



WROUGHTON & WICHELSTOWE PARISH COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the meeting held on **Wednesday 1 July 2026**

Present

Cllr Holly Woodward (Chair)
Cllr Matthew Smith (Vice Chair)
Cllr Diane Archer
Cllr John Hower
Cllr Stan Pajak
Cllr Mark Trigg

Cllr Matty Courtliff
Emma Freemantle (Clerk)
Thomas Haworth (Deputy Clerk)

PH/037 **Apologies**
None

PH/038 **Declarations of Interest & Applications for Dispensation**
None

PH/39 **Public Questions (Maximum of 10 minutes)**
Members of the public attended to speak about planning applications for Artis Farm and Langton Park.

Artis Farm

One member of the public noted that the current application for 185 homes is substantially less than a previous application on the same site but wondered if another application could be forthcoming if the current one is approved.

Somebody else said that with the Hills development and the plans for Piper's Way, as well as the Akers site and other previous applications, Wroughton has had more than its fair share of development.

Others feared that the extra traffic that would be generated as a result of the development would have big impacts on the village, with the roads already been congested, especially when roadworks are in place. Others questioned why these developments are needed when Wichelstowe still hasn't been completed, and with the doctor's surgery at Wichelstowe not being built, residents feared further strain being placed on health services.

In response to some of the points raised, Cllrs HW and MS explained the current situation with the M4 bridge and the engineering problems that National Highways are trying to

overcome. They advised that the bridge is likely to remain single-carriageway for the foreseeable future.

Cllr HW encouraged residents to submit their own comments to SBC and said that guidance has been handed out by the parish council.

Cllr MC communicated some further details about the application and said that he had called it into committee. He stressed that the number of objections from residents would strengthen the case.

Langton Park

One resident said the current application is essentially a copy and paste from a previous application that was rejected, and that this application should be rejected also.

Other members of the public raised concerns that that, in their view, the developer was offering amenity land to nearby residents who had not objected to the application.

Others said the roads around Langton Park, Priors Hill and Brimble Hill are busy enough without the additional houses.

Cllr MC said he intended to call the application into committee but was confident that planning permission would be refused by officers for the same reasons that it was refused last time. He said the case officer dealing with the application is the same officer who dealt with the previous one.

The public session ended at 8.02pm.

The Chair of the committee suspended the standing orders to allow the Artis Farm application to be discussed next.

PH/040

Minutes

The minutes were agreed.

PH/041

Updates from the Committee Chair

Cllr HW updated the committee on the Berkeley Farm public inquiry. She said that the Traffic Commissioner will issue a decision within 28 days and that a compromise solution will likely be found.

PH/042

Actions from the Previous Meeting

The committee noted the following actions from the previous meeting:

The Devizes Road/Barrett Way junction has been added to the parish's list of sites for which a speed survey has been requested from Swindon Borough Council.

An email has been sent to Swindon Borough Council to request a meeting about the government's forthcoming changes to the national planning rules. SBC has responded to decline the request but has noted the parish's interest in the matter. The committee noted that the Swindon Local Council Forum has requested a meeting with SBC to discuss this process further, with a meeting expected to take place later in the year.

A letter has been sent to the owners of the Ellendune district centre to explore options for regenerating the Ellendune shopping area. TH explained that a response had been received that said new tenants were expected soon, but nothing beyond that.

PH/043

Swindon New Local Plan 2043

The committee noted that the Reg 19 version of the plan has been published and will go before Swindon Borough Council's Full Council meeting on 6 August for approval.

PH/044

Planning Applications to be Examined

Planning Ref: **S/OUT/26/0719**

Address: Artis Farm, Swindon Road, Wroughton, Swindon

Proposal: Outline planning permission (with all matters reserved) for up to 185 dwellings (Use Class C3) including an area of mixed use development (Use Classes C3, E, B, F) with associated landscape, open space, roads and other infrastructure

Deadline: Monday 6 July

Cllr SP said the pelican crossing on Swindon Road needs to be upgraded as a matter of urgency. He encouraged residents to attend the SBC planning committee meeting if the call-in application is successful.

Cllr DA criticised the plans in relation to home-to-school transport. She also said that the M4 bridge being listed in the application as a dual-carriageway road is a problem because it will likely remain single-carriageway for the foreseeable future.

Cllr HW said the parish council needs to object on material planning grounds that SBC can't dismiss. She mentioned problems relating to the Transport Assessment, which was based on out of date information.

The committee highlighted some further key points of objection around the loss of boundary between Wroughton and Swindon, strains on transport infrastructure, the impact of cumulative developments, flooding, overdevelopment, the loss of agricultural and greenfield land and other points of objection.

The committee **RESOLVED** to object to the application and advised residents that their objections would be published on the parish council's website with instructions for how other people can object as well.

The Chair reinstated the standing orders.

Planning Ref: **S/26/0755**

Address: Land At Langton Park, Wroughton, Swindon, SN4 0QW

Proposal: Erection of 7 dwellings (Class C3) and associated works

Deadline: Wednesday 8 July

The committee **RESOLVED** to object to the application, based on the fact that the current application is the same as the previous application that was refused.

Planning Ref: **S/LDP/26/0783**

Address: 3 Beranburh Field, Wroughton, Swindon, SN4 0QL

Proposal: Certificate of Lawfulness (Proposed) for the use of an existing rear outbuilding as an annexe and minor internal alterations to the rear outbuilding's bathroom configuration

Deadline: Not Applicable

The committee **RESOLVED** to object to the application, based on the fact that no information or documentation about the certificate was made available.

ACTION: TH said he would speak to SBC to understand how the parish council can best approach future Certificate of Lawfulness applications.

Planning Ref: **S/HOU/26/0789**

Address: 8 Beranburh Field, Wroughton, Swindon, SN4 0QL

Proposal: Erection of a single storey rear extension. Loft conversion with rear dormers

Deadline: Monday 13 July

The committee had no objection to this application.

PH/045

Planning Decisions Made by Swindon Borough Council

The committee noted the results of the following planning applications:

Planning Ref: **S/HOU/26/0584**

Address: Costow Farm Cottages, 3 Wharf Road, Wroughton, Swindon, SN4 9QN

Proposal: Proposed single storey rear extension

Decision: Application granted

Planning Ref: **S/HOU/26/0554**

Address: 19 Woodland View, Wroughton, Swindon, SN4 9BD

Proposal: Erection of a single storey extension to rear elevation

Decision: Application granted

Planning Ref: **S/HOU/26/0550**

Address: 2 Codford Lane, Swindon, SN1 7EH

Proposal: Erection of single storey rear extension and conversion of garage into habitable space

Decision: Application granted

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

Decision: Conditions discharged

PH/046

Tree Works Notifications

None at the time of agenda dispatch.

PH/047

Notice of Temporary Footpath Closures

None at the time of agenda dispatch.

PH/048

Temporary Event Notices

None at the time of agenda dispatch.

PH/049

Footpaths Update: Stonecutters Lane/Taters Field

The committee noted that Swindon Borough Council's Public Rights of Way officer has confirmed that the Stonecutters Lane and Taters Field footpaths will soon be cut by SBC and that maintenance will be carried out annually.

PH/050

Neighbourhood Plan Working Party

TH gave the committee an update following a recent meeting of the working party. He showed members the materials the working party were developing and explained the timeline for completion.

The committee gave positive feedback and agreed that the physical survey should be printed as an A5 booklet rather than as A4.

PH/051

P&H Committee Project Tracker

The committee noted the P&H Committee Project Tracker.

PH/052

Future Agenda Items

EF confirmed that she will seek to set up a meeting with SBC's planning department to discuss the borough's new Local Plan.

The meeting was closed at 8.43pm

Signed:

Chair of Planning & Highways Committee

Date: