

CHISELDON PARISH COUNCIL



MINUTES of the PLANNING, TRANSPORT DEVELOPMENT AND HIGHWAYS COMMITTEE MEETING

held on Thursday 30th March 2023. 7.30pm The Old Chapel, Butts Road, Chiseldon

Present: Councillors:, Chris Rawlings, Ian Kearsey (Committee Chairman), Pauline Barnes, Matt Harris, James Whitehead. Clerk Wilkinson, Clerk.

22/135 Approval of apologies given

Apologies: Cllr Simpson has an approved dispensation. Cllr Jefferies has a prior appointment. **Non-attendance with no apologies:** None

A proposal was made to approve these apologies given. The proposal was seconded and all Cllrs were in favour.

22/136. Declarations of Interest. None

Public Recess: 4 members of the public.

Concerns still over the revised application for the Dairy at Badbury. Too close to Moet fence line, noise and light pollution from the building to Moet, general extra noise from 22 rooms. Concerns over the bar and restaurant getting busier and creating more noise. Traffic movement will also increase. It was noted the SBC traffic officer had the same concerns.

The Swindon Local Plan requires high quality development which will improve or add to an area. Not sure how this development will achieve this. New developments should encourage sustainable transport – there are no provisions for walking, cycling or buses access on the plans.

There is still a concern over “land grabbing” for parking areas. This has been reported to the SBC enforcement team.

A second resident believes that 40 parking spaces have been built with no planning permission and gravel areas covered in tarmac.

The committee chairman noted that CPC are a consultee on the process and read out the main list of criteria that can and can't be commented on, with a planning application.

22/137. Approval of minutes from 23rd February 2023. No changes

A proposal was made to approve these minutes as an accurate reflection of the meeting. The proposal was seconded and all Cllrs were in favour.

22/138. Action points from previous meeting.

Clerk 22/73. Arrange purchase and installation of solar lights from Procure. Lights now ordered and permission given from SBC. Need to make installation arrangements.

Clerk 22/77. Ask SBC if there are any S106 or CIL funds due to arrive. Chased at the start of March – still no reply.

Clerk 22/120. Add agenda item to start the process for the layby tender again. DONE

Clerk 22/131. Send a copy of the NHP Design Code document to all committee members. DONE

Cllr Rawlings 22/122. Send list of pavements needing attention to Clerk to report to SBC. Sent and currently being worked on by the Clerk.

22/139. Vote on Cllr J Whitehead joining the committee.

A proposal was made to approve Cllr Whitehead joining the committee. The proposal was seconded and all Cllrs were in favour.

22/140. PLANNING. Discuss & Vote on S/22/1425 Updated. Erection of three barns to provide 20 ensuite bedrooms for use as temporary residential accommodation for use solely of travelling film crews related to the adjacent film studios. The Old Dairy, Badbury Lane Badbury

The committee noted the concerns of Gerry Prodohl in the Highways dept at SBC. Unless there are further comments from Mr Prodohl the committee would support Mr Prodohl’s current concerns.

It was noted that Mr Prodohl had also asked who owned the adjacent land proposed for extra parking. It was noted that walking anywhere in the dark would be hazardous due to lack of pavements and street lighting.

The design of the building does not resemble a rural building as fully as it could do to blend in with the surroundings.

A 6 metre height for a single storey building in a rural hamlet is too high in the committees view. However they felt the car parking provision is adequate.

It was noted that the many changes to the application vs the brochure provided, mean there is now a discrepancy between the 2 that make it hard to reconcile them to each other.

A proposal was made to reply with an objection to the plans in their current form, with the current transport/highways statement. The committee can review if further highways information/changes are made available. The proposal was seconded and all Cllrs were in favour.

22/141. PLANNING. Discuss & Vote on S/COND/23/0087 Discharge of conditions. Badbury House farm 5 dwellings.

The conditions were reviewed. The committee found all acceptable apart from the Construction statement 6. The committee agreed with the comments from Owen Pocock at SBC.

A proposal was made to reply to approve the discharge of all conditions except no.6 for Construction. The proposal was seconded and all Cllrs were in favour.

