



WROUGHTON & WICHELSTOWE PARISH COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the meeting held on **Wednesday 3 June 2026**

Present

Cllr Holly Woodward (Chair)
Cllr Matthew Smith (Vice Chair)
Cllr Diane Archer
Cllr Matty Courtliff
Cllr Stan Pajak
Cllr Mark Trigg

Emma Freemantle (Clerk)
Thomas Haworth (Deputy Clerk)

Chris Hildrup (National Highways)

Public: 3

P/H 001 Apologies for Absence

Cllr John Hewer

P/H 002 Public Questions (Maximum of 10 minutes)

Two members of the public attended the meeting and chose to reserve their comments for the item on the M4 bridge.

P/H 003 Minutes

The minutes of the meeting held on Wednesday 6 May 2026 were accepted.

P/H 004 Updates from the Committee Chair

Nothing to note.

P/H 005 Actions from the Previous Meeting

The following actions from the previous meeting were noted:

1 Letters have been sent to The White Hart, The Carters Rest, The Fox and Hounds, Cross Street Garage and the owner of the former Co-op building to ask if they can help alleviate car parking problems for residents who live on the High Street.

2 An email has been sent to Swindon Borough Council to ask if the sign pointing to the Wharf Road toilet block can be removed. SBC responded to say they will add it to their programme of works.

P/H 006

Update on M4 Bridge from National Highways

Chris Hilldrup (CH) from National Highways gave members a verbal update on the ongoing M4 bridge works in North Wroughton.

CH explained the background to the bridge works and the tragic events from a few years ago that led to the changes being implemented. CH said there is no "exit plan" for the bridge works but was clear that the current arrangements will not be taken down due to them having a positive impact on self-harm incidents.

CH stressed to the committee that there is nothing wrong with the structure of the bridge.

CH said National Highways has spent around £800,000 putting the current measures in place and that it costs £23,000 a month to have them inspected. He explained National Highways' funding arrangements and said there is very little money available for schemes in Swindon because other places in the south must take priority.

CH said National Highways is currently in the process of developing a new, permanent design for the bridge and that this will be shared with the public at the appropriate time.

Cllr MC said that with the additional housing that's planned for Wroughton over the coming years, the single-lane carriageway over the bridge will not be sufficient.

One member of the public said she was pleased to see the road changed to a single carriageway and reduced to 30mph but that the current arrangement is poor. She said it looks untidy and as if it has been abandoned. She said it's unsafe for pedestrians and cyclists, especially at night when visibility is poor.

CH said that while National Highways owns the bridge, it's Swindon Borough Council that's responsible for keeping it tidy.

Cllr HW said the current arrangements are impractical for cyclists and pedestrians and that small mitigation measures, such as dropping the kerb to make it easier for people with pushchairs or wheelchairs, would make a big difference.

CH said he'll speak to SBC to see what mitigations they can come up with.

EF asked about how the arrangements can be communicated to the public. CH said he would rather do it through word of mouth than through an official release.

Cllr MS questioned why signage was still in place that gave the impression of an end date. CH said he would look at either updating or changing the signs completely.

P/H 007

Planning Applications to be Examined

Planning Ref: **S/HOU/26/0608**

Address: 36 Wharf Road, Wroughton, SN4 9LB

Proposal: Erection of first floor side and front extension to include the raising of the roof height and front dormer window, single storey rear extension, conversion of garage into habitable space, and associated works.

Deadline: Thursday 4 June 2026

WWPC Comments: No Objections, but there should be adequate parking provision for any more vehicles.

The Chair suspended standing orders and moved agenda item 9 forward, the Co Op Building.

P/H 008

Planning Ref: **S/26/0368**

Address: Former Co-op And Land Adjacent, 9-10 High Street, Wroughton, SN4 9JX

Proposal: Demolition and erection of 12. No Flats (class C3) and two commercial units (Class E) and associated works.
Deadline: Application Granted (Delegated Decision)

The committee requested a meeting be organised between the parish council and SBC's Highways officers to discuss concerns around parking in Wroughton following the approval of this application and others that have insufficient car parking provision.

The Chair reinstated standing orders.

Planning Ref: **S/HOU/26/0584**
Address: Costow Farm Cottages, 3 Wharf Road, Wroughton, Swindon, SN4 9QN
Proposal: Proposed single storey rear extension.
Deadline: Thursday 4 June 2026
WWPC Comments: No objections

Planning Ref: **S/HOU/26/0624**
Address: 13 Weirside Avenue, Wroughton, Swindon, SN4 9AL
Proposal: Erection of new building at the bottom of the garden for a golf simulator to be fitted inside.
Deadline: Saturday 6 June 2026
WWPC Comments: No objections

Planning Ref: **S/COND/26/0573**
Address: Hanger C2, Orbital Road, Wroughton, Swindon, SN4 0FS
Proposal: Discharge of Condition 6 (HGV routing plan) from previous application S/26/0134.
Deadline: Friday 5 June 2026
WWPC Comments: No objections

A member of the public asked for clarification over "Condition 6". The Deputy Clerk advised that this means that when planning permission **S/26/0134** was granted, Condition 6 required the developer/operator to submit a Heavy Goods Vehicle (HGV) Routing Plan for approval before carrying out certain works or operations.

