



WROUGHTON & WICHELSTOWE PARISH COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the meeting held on **Wednesday 2 September 2026**

Present

Cllr Holly Woodward (Chair)
Cllr Diane Archer
Cllr Martin Barrett
Cllr John Hower
Cllr Stan Pajak
Cllr Mark Trigg

Thomas Haworth (Deputy Clerk)

Public: 6

PH/085

Apologies

Cllr Matthew Smith (Vice Chair)

PH/086

Declarations of Interest & Applications for Dispensation

Cllr HW informed the committee that a Tree Preservation Order for a tree in close vicinity to her house had been approved.

PH/087

Public Questions (Maximum of 10 minutes)

A resident who lives at Overtown Hill commented on the planned upcoming closure of Overtown Lane. The diversion route for the closure goes along Comet Way, which is a private road, and the resident raised concerns that the owner of Comet Way may close the road, following remarks he had recently made on social media. She sought assurances from the parish council that this would not happen.

Cllr JH said that residents in the area have a legal right to use Comet Way and that it was highly unlikely that the owner would be legally able to close it. Cllr MB confirmed that residents have a right to use it through a covenant.

Cllr HW agreed with the councillors' comments and said she didn't think Swindon Borough Council had any concerns about the owner of Comet Way closing the road.

The committee thanked the resident for attending and assured her that they didn't expect Comet Way to close.

Another resident spoke about concerns he had about being able to access his property in the near future due to a Public Right of Way near the Carter's Rest potentially being blocked. He asked the committee for advice and members supplied him with Swindon Borough Council's Public Rights of Way contact information. They also told him that he may need to appoint a solicitor.

Another resident, who lives on Wharf Road, was interested in hearing more about the speed survey results for Wharf Road. He was concerned that the results suggest that traffic is not speeding when, in his view, it is.

He spoke more on this issue later in the meeting.

PH/088

Minutes

The committee approved the minutes of the meeting held on Wednesday 29 July 2026 (copy attached).

PH/089

Updates from the Committee Chair

Cllr HW opened with a summary of recent roadworks undertaken in the village and commented on the chaos that occurred on the first day of the Marlborough Road closure. She explained that the parish council tried its very best to help minimise the disruption but the communication received from Swindon Borough Council, the body ultimately responsible for the highways arrangements, was extremely poor.

She gave an overview of the works currently being undertaken by OCU, on behalf of SSE, and referred to a recent meeting with representatives from OCU and SBC in which the OCU works were initially outlined. She said she thought the resulting work was different to how it had been presented at that meeting, with the works taking up a greater presence in the village than both OCU and SBC originally thought.

A resident who lives on Brimble Hill said representatives from SBC had undertaken a site visit and said there were no problems with the traffic management, despite a lorry mounting the pavement. She suggested an alternative traffic management arrangement that would consider the wider Marlborough Road/Brimble Hill area, but didn't think it would be implemented.

Cllr HW said that, in her recent experience, SBC is reluctant to take action to address traffic management problems unless pushed hard.

Cllr DA said that when Marlborough Road was closed for the SSE works, residents took it upon themselves to move the 'road closed' barriers, thus giving drivers the wrong impression that the road was open when it wasn't.

Cllr HW reminded people that the parish council has no control over roadworks and said that the aim at the start of the summer was for the parish to give the public as much information about the roadworks as possible. She regretted that this has been difficult due to absence³ of timely and reliable information from SBC and the contractors.

Cllr MT said it feels as if SBC's network coordination team is incompetent. He said the borough councillors need to hold officers to account.

Cllr HW said the parish council should write to SBC to make their displeasure known. TH said he will take it away with him and report back.

PH/090

Actions from the Previous Meeting

The committee noted that the following actions from the previous meeting have been completed:

The Deputy Clerk has contacted Swindon Borough Council's planning officers to clarify the borough's position how much weight is given to biodiversity concerns when assessing small planning applications. TH explained that it was simply a matter of giving officers more information when making decisions.

The Deputy Clerk has sent the committee's street naming suggestions for Wichelstowe to officers at Swindon Borough Council.

PH/091

Planning Applications to be Examined

Planning Ref: **S/LDP/26/1006**

Address: 15 Swindon Road, Wroughton, Swindon, SN4 9AG

Proposal: Certificate of Lawfulness (proposed) for Conversion of hipped roof to a side gable and the erection of 1 no. rear dormer window

Deadline: Not Applicable

WWPC Comments: No objections

PH/092

Retrospective Comments on Planning Applications

Planning Ref: **S/HOU/26/0947**

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

Proposal: Erection of a single storey side and rear extension

WWPC Comments: No objections

PH/093

Planning Decisions Made by Swindon Borough Council

Planning Ref: **S/HOU/26/0726**

Address: Westleaze Stables, Mill Lane, Swindon, SN1 7HG

Proposal: Proposed internal and external alterations to existing outbuilding together with addition of swimming pool and pool house

Decision: Permission Granted

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

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

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

Decision: Permission 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

Decision: Permission Granted

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

Decision: Permission Granted

Planning Ref: **S/HOU/26/0839**

Address: Orchard Cottage, 3 Elcombe, Wroughton, Swindon, SN4 9QL

Proposal: Erection of a two storey side extension and a single storey side extension following the removal of existing single storey extensions & associated works

Decision: Permission Granted

Planning Ref: **S/S106MD/26/0020**

Address: 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

Decision: Permission Granted

Planning Ref: **S/PHOU/26/0897**

Address: 119 Perrys Lane, Wroughton, Swindon, SN4 9BA

Proposal: Prior Approval Notification for the erection of a flat roof single storey rear extension with external render to match existing. Measuring 4.82m (from original rear wall), 2.84m (maximum height) and 2.84m (height to eaves)

