

CHISELDON PARISH COUNCIL



MINUTES of the PLANNING, TRANSPORT DEVELOPMENT AND HIGHWAYS COMMITTEE MEETING

held on Thursday 29th May 2025. 7.30pm The Old Chapel, Butts Road, Chiseldon

Present: Councillors: Matt Hinton (Committee Chairman), Chris Rawlings (Committee Vice Chairman), Jo Stevens, Ian Kearsey. Clair Wilkinson, Clerk.

25/14. Vote for Chairman for the committee for the forthcoming year.

Cllr Matt Hinton was nominated. There were no other nominations.

A proposal was made for Cllr Hinton to be the committee Chairman for the forthcoming year. The proposal was seconded and all Cllrs were in favour.

25/15. Vote for Vice Chairman for the committee for the forthcoming year.

Cllr Chris Rawlings was nominated. There were no other nominations.

A proposal was made for Cllr Rawlings to be the committee Vice Chairman for the forthcoming year. The proposal was seconded and all Cllrs were in favour.

25/16. Public recess. 2 members of the public

The members of the public commented on their concerns over planning application S/HOU/25/0555 at 28 Carisbrooke Terrace for a 2.4 metre metal fence which had already been installed. Their concerns were over the height of the fencing and the materials used which did not suit the area and the AONB.

25/17. List of apologies with reason given and approval of those apologies.

Cllr Jefferies is unwell and Cllr Turley had a prior appointment.

There were no apologies from Cllr Jackson and Cllr Ford.

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

25/18. Declarations of Interest. None.

25/17. Approval of minutes from 24th April 25. 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.

24/18. Action points from previous meeting. *(Completed items in grey)*

Clerk 24/92. Ask W.Cllrs to log TRO process with SBC for crossing on New Road Asked them and chased them – no response at all as of today. Update at meeting: Cllr Hopkins advised at the meeting there are capacity issues within Highways at SBC and a long waiting list of jobs. This is an item that he will continue to raise and push at the appropriate time when they've got the capacity. No update received, the Clerk will chase.

Clerk 24/93. Ask W.Cllrs to log TRO process with SBC for speed reduction on Hodson Road. Updates same as item 24/92. No update received, the Clerk will chase.

Clerk 24/113. Get 3 quotes for concrete and 3 quotes for bollards to be installed on the verge, on the corner of Castle View Road/New Road T junction. Quotes that were obtained are on this agenda.

Clerk 24/140. Remind W.Cllrs about white line painting at Badbury and flood issues at Baldwin Close. Ward Cllr Sumner chased about white lines at Badbury and he escalated the issue. Cllrs are due to meet with SBC Highways so Baldwin issue can be discussed.

Clerk 24/142. Get quotes for hedge removal at Draycot Foliat. PENDING

Clerk 24/143. Advise Allbuild to proceed with moving SID on New Road DONE.

Cllr Jackson 24/144. Draft letter for the Clerk to send to the Western Area Transport Office. PENDING

Clerk 24/144. Clerk to send the letter to the Transport Office after emailing to Cllrs on the committee. PENDING

Clerk 24/145. Get quotes for the 2 stages of work on the Hodson Road ref pathways. PENDING.

Clerk 25/05/06. Respond to SBC with planning app votes. DONE

Clerk 25/08. Chase the estate for their views of the 99 year lease option for the land at the Rec ground. Chased but no reply. Will chase again.

Clerk 25/09. Advise SBC of updated views ref the DF and WP projects and get new quotes to be reviewed. Have advised SBC. Need to get new quotes.

Clerk 25/12. Reply to NHP consultant with changes required to NHP draft. DONE

25/19. PLANNING. No applications

25/20. PLANNING. Discussion & vote on any planning applications received from Swindon Borough Council after the agenda is published. Published on the councils Facebook page and on the councils website.

S/25/HOU/2555 28 Carisbrooke Terrace. Installation of a 2.4m palisade fencing to the rear of the property, with cladding attached for privacy.

A proposal was made to send an objection to SBC for this application due to the height and materials used for the fence not being in keeping with the AONB and rural village setting. The proposal was seconded and all Cllrs were in favour.

