

WROUGHTON PARISH COUNCIL

PLANNING & HIGHWAYS COMMITTEE



Notes of the meeting held on 04th March 2026 **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
Cllr N McMahon
Cllr W McGregor

Clerk – Emma Freemantle

Public **8**

PH/274 **Apologies for absence.**
No apologies received.

PH/275 **Declarations of Interest & Applications for Dispensation**
There were no declarations of interest.

PH/276 **Public Question Time**
8 Members of the public present in relation to the Langton Park application. The Chair extended the public session.

A spokesperson for the group provided information regarding the Langton Park application (Reserved Matters) The spokesperson confirmed that residents wish to object to the current application.
S/RES/26/0208

This follows a history of previous applications on the site:

In 2023, an application (ref. O/240) was submitted by the previous landowners, CEPA, for 6 houses at the entrance to the estate.

- The land was subsequently sold to another developer, Suka, who proposed 8 dwellings to replace the original 6.
- A later proposal for 14 houses was submitted but subsequently withdrawn.
- A further application for 9 houses was then submitted and refused.

The current proposal is for 8 semi-detached homes. However, concerns have been raised that the plans effectively increase the number of dwellings beyond what has previously been considered.

Cllr J Hewer raised concerns that the application may be invalid. It was noted that the original approval appears to have been extended by the addition of two extra dwellings, bringing the total to 10. There is no separate application for 10 houses, and it is not considered acceptable to introduce additional dwellings in this way. Cllr J Hewer advised that this matter should be referred back to senior planners at

SBC. The addition of two extra houses would require a new planning application, as it cannot be incorporated into an existing or previous scheme without proper consideration.

Given that the 9-dwelling application was refused, it is unclear how a 10-dwelling scheme could be justified. Residents also raised concerns regarding the number of trees on the site. It was suggested that the Council's Tree Officer at SBC be contacted, and residents should be provided with the relevant contact details.

It was further noted and AGREED that:

- Any additional dwellings would need to be submitted as a new application and assessed on their own merits.
- While residents are concerned about potential future development, the Parish Council can only comment on the current application and not on speculative future proposals.

Residents were advised that they may apply for a Tree Preservation Order (TPO). Contact details for SBC and the Tree Officer will be shared. The Parish Council will **formally object** to the application and will request that the applicant submits a new application for any additional dwellings, as these do not form part of any previously approved scheme.

PH/277

Minutes

Members RESOLVED to approve the minutes of the meeting held on 18th February 2026, pending the change that Cllr M Trigg was NOT present and apologies were received. The Chair signed the minutes.

PH/278

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.

Highways / Wichelstowe Play Park

Cllr H Woodward visited Wichelstowe this afternoon, the play park is not yet open and is currently fenced off and formally closed. The office will contact the management company to request an update. Clerk and Cllr W McGregor will also contact both the management company and the JVT to apply pressure for the park to be opened.

Retirement Flats – Wichelstowe

Cllr H Woodward has visited the new retirement flats (not all units are fully open yet). The development includes 64 social housing flats on a shared ownership basis. The flats are well appointed. If residents reach 75% ownership, they will no longer need to pay rent on the remaining share. Overall, this is positive news for the development.

Proposed Children's Home – Wichelstowe

Questions have been submitted to SBC. A request has been made for SBC representatives to attend a future Parish Council meeting and provide more of an update in person to members.

Chiseldon Parish Meeting / Licensing Application

Applicant details and relevant information have been received from the Clerk and Chiseldon Parish Council.

Cllr M Trigg will be sent the parish meeting information and invited to attend. Residents are not currently planning to attend; Claire will continue to provide updates. The Parish Council will submit formal comments on the application. The Clerk Emma will share all relevant information with both Cllr M Trigg and Chiseldon Parish Council Clerk. The Parish Council intends to object when appropriate.

PH/279

Planning Applications Examination – Parish Council Comments

Application no:

S/HOU/26/0174

Location:

Elm Rise, Greens Lane, Wroughton, Swindon, SN4 0RJ

Proposal:	Works to the frontage of Elm Rise Cladding: Removal of Red concrete tiles (some broken) and replacement with Hardie plank weather board in Grey Slate. Including brick wall area to left of front door. Windows: Replacement of different styles of UPVC white windows and front door, with UPVC flush sash windows and composite door in Agate Grey. Lowering of Landing window to allow window seat (height 1500mm) non opening. (window above front door).
Deadline:	09 March 2026
Parish council comm	No objection.
Application no:	S/HOU/26/0198
Location:	6 Markham Road, Wroughton, Swindon, SN4 9JT
Proposal:	Erection of two storey rear extension and detached garden room.
Deadline:	09 March 2026
	Providing garden room isn't used as accommodation or a habitat dwelling. If that is required then a formal planning permission must be submitted
	No objection.
Application no:	S/HOU/26/0215
Location:	17 Nursery Close, Wroughton, Swindon, SN4 9DR
Proposal:	Proposed single storey rear extension and loft conversion.
Deadline:	10 March 2026
	No objection
Application no:	S/RES/26/0208
Location:	Land At Langton Park, Wroughton, Swindon
Proposal:	Reserved Matters application (following Outline planning application S/OUT/23/0240) for the erection of 8 no. dwellings, all matters reserved except means of access.
Deadline:	18 March 2026
	Object – on basis that the planning application has been superseded by a more recent one.
	New application required.
	S24/1088 / RACH ; original application ref.
Application no:	S/HOU/26/0210
Location:	11 Bedford Street, Wroughton, Swindon, SN4 9DF
Proposal:	Erection of (proposed) single storey rear extension and associated works.
Deadline:	16 March 2026
	No objection
Application no:	S/LDP/26/0238
Location:	25 Nursery Close. Wroughton. Swindon, SN4 9DR
Proposal:	Certificate of Lawfulness (proposed) Loft conversion rear dormer measuring 5.03m wide 2.47m high and 2.47m deep. 15m3 in total
Deadline:	NA
	No objection
	More information required to confirm the parking criteria for residential properties - question whether the parking is sufficient for this number of bedrooms.

PH/280

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

Application no:	S/25/1306/RACH
Location:	Land North And South Of East Wichel Way Wichelstowe, Swindon

Proposal: Creation of Wichelstowe Community Sports Hub including pavilion, car park, playing pitches (including all-weather floodlit pitch) and play facilities.

Decisions: **Granted Permission/Delegated Decision**

Application no: **S/25/1484/REPPER**

Location: Land At Langton Park, Wroughton, Swindon

Proposal: Erection of 9 no dwellings (Class C3) and associated works.

Decision: **Permission Refused/Delegated Decision**

Application no: **S/25/1547/WOODCL**

Location: 2 Westleaze, Mill Lane, Swindon, SN1 7NU

Proposal: Variation of conditions 2, 3, and 4 from Planning Application S/15/055

Decision: **Granted Permission/Delegated Decision**

Application no: **S/25/1630/LZWI**

Location: 63-65 Moormeade Road, Wroughton, Swindon, SN4 9BU

Proposal: Change of Use of 63 & 65 Moormeade Road from Residential (C3) to Nursing Home Accommodation (C2) connected to Moormeade Nursing Home, including the erection of a two storey rear extension, two storey link /infill extension and internal space rearrangement.

Decision: **Application Withdrawn/Delegated Decision**

PH/281 **Tree Works Notification**
None.

PH/282 **Notice of Temporary Footpath Closure**
Members NOTED the attached Notice of Temporary Footpath Closure, PROW WR35, Wroughton. All NOTED that there is now immediate issue with this notice as the footpath has been closed for some time already and the notice is an extension of the original notice.

The order is made for INFRASTRUCTURE DELIVERY WORKS and will impose a closure of PROW footpath WR35 running north along the South Leaze track from the junction with PROW WR41 near Southleaze bridge.

PH/283 **Future Agenda Items**
To consider future agenda items for the Planning and Highways Committee.

- 1) Pick up the communication with local farmers of Wroughton & Wichelstowe, either private or SBC tenant and seek co operation with the parish council trying to identify potential BDNG sites.
- 2) White lines repainted on the M4 motorway bridge – to be chased up as previous Highways works cancelled.
- 3) Chiseldon Parish Council Item - Burderop Park house application (Licence)
- 4) Matt Moore, Science Museum. Drainage which comes from the science museum down to the edge of the reservoir. Query pollution or discolouration of water in that stream, the only source available for this would be the science museum?

The meeting closed at 8.40pm.

Signed 
Chair, Planning & Highways Committee

Date 15/04/26