Decision: Prior Approval Not Required

Planning Ref: **S/HOU/26/0824**

Address: 90 And 92 Priors Hill, Wroughton, Swindon, SN4 0RW

Proposal: Demolition of existing garages and replacement of garages and store and associated works

Decision: Permission Granted

Planning Ref: **S/HOU/26/0842**

Address: Hunters View, 1 Baileys Way, Wroughton, Swindon, SN4 9AH

Proposal: Erection of two storey side and rear extensions with new front storm porch, alterations on the roof, and associated works

Decision: Permission Granted

PH/094

Tree Works Notifications

Planning Ref: **S/TPO/26/1054**

Address: 6 Parsloes Close, Wroughton, Swindon, SN4 0TP

Proposal: Works to trees within Tree Preservation Order (No. 6) 2002

Deadline: Not Applicable

Planning Ref: **S/TPO/26/1032**

Address: Four Seasons 1 St Helens Gardens, Wroughton, Swindon, SN4 0RD

Proposal: Works to T1 in 1995-02

Deadline: Not Applicable

Cllr JH said these trees are two dead trees. Cllr HW commented on the fact that the window between this notification being published and a decision being made was just seven days, which did not give the committee enough time to look at it.

TH said he agreed and would look into it.

ACTION: TH to speak to SBC's tree works team to explore how the parish council can get sight of these notifications with enough time to comment if need be.

PH/095

Notice of Temporary Footpath Closures

None at the time of agenda dispatch.

PH/096

Temporary Event Notices

None at the time of agenda dispatch.

PH/097

Traffic Commissioner Public Inquiry into Berkeley Farm Dairy

TH gave a brief overview of the result of the inquiry and the conditions attached to the judgement.

Cllr HW gave some insight into the inquiry from her decision to attend it. She said the result was largely to be expected.

Cllr SP enquired about how the conditions were to be policing and Cllr HW said it would just be a case of residents reporting breaches to the commissioner.

PH/098

Speed Survey Results and Updated Speed Indicator Device Guidance

TH gave an overview of the speed survey data and explained that, following a brief discussion with an SBC highways officer, SBC is not minded to support the installation of a Speed Indicator Device at any of the three locations in question – Wharf Road, Brimble Hill and Devizes Road.

Cllr JH commented on the apparent contradiction that Chiseldon has SIDs in place but Wroughton doesn't even though traffic speeds will largely be similar.

Cllr SP suggested other speed intervention measures such as painting chevrons on the road. He said he thought they were effective in other areas.

Cllr HW explained to the public that the problem is that the parish council has to obtain permission from SBC for any speed interventions, which is frustrating because SBC does not seem supportive.

Cllr DA said that at a recent Wiltshire Road Safety Partnership meeting in Trowbridge, it was explained that having a community speed watch group was a good way of tackling speeding in parishes such as ours. However, she said, such a group would need to be manned by volunteers rather than the parish council. If any residents wish to pursue this, she said, the parish would support them.

A resident spoke to say that he thought speed watch areas were a waste of time. Having been involved in them previously, he said, there are very few practical things they can do to stop speeding. Cllr DA said she still thought they could be of benefit, even just by making drivers think twice about speeding.

Another resident said that Wiltshire Police had previously said a speed watch area could not be set up on Brimble Hill because the road was too dangerous for one.

TH explained that he will speak to SBC highways to understand exactly what measures are now available to the parish council and to bring an update to a future meeting.

ACTION: TH to speak to SBC to understand what next steps are available to the parish council to tackle speeding at certain hotspots around the parish.

PH/099

Upcoming Closure of Overtown Lane and Bakers Road

The committee noted that Overtown Lane will be closed from 7 September to 21 September to allow Scottish and Southern to repair a damaged electrical link box, and that Bakers Road will be closed from 8 September to 9 September to enable Thames Water to repair a leak.

PH/100

Biodiversity Net Gain Update

TH explained that the communication had been sent to local farmers and landowners to enquire about BNG.

Cllr HW said that any help with such matters from local farmers and landowners would be useful.

TH said he will keep the committee updated if responses are received.

PH/101

Wichelstowe Sports Hub Habitat Management and Monitoring Plan

TH said he had communicated the committee's comments back to the Joint Venture Team, who had responded in agreement with members' comments.

Cllr JH said the parish should keep in close contact with the Wiltshire FA as there will likely be significant scope for joint working.

PH/102

The Flood Working Party

The committee noted that the next meeting of the Flood Working Party is due to take place on Monday 7 September at 2pm.

PH/103

Neighbourhood Plan Survey Update

TH briefly updated the committee on the ongoing survey, and noted that 437 responses had been received to date. Of these, 268 were completed online and 169 physical copies. Against 4,700 households, that gives a response rate of 9.3%.

The parish is keen to achieve at least a 10% response rate, with TH telling members that he thinks they can be more ambitious.

PH/104

P&H Committee Project Tracker

The committee noted the P&H Committee Project Tracker.

PH/105

Future Agenda Items

Cllr JH pointed to a section of Wharf Road, on the lefthand side from Maunsell Way to Common Farm, that is deteriorating and needs to be addressed quickly.

ACTION: TH said he will investigate and add the item to a future meeting agenda.

The meeting was closed at 8.28pm.

Signed:

Chair of Planning & Highways Committee

Date: