Balmoral Land – pre-planning consultation

Members NOTED:

- The Parish Council had put questions forward to SP Broadway.
- The Parish Council would need to work where possible to gain community infrastructure once a formal planning application had been submitted. A separate meeting would need to be arranged to discuss what community infrastructure would be appropriate.
- Eco-park and grounds maintenance: SP Broadway indicated they would use their eco-park as much as possible for any biodiversity net gain. They indicated that Balmoral Land might be willing in due course to transfer the eco park and other open space to the Parish Council. This would need to be discussed separately in the future.
- SP Broadway would be present at the Local Plan drop-in session on 6th October.
- The Parish Council would consider hosting a local, public consultation event as and when SP Broadway submitted a formal planning application.

The Chair suspended Standing Orders and brought forward the following item:

PH/121 Biodiversity Net Gain (BNG)

Members NOTED that every development now needed to show how it had improved its flora and fauna by 10%. Balmoral Land would include an eco-park for their own BNG.

The community forest and Kings Farm Wood were both within the parish and could be both considered as possible sites for BNG, should the Parish Council be minded to register these as locations suitable for selling BNG units.

Members RESOLVED:

- The office should contact local farmers to find out whether any were interested in registering, or already registering, areas of their land as BNG sites, to ensure that any new development sites would have the option of buying units within the parish boundary.
- The Community Forest and Kings Farm Woods could be considered as potential locations for BNG units.
- To recommend to Full Council that it should investigate the possibility of taking control of BNG sites; BNG units could then be sold to developers, ensuring that BNG units remained within the parish, with the caveat that this would require the registered party to commit to maintain the BNG sites for 30 years.

PH/122 Brimble Hill/ Marlborough Road

Members NOTED:

- The notes from the private meeting with the MP and Ward Councillors held on 23rd August 2025 would be brought to the next committee meeting.
- Swindon Borough Council had installed traffic/ speed tubes on the 50mph stretch near the Data Centre. Members were concerned that this was too far removed from the area of concern for the data to be helpful.

ACTION: **Members requested the Deputy Clerk contact Cllr Chris Watts and Philip Martlew to request that the tubes should be moved to the lower part of the hill above the Wanshot Close roundabout, as per the discussions with them at the meeting on 22nd August.**

- The DVSA had advised they had no intention of changing the test route.
- The date for the next public meeting needed to be agreed at the next Planning and Highways Committee meeting.

PH/123 Public Highways Notices for information

Members NOTED no further information had been received regarding the formal consultation on *Swindon Borough Council (Waiting and Loading Restrictions and Parking Places Consolidation) Order 2021 (Variation No. 6) Order 2025*.

PH/124 Footpaths

Members NOTED that the Footpaths Working Party would be organising the annual 'Walk the Footpaths' day for the end of September/ beginning of October.

PH/125 Highways Updates and Information:

Members NOTED none had been received.

PH/126 Flood Working Party

Members NOTED

- The next meeting of the Flood Working Party would be held at 2pm on Monday 29th September in the Ellendune Community Centre.
- The email from the MP suggesting a meeting on 28th November to discuss The Pitches.
- The following update from Swindon Borough Council to be discussed by the Working Party: *'The Pitches culvert clearance went ahead in April 2025. The culvert remains on our list of pipeline projects to explore options to increase the culvert capacity or opportunities to hold back water further upstream however there are a number of limitations to these and before we can explore this further, we need to ensure the capacity and condition of the culverts downstream. We are actively seeking quotes for a dive inspection of Perrys Lane and await responses.'*

Members RESOLVED

- **To recommend to Full Council that a resident representative from the pinchpoint at Boness Road be invited to join the Flood Working Party.**
- **The Working Party would meet first to discuss the flooding issues at The Pitches and ask the Deputy Clerk to arrange a follow-up meeting with the MP.**

PH/127

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/128

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 20.14.

Signed

Date

Chair, Planning & Highways Committee