

WROUGHTON PARISH COUNCIL



Dear Councillor

30th October 2025

Members of the Committee are **summoned** to attend
a meeting of the **PLANNING & HIGHWAYS COMMITTEE**
on **Wednesday 5th November 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 in May 2025.

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 1st October and 15th October 2025 as the latter was inquorate.

5. Updates and Information for Noting only.

- a) **Speeding through Elcombe:** To note the Deputy Clerk is awaiting an update from Swindon Borough Council as to whether and when it is able to carry out a speed survey.
- b) **Proposed street names for the Hills housing development site:** To note that if no response has been received by the date of this meeting by either the Deputy Clerk to her original email from June 2025, or to follow-up emails by Cllr Courtliff, the Deputy Clerk will contact the relevant Cabinet Member to request a response.
- c) **Planning Enforcement:** To note that when any update is received on the matter discussed at the meeting on 18th August, it will be put onto the agenda of the following meeting for consideration by this Committee.
- d) **Moormead Road – request for a controlled pedestrian crossing outside Banks Place**
To note Cllr Gayle Cook (in her Swindon Borough Council capacity) will keep the Parish Council updated regarding this request.
- e) **School Safe Environment Zone and impact of change in Ridgeway School finish times:**
To approve the recommendation made at the last meeting which was inquorate (15th Oct), that:
Members NOTED Swindon Borough Council had advised that the School Safe Environment Zone had been completed and closed in April 2025. The officer had moved into a new role and recommended that the Committee's concerns were raised with the ward councillors who could submit them via Members Hotline. Cllr Gayle Cook had raised a Members Hotline case and would keep the Deputy Clerk updated.

PLANNING INCLUDING TREE PRESERVATION ORDER NOTICES

6. Planning Applications to be examined:

Application no: S/25/1096 (**Additional information supplied**)
Location: Hanger C2, Orbital Road, Wroughton. SN4 0FS
Proposal: Change of use from Leisure Karting (Class D2) to Storage & Distribution (Class B8)
Deadline: 4th November 2025 (this has been extended by SBC to 6th November to enable the Parish Council to respond following this meeting)

Application No: S/HOU/25/1312/JOPL
Location: 37 Wharf Road, Wroughton, Swindon, SN
Proposal: Extension of existing drop kerb.
Deadline:

Application No: S/ADV/25/1337/LZWI
Location: 45 Devizes Road, Wroughton, SN4 0SA
Proposal: Retention of 1no. fascia sign, 1no. projecting sign, 2no. digital screens, 5no. vinyl's in entrance door and shop window.
Deadline:

Application No: S/TC/25/1381/GUESTA
Location: Hay Lane Caravan Park
Proposal: The proposed upgrade of an existing telecommunications base station comprising the removal of the existing 17.50m monopole and replacement with 18.10m monopole with headframe supporting 6 no antennas and 1 no 300mm dish, together with internal upgrades of the existing equipment cabin and ancillary development thereto.
Deadline:

7. Planning Applications for information only: To note there are none for this meeting.

8. Planning consultation responses recommended at the previous meeting which was inquorate (15th Oct): **To retrospectively approve the following comments sent to Swindon Borough Council:**

Application no: S/25/1209
Location: 1A Moormead Road, Wroughton. SN4 9BS
Proposal: Erection of a single storey 3 bay car valet building.
Deadline: 20.10.25
Comment: **Members RECOMMENDED making NO Objections**

Application no: S/HOU/25/1198
Location: 92 Priors Hill, Wroughton. SN4 0RW
Proposal: Demolition of existing garage & erection of garage and associated works.
Deadline: 20.10.25
Comment: **Members RECOMMENDED the following comment:**

Members supported and agreed with the Conservation Officer's comments and recommended OBJECTING on the basis this planning application was not in keeping with the Conservation Area. Members acknowledged the existing garage needed to be demolished and replaced, but requested the plans were revised so they did not involve removing any of the front wall, which was conserved, and which would therefore change the front garden. A single garage would be more appropriate - Members would be happy for the garage to be replaced on the existing footprint.

Application no: S/HOU/25/1192
 Location: 90 Priors Hill, Wroughton. SN4 0RW
 Proposal: Demolition of garage and store and associated works.
 Deadline: 20.10.25
 Comment: **Members RECOMMENDED the following comment:**
Members acknowledged the existing garage needed to be demolished and replaced, and were happy with the principle of replacing it with a single garage. However, this planning application was inextricably linked with the neighbour's application to replace their existing single garage with a garage and store on a larger footprint (S/HOU/25/1198). Therefore Members refer the Planning Officer to their OBJECTIONS for S/HOU/25/1198.

Application no: S/HOU/25/1054
 Location: 49 Whittingham Drive, Wroughton. SN4 0TE
 Proposal: Conversion (part) of garage into habitable space, replace tarmac drive with block paving and drop kerbs.
 Deadline: 28.10.25
 Comment: **Members RECOMMENDED making NO OBJECTIONS.**

Application no: S/HOU/25/1265
 Location: 8 Falkirk Road, Wroughton. SN4 9DU
 Proposal: Erection of single storey front, side & rear extensions, and rear dormer window.
 Deadline: 27.10.25
 Comment: **Members RECOMMENDED the following comment:**
Members would prefer to see the front extension in line with the common build line for the row of houses, but had NO OBJECTIONS in principle to the extensions on the side and rear.

