

WROUGHTON PARISH COUNCIL

PLANNING & HIGHWAYS COMMITTEE



Notes of the meeting held on 18th February 2026 at 7.30pm at The Ellendune Community Centre, Wroughton, Swindon, SN4 9LW

Present:

Cllr H Woodward (Chair)
Cllr M Smith (Vice Chair)
Cllr J Hewer
Cllr D Archer
Cllr M Trigg (Non committee member)

Clerk – Emma Freemantle

Public **6**

PH/256 Apologies for absence.

Apologies were received and accepted from Cllr L Coady, Cllr M Trigg (non-member of committee) and Cllr W McGregor.

PH/257 Declarations of Interest & Applications for Dispensation

There were no declarations of interest.

PH/258 Public Question Time

4 Members of the public attended in relation to Berkley Farm Dairy.

- 1 Member of the public was in attendance in relation to flooding issues.
- 1 Member of the public attended to report on the Junction 16 Service Station proposal.

Flooding (Pitches)

A member of the public raised the issue of flooding in the Pitches. The Chair asked to defer this discussion until the flooding agenda item later in the meeting under agenda item 13.

Traffic Commissioner / Berkeley Farm Issues

The Clerk advised that she has met with residents to help them address their concerns in relation to the Berkley Farm Dairy. The attached letter, Appendix A has been sent to the Traffic Commissioner however no response received to date.

Four residents have submitted concerns relating to Berkeley Farm and members noted that there is a local group living in the immediate affected area who are raising concerns over licencing breaches and business operations directly with the Traffic Commissioner.

A written response to the Traffic Commissioner has been prepared and is included later in the agenda as **Appendix A.**

Communication with Residents

All noted that the owner of the Dairy has been in touch with residents directly to try to help resolve matters on a local level. Unfortunately this is not going well and the hours of operation and increased frequency of fork lift trucks on site and HGVS will be unbearable to live with as the summer approaches. The Dairy owner has informed residents that he intends to move his business long term however the timeframe is estimated at anything from **5–10 years.**

The Chair advised the residents present that the parish council can currently do little beyond supporting residents, and acknowledged their ongoing efforts. As a parish council we can facilitate communication and add pressure to the authorities however we have no authority or enforcement ourselves.

Resident Impact and Concerns

The Chair encouraged residents to compile a wish list of potential site mitigations which may help with negotiations when talking directly to the owner.

Residents have reported a rise in noise complaints—previously manageable but now significantly worse than in the previous year. It's also noted that the Müller contract is a major factor, requiring night-time operations.

Planning / Enforcement Discussion

Residents asked what the Planning Enforcement Team at SBC could do, members advised that the action via the Traffic Commissioner might carry more weight in this case. SBCs enforcement team has been lacking in coming forward with other cases such as Earthline and that the enforcement team at SBC are often outsourced, even out of the local area.

Residents were advised to contact Ward Cllrs, SBC enforcement team and the Traffic Commissioner to better support any breach of licence(s).

PH/259

Minutes

Members RESOLVED to approve the minutes of the meeting held on 21st January 2026, the Chair signed the minutes.

To note that the meeting on 04th February 2026 did not take place due to lack of business.

PH/260

Updates and Information for Noting only

NOTED - no further updates or actions have taken place since the last meeting. A copy of the list is attached at Appendix B in the minute book.

PH/261

Junction 16 Motorway Service Station (Wiltshire County Council Application PL/2023/09142)

Members received a verbal update from resident Josie Lewis regarding the Moto application recently approved by Wiltshire Council, including issues raised before and after the vote, concerns over lack of consultation with the traveller community, and clarification on whether the decision-making process was correctly followed. A copy of correspondence for information is also attached as **Appendix B** in the Minute Book.

Josie provided an update following the meeting in Wiltshire, which she attended along with a representative from CPRE. The proposal was unanimously approved, with the expectation that lorry drivers must stop every 14 miles, making the development a lorry rest area rather than a full service station. It was noted that Wiltshire Council only published the statutory notice once instead of twice. Concerns were also raised regarding the traveller site: consultation had not been carried out properly, as the affected community is located just outside Wiltshire on a Swindon Borough Council site. Additionally, Moto suggested that residents could walk their dogs on land opposite the site, but ownership of this land remains unclear.

Regarding the original plans, although no formal objection was submitted, concerns were raised about increased traffic on Wharf Road. Since then, the speedway track site has submitted a second application. At present, only outline planning permission has been granted. Wiltshire Council did not consult with the travelling community, assuming Swindon would do so; however, Swindon Borough Council did not undertake this consultation.

Cllr D Archer noted the need for clear signposting to direct traffic towards Junction 16, as well as concerns about managing traffic flow, particularly southbound. It was mentioned that the new Wichelstowe roads should be open by the time the development proceeds, which may help alleviate some pressure, though issues are expected to remain. The representative from CPRE, added that the

parish council had requested a walking track between the new service area and Wroughton to support access to employment and improve travel options for local residents.

PH/262

Review of Operating Centre – Berkeley Farm Dairy (Goods Vehicles Licensing)

Members NOTED the Traffic Commissioner's ongoing review of the operating centre at Berkeley Farm, Swindon Road, Wroughton (authorised for 5 goods vehicles and 4 trailers), and to consider the proposed restrictions being considered under Section 32 of the Goods Vehicles (Licensing of Operators) Act 1995. A copy of the licence correspondence is attached as **Appendix C** in the Minute Book.

Members retrospectively AGREED and NOTED the parish councils response to the suggested restrictions and note the correspondence sent back to the Enforcement Officers at Swindon Borough Council. A copy is attached as **Appendix D** in the Minute Book.

PH/263

Planning Applications to be RETROSPECTIVELY NOTED due to prior agreement of the Committee via email.

Application no: S/S106MD/26/0020
Location: Land To The West Of Former Electricity Sub Station, Langton Park, Wroughton, Swindon
Proposal: Variation of Legal Agreement: request for agreement under S106 to change the tenure of the affordable housing provision dated 1st December 2022 for Outline Planning Permission S/OUT/21/1634.
Deadline: 13th Feb 2026
Parish Council Comments: **No Objection**

PH/264

Planning Applications Examination

Application no: **S/26/0134**
Location: Hanger C2, Barbury Lane, Wroughton Airfield, Swindon, SN4 0QT
Proposal: Change of use from Leisure Karting Centre (Class D2) to Storage and Distribution (Class B8) & associated parking.
Deadline: 26 Feb 2026

Parish Council Comments: **No Objection**

Application no: **S/LDP/26/0153**
Location: 10 Nursery Close, Wroughton, Swindon, SN4 9DR
Proposal: Certificate of Lawfulness (proposed) for the erection of a single storey extension on the rear elevation.

Deadline: NA
Parish Council Comments: **No Objection.**

Application no: **S/ADV/26/0105**
Location: 45 Devizes Road, Wroughton, Swindon, SN4 0SA
Proposal: Retention of 2no. digital screens.
Deadline: NA
Parish Council Comments: **No Objection.**

PH/265

Members NOTED the following planning decisions made by Swindon Borough Council OR NOTED those which have been withdrawn.

Application no: **S/24/0195**
Location: Wichelstowe Development Area, Southern Town Development, Swindon.

Proposal: Variation of Legal Agreement: Request for agreement to change Appendix 7 (Multifunctional Community Facilities Specification), and clarification of clause 3.25a of Schedule 1 (Developer Obligations) in relation to S/13/1524 dated 1st April 2019.

Decision: **Granted Permission/Delegated Decision**

Application no: **S/HOU/25/1585**

Location: 19 Markham Road, Wroughton, Swindon, SN4 9JT

Proposal: Variation of conditions 2 (Approved Plans) and 3 (Exterior Materials) from previous application S/HOU/24/1324 for the erection of first floor extension, two storey side extension, single storey rear/side extension and front porch.

Decision: **Granted Permission/Delegated Decision**

PH/266

Tree Works Notification

Application No: **S/TPO/26/0007**

Re: Works to Tree 1999-04 T2 Goat Willow.

Location: 18 Wanshot Close, Wroughton, Swindon, SN4 0RF

Decision: **GRANTED**

The members of public left the meeting who were in attendance in relation to the Berkley Farm Diary.

PH/267

Footpath, Cycling and Bridle Way Working Party

Members received a verbal update from the Chair flowing the last Footpath, cycling and Bridle Way Working Party from 05th February. A copy of the meeting notes are attached as Appendix

A copy of the proposed response to the ongoing consultation is attached as **Appendix E** in the minute book.

Members RESOLVED to agree with the working parties recommended response:

Draft Response to SBC Local Cycling and Walking Infrastructure Consultation

The schemes of the draft consultation that affect Wroughton are 20 (The Old Town Railway Path), 21 (Pipers Way) and 22 (Wharf Road). We have no comments about schemes 20 and 21.

With regard to scheme 22, this directly affects Wroughton. The proposal for a cycleway/footpath all the way along Wharf Road seems partially unnecessary. Wroughton Parish Council would like to see a footpath/cycleway along the north-south section to join the village to Mill Lane and Wichelstowe, which would enable safe off-road access between Wichelstowe and the west side of Wroughton, but we don't believe a connection from Mill Lane to Studley Grange is needed, as there will be safe access along the new road joining Wichelstowe to the Hay Lane/Studley Grange area.

Two points regarding the scheme detail as outlined in the consultation.

1. The reasons for the lack of foot and cycle traffic along Wharf Road is because it is dangerous, not because of lack of desire, and it is reasonable to assume that cycle and walking movements would increase if there was a safe pathway along the road.

2. The consultation claims that land alongside the road is 'predominantly in private ownership'. As far as we are aware, with the exception of a small section between Ashen Copse and footpath WR7, all of the land on the east side of the road belongs to Swindon Council and is rented out to tenant farmers. This covers White Horse Farm, Common Farm

and the Community Woodland between Mill Lane and Maunsell Way. We would assume that a dedicated footpath/cycleway would be on this side of the road behind the hedge line, to avoid people having to cross/walk along a busy road.

Other suggestions we would like to be considered are:

- A) A designated footpath to allow safe access along the very short section of road from the Maunsell Way entrance to WR 7. At present, there is no footpath and people have to walk along a very narrow grass verge. This would be a straightforward but very welcome improvement.
- B) We would also like to see a better surface, suitable for wheelchairs/prams and cyclists, on footpath WR 42 between Woodland View and WR1. With an indicative extra 1034 houses being planned along Swindon Road, and the homes which already have planning permission at the Hills site on Woodland View, an accessible footpath/cycleway from the east side of Wroughton to meet up with Wichelstowe would not only provide access between the two areas, but would enable safe off-road travel into the centre of Swindon, without the occupants of the new homes having to use Swindon Road and Croft Road. We believe this land is also owned by Swindon Council and rented to tenants.

All present NOTED that Cyclists regularly use the area, the Chair reviewed the existing report in detail, reading out the key points. The committee considered the recommendation from the working party regarding a response to the Swindon Local Cycling and Walking Infrastructure Plan. Cllr J Hewer suggested including the joining of the section over the motorway bridge by turning left to create a safer connection and prevent pedestrians and cyclists from having to cross near the motorway.

It was noted that the proposed path must pass through Common Farm and White Horse Farm, requiring a footpath to run across both locations. The canal is expected to run under the motorway and a footpath along the side of Mill Lane would be beneficial, steps will be needed to provide access over the motorway bridge.

The Clerk will send the formal response directly to Swindon Borough Council in support of its consultation, and it will also be shared with the public. Members highlighted the ongoing need for improved infrastructure on the left side of the village.

The Chair suspended standing orders to allow a the member of the public time to discuss the Flood Issues in the Pitches.

PH/268

Flood Working Party and Updates

Members received the notes from the Flood Working Party which took place on Monday 12th January a copy of which is attached as **Appendix F** in the Minute Book.

The resident present advised the following:

“Thames Water reported that additional drainage is likely needed at the lower end of the Pitches, following their recent site visit. They have already carried out clearance work at the bungalow located at the bottom of the Pitches, which has improved the situation to some extent. The council is now aware of the location shown in the photograph. Although calcification under the bridge was previously removed, problems have recently begun to reoccur, indicating that further investigation and action may still be required”.

All NOTED that Thames Water are not the main contact on this however SBC are also required – they may be able to help further. In July this year they will send in a dive specialist team to investigate the issues at the Pitches / bridge (refer to the notes previously seen).

Action: Clerk to arrange a site visit for the resident and Thames Water at the Reservoir

Members also NOTED and discussed the notes from Cllr H Woodward and Cllr M Trigg in relation to a recent site visit with Thames Water, to the Wroughton Reservoir. A copy of the notes are attached as **Appendix G** in the Minute Book.

Members NOTED the next Flood Working Party is Monday 01st June 2026.

PH/269 Neighbourhood Plan Working Party

Members received the notes from the NHP working Party on 19th January 2026 a copy is attached as **Appendix H** in the Minute Book.

Members NOTED the working party is meeting with a NHP consultant on Tuesday 17th February 2026 and updates will follow.

PH/270 Swindon Borough Councils Street Naming and Numbering Policy

Members NOTED SBCs street naming and numbering policy with no further comment, copy attached as **Appendix I** in the Minute Book.

PH/271 Biodiversity Net Gain (BDNG)

Members received and NOTED the slides from the second part of the teams meeting held by the Wiltshire Wildlife Trust, a copy is attached as **Appendix J** in the Minute Book.

A verbal update was received from Cllr D Archer regarding the meeting she attended via TEAMS with other organisations. Members NOTED that the main takeaway is the significant amount of upfront cost involved, with limited immediate benefit. An ecologist must be appointed to identify suitable sites, and costs vary depending on land value. A 30-year management plan is required, along with local land search agreements for any land being put forward, and all sites must be formally registered. The income received per unit also varies depending on the characteristics of each site, with ponds and lakes generally holding higher value. Replacement land in Wroughton is classified differently, which affects its valuation and suitability.

Concerns were raised about avoiding the sale of BDNG units in other areas, as the preference is to retain units locally. Significant costs are associated with the required ecologist reports and long-term management plans. It was suggested to check with the Wilts & Berks Canal Trust and to refer to the NHP, as both make use of units within the same parish. The relevant policy will need careful consideration. Reference was also made to engagement with South Swindon Parish Council as part of this process. Also the parish council may benefit from discussing further with South Swindon Parish Council as they have also recently investigated areas for specific BDNG locations.

PH/254 To note any new potential Strategic Priorities for 2026-27 for recommendation to the Finance & General Purposes Committee.

None

PH/255 Future Agenda Items

To consider future agenda items for the Planning and Highways Committee.

None

The meeting closed at 8.40pm.

Signed

Chair, Planning & Highways Committee

Date