The discharge application is therefore not seeking new planning permission. Instead, it is asking the council to confirm that the submitted HGV Routing Plan satisfies Condition 6.

Members **RESOLVED** to support the HGV routing plan set out within the application and expects all associated traffic to adhere to the approved route. Any breaches should be monitored and, where necessary, referred to the relevant enforcement authorities.

Planning Ref: **S/LBC/26/0582**
Address: Woodham House West, Bakers Road, Wroughton, Swindon, SN4 0RP
Proposal: Replacement of existing conservatory roof with lightweight insulated modern roofing material, retaining two glazed roof lights for natural light (**retrospective application**).
Deadline: Friday 12 June 2026
WWPC Comments: No objections

P/H 008

Planning Decisions Made by Swindon Borough Council

Planning Ref: **S/HOU/26/0378**
Address: 24 Summerhouse Road, Wroughton, Swindon, SN4 9HZ
Proposal: Hip to gable conversion, front and rear dormers, single storey side and rear extension and detached annex/store.
Deadline: Application Granted (Delegated Decision)
WWPC Comments: No objections to the condition change

Planning Ref: **S/HOU/26/0405**
Address: Overtown Manor, Overtown Lane, Wroughton, Swindon, SN4 0SH
Proposal: Proposed new access.
Deadline: Application Withdrawn

Planning Ref: **S/25/1657**
Address: Wroughton Methodist Church, High Street, Wroughton, Swindon, SN4 9JX
Proposal: Change of use of existing chapel from Use Class F1 (learning and non-residential institutions) to Use Class C3 (Residential) to provide 1no. dwelling and associated works.
Deadline: Application Granted (Delegated Decision)

P/H 009 Advertisement Consents Granted by Swindon Borough Council (copy attached)

Application No: **S/ADV/26/0400**
Address: Wichelstowe Development Area, Mill Lane, Swindon
Proposal: Marketing signs and static flags located within Middle and West Wichel, including Wharf Road / Wichel Way Roundabout, Wichel Way, and the Foxham Way/Blackhorse Way Junction. The signs are different sizes - One directional 4m x 2m totem sign on Wichel Way; one marketing gateway sign 4m x 3m on Foxham Way/Blackhorse Way Junction, three open space totem signs 0.6m x 1.1m, and one 2.5m x 9.2m marketing sign at Wharf Road / Wichel Way Roundabout. Four sets of four static flag poles and marketing flags.
Decision: Application Granted (Delegated Decision)
WWPC Comments: No objections

P/H 010 Tree Works Notifications

Following publication of the agenda, members became aware of an application to fell a number of conifers at Withybank on Bakers Road.

Members had no objections.

P/H 011 Notice of Temporary Footpath Closures

None at the time of agenda dispatch.

P/H 012 Legge House Update

TH told the committee that a call-in application had been submitted for Legge House but that we are yet to hear the outcome.

Cllr HW said the Legge House planning application had caused a stir on social media and reminded the committee that prior to the building being closed it had been used as an event space, with traffic frequently going in and out along the footpath. She said any future communications on the matter should be focussed on protecting the adjacent remembrance garden and graves.

Cllr MS confirmed that the committee's initial objections to the application centred on construction traffic harming the garden.

Cllr HW said we should have a rethink about how we communicate controversial planning applications to the public in order to address questions and misinformation that comes up in Facebook post discussion. Alternatively, comments could be closed and people asked to contact the Parish office for details. She asked if officers could design a policy to address this.

Action: The Clerk to draft a paragraph for inclusion in the Press, Media & Social Media Policy regarding the Parish Council's response to planning applications. The draft paragraph is to be presented for consideration at the next F&GP Meeting.

P/H 013 Speed Indicator Device Update

TH gave an update on investigation work to install speed indicators at various points across the parish.

To progress with schemes on Wharf Road, Brimble Hill and Church Hill, SBC required more up to date speed data. TH explained that SBC charges £103.70 per location for a 7-day survey period, with each additional week charged at £49.78 per location. Members agreed for TH to proceed with this work.

Members also asked TH to explore reducing the speed limit on Brimble Hill, for the whole section between the Toll House on the corner of Hodson Road and the top of Brimble Hill, from 50mph to 40mph to slow traffic on the approach to Wanshot Close. Members also expressed a desire for the limit to be reduced to 30mph at the top of the hill.

P/H 014 Speeding on Marlborough Road and Brimble Hill

Members were keen to organise another meeting to proceed with this work but wanted to obtain up to date speed data first.

Action: TH to speak to SBC, Philip Martlew and Cllr Nick Gardiner to check if there is any existing GPS data available which the parish council can have access to.

P/H 015 Flooding

The next meeting date of the Flood Working Party was set for Tuesday 7 July at 2pm. The committee asked EF to check if the actions from the previous meeting had been completed.

P/H 016 Temporary Event Notices

Members asked for this item to be added to future agendas and for EF and TH to explore how the parish council might be notified.

P/H 017 P&H Committee Project Tracker

Members noted the project tracker.

P/H 018 Future Agenda Items

Nothing mentioned.

The meeting was closed at 9.07pm.

Signed: Holly A. Woodward

Chair of Planning & Highways Committee

Date: 22/6/26