9. To note planning decisions made by Swindon Borough Council or those which have been withdrawn.

To note there are none for this meeting.

Application no: S/HOU/25/1172/ADHI
 Location: 12 Kellsboro Avenue, Wroughton, Swindon, SN4 9HT
 Proposal: Erection of single storey side and rear extensions
 Comment: Permission GRANTED

Application no: S/LDP/25/1062/HAPA
 Location: 6 Ellingdon Road, Wroughton, Swindon, SN4 9HY
 Proposal: Certificate of Lawfulness (proposed) for the erection of single storey side/rear extensions and rear dormer window.
 Comment: Permission GRANTED

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 received: None

STRATEGIC PLANNING:

12. Local Plan Update:

To RETROSPECTIVELY APPROVE Parish Council's response to Swindon Borough Council's Regulation 18 Consultation – please see copy attached.

13. Biodiversity Net Gain (BNG) Units/ Credits

To NOTE:

- **The recommendations from the previous meeting as follows:**

Supporting the proposal from Cllr Holly Woodward to meet with Wiltshire Wildlife Trust (WWT) to discuss whether and how net BNG credits are used with regard to Clouts Wood and Kings Farm Wood, whether these sites were registered as sellers of BNG credits and whether there was any plan to include Diocese Meadows going forward, on the understanding this had been rented to WWT.

Asking the Deputy Clerk to investigate whether the Parish Council could register any land which it owned or rented as sites where BNG units could be used.

The Grounds Team deliver letters to the farmers regarding whether they would be interested in registering any of their farmland for BNG credits.

Asking the Deputy Clerk to investigate whether it's possible to register leased land for BNG credits, and if so, the process involved – this could be raised with WWT.

- the email from Wiltshire Wildlife Trust (WWT) dated 16th October together with the site profile for Markham Banks – please see copies attached, which is leased land.
- the advice from WWT that the Trust has been in discussion with Swindon Borough Council about possible training and consultancy work in this regard, WWT will speak with the Nature recovery team and request that the Parish Council leaves this with them for the time being until things become a little clearer.

To agree to wait until further advice is received from WWT before carrying out any further investigation into the registration of leased land for BNG units, other than contacting the farmers during the next few months to ask if they have any land already registered for BNG units, or if they would be interested in registering any areas of land for BNG units.

14. Revision of the Neighbourhood Plan:

To receive the notes from the Neighbourhood Plan Working Party meeting held on Monday 13th October 2025 and to consider their recommendation as follows:

Taking into account all of the above, it is worthwhile WWPC reviewing the WNP on a policy basis.

Reason: the current WNP was written on a site basis as SBC had allocated the number of homes which Wroughton should take, but had not proposed any sites. This time SBC has identified both the number of homes AND also the sites. Therefore the revised WNP would need to focus on how those sites would be developed, not where they would be developed.

WWPC has £15,000 budget set aside for reviewing the NP. This was on the assumption the Government funding would continue. Does the Parish Council need to increase this budget to employ a consultant as NPs are very complex.

Next meeting 10.30am on Monday 1st December 2025. Assuming WWPC accepts the recommendation above, this meeting will consider a timetable and a framework to progress the review of the WNP.

ACTION: Request for an update from the Clerk on the additional CIL which will come out of housing development in Wichelstowe and whether this will be allocated direct to WWPC or if not, what will be SBC's process for deciding how and where this money should be spent?

HIGHWAYS INCLUDING FOOTPATHS

15. Brimble Hill/ Marlborough Road

To note THE Deputy Clerk is awaiting the traffic count data and camera information from Swindon Borough Council.

16. Speeding on Church Hill

To approve the recommendation from the meeting on 15th October as follows:

Members agreed to RECOMMEND that the Committee should request details of the actual speeds recorded so that Members could understand the fastest speeds before considering whether to request permission from Swindon Borough Council to replace the existing VAS on the downhill (northward) stretch with a SAM, and/ or a SAM on the uphill stretch.

A SAM is a Smiley Activated Message sign. It displays real time vehicle speeds and a red sad face for speeding vehicles and a green smiley face for those not speeding.

17. Public Notices: To note that none have been received.

18. Footpaths Working Party: To note that no update has been received.

19. Highways Updates & Information: To note none have been received.

20. Proposed Traffic Order – A4361 Wroughton – proposal by Swindon Borough Council to remove the 24 hour clearway

To await a response to the Committee's comments from Swindon Borough Council's Senior Traffic Engineer.

FLOODING

21. Flood Working Party:

- a) To note the Deputy Clerk is still awaiting the information read out at the Flood Working Party meeting on Monday 29th September by Thames Water and Swindon Borough Council, following which the notes can will be brought to this Committee.
- b) To note the correspondence received from Environment Agency regarding the Flood Risk Awareness Project which identifies homes in Wroughton at high risk of surface water flooding, and two homes at high risk of river flooding in Wroughton. (Copy attached)

STRATEGIC PRIORITIES

22. 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.

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

- **New street names:** To consider naming roads on any future development after or in association with the famous race horses.

Members of Committee (7) (Quorum = 4)

Cllr H Woodward (Chair)

Cllr M Smith (Vice Chair)

Cllr D Archer

Cllr L Coady

Cllr J Hewer

Cllr W McGregor

Cllr N McMahon

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.