2 members of the public leave at 20.13

22/142. PLANNING. Discussion & vote on any planning applications received from Swindon Borough Council after the agenda is published. S/LBC/23/0284. Corner Thatches, 11 High Street Chiseldon. Installation of an Electric Vehicle charger to the front of the property.

A proposal was made to reply to support this application. The proposal was seconded and all Cllrs were in favour.

22/143. Neighbourhood Plan.

Currently waiting for the next version of draft documents for review. There is an issue with the new Local Nature Recovery policy in the NHP. Both Swindon and Wiltshire councils do not have anyone to assist. Our NHP consultant is working on how to remedy this.

22/144. HIGHWAYS. Approve tender document for 2 layby's to be constructed using CPC funds – Draycot Foliat and Windmill Piece.

1 minor change suggested for distance for examples of work.

A proposal was made to approve the tender for publication. The proposal was seconded and all Cllrs were in favour.

22/145. HIGHWAYS. Vote on supporting any suggested changes for the reduction of the speed of 50mph on Hodson Road at Burderop T junction.

It was agreed that changes are required where the new Burderop Estate exists the B road, just before the T junction.

A proposal was made that the Clerk write to our 2 Chiseldon Ward Cllrs to ask them to support making this area safer and progress with SBC. To also include Ward Cllr David Martyn for Wroughton. The proposal was seconded and all Cllrs were in favour.

22/146. HIGHWAYS. Vote on offering support to the Primary School for a safer crossing point for children, across The Orchard.

A proposal was made that the Clerk write to our 2 Chiseldon Ward Cllrs to ask them to support a safer area around the school and ask SBC for appropriate measures to be implement. The proposal was seconded and all Cllrs were in favour.

22/147. TRANSPORT. No items

22/148. Approval of the “Talking with Developers” policy.

A proposal was made to approve the policy. The proposal was seconded and all Cllrs were in favour.

22/149. Items for the next agenda. None.

Meeting closed at 20.36

Next meeting: Thursday 27th April 2023 7.30pm. At the Old Chapel, Butts Road, Chiseldon.

ACTION POINTS

Clerk 22/73. Arrange purchase and installation of solar lights from Procure.

Clerk 22/77. Ask SBC if there are any S106 or CIL funds due to arrive.

Clerk 22/140-142. Reply to SBC with decision of planning applications.

Clerk 22/144. Publish the new layby tender and place on “Contract Finder”.

Clerk 22/145. Write to Ward Cllrs ref changes to 50mph speed limit at Hodson Road/Burderop T junction.

Clerk 22/146. Write to Ward Cllrs with support to introducing safety measures for children walking to the Primary School.

List of CPC planning application votes

Application and property	CPC decision	Date voted on
S/HOU/22/0497. Wheatley, High Street. 2 storey rear extension.	Supported with conditions	April 22
S/22/0556. Saracens, Turnball. Single storey rear extension & separate sun room.	No objection	April 22
S/22/0595 & S/LBC/22/0604. Change of use for Bothy on Burderop Estate to 1 dwelling. Includes listed building application.	No objection	April 22
S/22/0695. Burderop Park: Alterations to the mansion, Tudor wing and north wing to facilitate a change of use from offices to a dwelling and erection of a detached garage, plus alterations to the stable block, cottage/ restaurant and walled garden bothy without compliance with condition 2 (Approved Drawings) from previous consent S/LBC/20/1339.	Approved	May 22
S/HOU/22/07151 The Orchard, Chiseldon. Single storey rear extension. Front porch. Garage conversion to habitable space. Detached garage & increase in roof height & dormer window to rear.	Approved	May 22
S/AMEND/22/0657. Chiseldon Farm, Ypres Road. Draycot Foliat. Provision of Use class B8 storage use in addition to Use classes B1(a) and B1(c) - now both Use class E – and alterations to the approved elevations and floor plans of building 2 (former grain store)	No objection	May 22
S/HOU/22/0764 Single storey rear extension. 13 Sambre Road.	Approved	May 22
S/22/0814. National Data Centre, old Burderop Hospital Site, Wroughton. Construction of a temporary car park and 2 metre high fencing (retrospective)	Supported with conditions	June 22

S/OUT/22/0796. Land to the rear of Staddlestones, Butts Road, Chiseldon. Outline application for the erection of 1 self-build dwelling, & assoc infrastructure. Access not reserved.	Rejected. Conditions listed in event of SBC approval.	June 22
S/HOU/22/1054 9 Draycott Road. First floor front extension	No objection	July 22
S/HOU/22/0965. 48 Norris Close. Rear dormer window.	No objection	July 22
S/22/1008. Chiseldon Farm barns. Ypres Road. Draycot Foliat. Change of use & re-siting of menage.	No vote. More info requested	July 22
S/22/0741. Walled garden and Burderop Park. Tented structure for temp. residential accommodation (approx. 3 years) and thereafter a plant nursery office	No objection	July 22
S/HOU/22/1132. 23 Carisbrook Terrace. Alterations to front porch and single storey rear extension.	No objection	Aug 22
S/LBC/22/1113. Former Cottage/Restaurant Burderop Park. Alterations to the Cottage/ Restaurant building to internally re-order residential unit RC04, re-introduce an entrance door on the north elevation of the former restaurant and re-introduce a window at first floor level of the former restaurant (amended proposals following listed building consent S/LBC/20/1339).	No objection	Aug 22
S/HOU/22/1228. 3 Dairy Road Chiseldon. Single storey rear extension and 4 dormer windows. Discussed again at Sept 22 meeting. No objection voted on again.	No objection	Aug 22
S/COND/22/1302. Discharge of Condition 13 (Lighting Scheme) from permission S/21/1760 for Erection of a replacement Data Centre (containing data halls, associated electrical and AHU Plant Rooms, loading bay, maintenance and storage space, office administration areas and plant at roof level), emergency back-up generators and emission stacks, diesel tanks and filling area, electrical switchroom, a water sprinkler pump room and storage tank, a gate house, site access, internal access roads, hard/soft landscaping, and rainwater infiltration pond to allow for levels changes in two landscaped areas. At: National Data Centre, Old Burderop Hospital Site Burderop Wroughton Swindon.	No objection unless there are further comments from SBC	Sept 22

S/22/1360. Erection of a Stretch tent. Calley Arms	No comment	Sept 22
S/22/1432. 5 High Street. Erection of 1 dwelling.	Supported.	Oct 22
S/HOU/22/1280. 10 The Crescent. Erection of single storey front and side extension and front canopy.	Supported	Oct 22
S/HOU/22/1408. 12 John Alder Close. Erection of a rear ground and first floor extension along with internal alterations and associated landscaping work.	Objected	Oct 22
S/HOU/22/1471 29 Home Close Single storey rear extension	Supported	Oct 22
S/HOU/22/1516 Sevimli. 1A High Street. First floor extension & extension to garage	No comment No comment	Nov 22 Jan 23
S/HOU/22/1564 7 Sambre Road. Erection of porch	Supported	Nov 22
S/22/1656 The Sarsens, Turnbull. Rear storey extension & sun room	No objection	Nov 22
S/22/1268. Alpina. Marlborough Rd. Demolition of dwelling and erection of 1 new dwelling.	Objection	Jan 23
S/HOU/22/1614. Vena. Turnbull. Single storey side extension	No objection	Jan 23
HVG Licence. Operator OH2061698. Draycot Foliat	No objection for 1 rigid body with lift axle.	Jan 23
S/22/1425. The Old Dairy. 3 barns for accom.	No objection	Feb 23
S/HOU/22/1796. Rosslyn 5 New Road. Car Park	No objection	Feb 23
S/23/0139. Burderop Park House. Demolition of pavilions, change of use for offices to 25 dwellings, erection of 52 dwellings, new access and assoc works. Without compliance with condition 14 (closure of access)	No objection	Feb 23
S/22/1425 Revised. The Old Dairy, Badbury. 3 barns for 20 rooms of accommodation.	Current objection.	March 23
S/COND/23/0087. Discharge of conditions. Badbury House Farm 5 dwellings.	Objected to condition 6, approved others	March 23

S/LBC/23/0284. Corner Thatches, 11 High St. Chiseldon. Electric vehicle charger to front of house.	Approved	March 23
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