2 members of the public leave the meeting 19.47

25/21. TRANSPORT. No items

25/22. Rec Ground improvement. No update. The Clerk will chase the estate for a response to the 99 year lease request.

It was decided that the Clerk would contact Chiseldon football club to ask whether they would be happy with the new changing rooms being on the current site of the hall, and not where the pavilion currently is.

25/23. HIGHWAYS. To discuss the proposed quotes from SBC on the work for Draycot Foliat and Windmill Piece.

The item will be moved to the next agenda as the Clerk has to arrange for the quotes to be published and placed on Contract Finder.

25/24. HIGHWAYS. To discuss any outcome from the road safety meeting with Wroughton PC and partners.

Cllr Kearsey attended and reported back.

This was a public meeting and around 50 members of the public attended.

A report from Perry Payne from the Wiltshire and Swindon Road Safety Partnership was received.

It was reported that after a serious incident in 1973, certain highway changes were recommended to SBC but these had not been carried out.

There were a number of possible solutions listed at the meeting:

- Make the route 1 way for all HGV's. However its not known whether this is enforceable by law or whether its an advisory solution only.
- Weight limit on the section of road.
- A partial ban on lorries but not a weight limit.

Members of the meeting felt that a weight limit would be preferred.

It was confirmed that the official diversion route if J15 of the M4 is closed isn't through Chiseldon and Wroughton and hasn't been for 4 years.

There were no conclusions at the meeting.

25/25. HIGHWAYS. To vote on any action to take on placing bollards or concrete on the corner of New Road with Castle View Road.

A proposal was made to approve the quote from Allbuild of £6120.00 plus VAT to install bollards on the 2 verge areas. The quote includes the SBC permit. To use allocated CIL funds for this project. The proposal was seconded and all Cllrs were in favour.

The item will be added to the June Full Council agenda for approval.

25/26. HIGHWAYS. To discuss any next steps to take with regards to verge parking on the Castle View Road green area.

After a discussion it was decided that large rocks and hedging would be preferred. The Clerk has an action to get more specific quotes for rocks and hedges for the next meeting. To also provide a map of the distance around the edge of the green.

25/27. Neighbourhood Plan. To receive any updates.

The initial confidential draft of the examiners response has been received. Pellegram Ltd sent over a minor query for the committee to determine.

The open green spaces at Ridgeway View and Draycot Foliat had been removed from the list by the examiner as they are not “demonstrably special”. Pellegram Ltd recommended adding them in again with the following reasons:

In addition to the reasons outlined in the appendix, Ridgeway View (14) and Draycot Close (15) is:

- *the only safe, traffic-free open space within the hamlet and is integral to the residential layout, serving no other purpose;*
- *used for informal play, dog-walking/play and neighbour gatherings, so its loss would remove the sole focus for community life and recreation for c. 100 residents;*
- *more than 1 km from any alternative open space, so there is no realistic substitute that can meet these purposes;*
- *PPG 37-009 states that Local Green Space can be designated “whether in a village or in a neighbourhood”*

The PC also wanted it adding that neither location had another green space within walking distance that was accessible with pavements or by walking along or crossing a 50mph road.

A proposal was made to approve the above comments being added back into the plan. The proposal was seconded and all Cllrs were in favour.

25/28. Items for the next agenda. To discuss that no29 Carisbrooke Terrace has created an access point on their boundary onto the PC owned track.

To discuss the property at the end of Plough Hill, which has removed several trees and hedgerows as part of their planning permission. The Clerk is to chase Martin Fry at SBC and also ask Ward Cllrs to get involved. The Clerk is to report to SBC and the police the parking on the green area of Castle View Road/Downs Road to see whether any action can be taken.

Meeting closed at 20.28

Next meeting: Thursday 26th June 2025 7.30pm. At the Old Chapel, Butts Road, Chiseldon.

ACTION POINTS

Clerk 24/92. Ask W.Cllrs to log TRO process with SBC for crossing on New Road Asked them and chased them – no response at all as of today. Update at meeting: Cllr Hopkins advised at the meeting there are capacity issues within Highways at SBC and a long waiting list of jobs. This is an item that he will continue to raise and push at the appropriate time when they've got the capacity.

Clerk 24/93. Ask W.Cllrs to log TRO process with SBC for speed reduction on Hodson Road. Updates same as item 24/92.

Clerk 24/140. Remind W.Cllrs about flood issues at Baldwin Close

Clerk 24/142. Get quotes for hedge removal at Draycot Foliat

Cllr Jackson 24/144. Draft letter for the Clerk to send to the Western Area Transport Office.

Clerk 24/144. Clerk to send the letter to the Transport Office after emailing to Cllrs on the committee.

Clerk 24/145. Get quotes for the 2 stages of work on the Hodson Road ref pathways.

Clerk 25/08. Chase the estate for their views of the 99 year lease option for the land at the Rec ground.

Clerk 25/09. Advise SBC of updated views ref the DF and WP projects (DONE) and get new quotes to be reviewed.

Clerk 25/20. Report back to SBC on decision for planning application

Clerk 25/22. Ask Chiseldon FC about pavilion location.

Clerk 25/23. Add item for DF and WP parking to next agenda.

Clerk 25/25. Add bollards quote to Full Council agenda for approval of CIL funds.

Clerk 25/26. Get quotes for rocks and hedging for Castle View green area.

Clerk 25/27. Report back to NHP consultant with decision on open green spaces update.

Clerk 25/28. Add items to next agenda.

List of CPC planning application consultee votes (2023 data removed – see old minutes for details)

Application and property	CPC decision	Date voted on

S/23/1506 Demolition of the pavilions, change of use of offices and ancillary buildings to 25no. apartments/ dwellings, erection of 52no. dwellings, construction of new access and associated works without compliance with Condition 14 (Closure of Access) of previous permission S/19/1765 - Variation of Condition 14 from Previously Approved Planning Application S/21/1920. Variation of Condition 2 from Planning Permission S/23/0139. At:	Support	Jan-24
Burderop Park House, Burderop Park Wroughton		
S/23/1507. Erection of 6no. additional dwellings. Variation of Conditions 2 and 18 from Planning Permission S/19/1892. Burderop Park House , Burderop Park Wroughton	Support	Jan-24
S/23/1399. Installation of 3 number, 5m high CCTV Columns. At: Chiseldon Firs Transit Site, Marlborough Road Chiseldon Swindon.	Support	Jan-24
S/22/1170 Change of use of the Stable Block and Cottage/Restaurant to provide 11no. residential dwellings (Use Class C3), erection of 6no. dormer windows with associated infrastructure and landscaping. At: Burderop Cottage, Hodson Road Chiseldon	Support	Feb 24 Full Council
S/LBC/23/1113 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/22/0695). At: Former Cottage/ Restaurant, Burderop Park Mansion Drive Swindon	Support	Feb 24 Full Council
S/HOU/24/0163. Erection of single storey rear extension, side extension to form garage/store and new gabled roofs to front bay window and front door. 39 Station Road, Chiseldon	Support	Feb-24
S/24/0079 Installation of a new gateway and access track for agricultural use, including new hedge planting. Land To The East Of C3088, Burderop	Support	Apr-24
S/HOU/24/0317. 2 storey extension. Little Acre. Slipper Lane, Chiseldon.	Support	Apr-24
S/24/0424. Erection of two storey side extension and single storey rear extension. 15 Hodson Road, Chiseldon.	Support with comments	Apr-24
S/HOU/24/0278 Air Source heat pump. 4 The Orchard, Chiseldon.	Support with comments	Apr-24
S/22/1170 REVISED. Change of use of stable block to 1 dwelling. Burderop Cottage, Hodson Road, Chiseldon	No comment	May-24
S/HOU/24/0509. 2 storey/first floor side extensions & single storey rear extension. 28 Carisbrooke Terrace, Chiseldon.	Objection with comments	May-24

S/HOU/24/0552. Single storey side extension & detached out building. 31 Berricot Lane, Badbury	Support with comments	May-24
S/PHOU/24/0568. Prior Approval notification for conservatory 5x3.3m. 13 Cambrai Road, Chiseldon.	No vote taken	May-24
S/HOU/24/0586. 2 dormer windows, front velux, and hip to gabled roof to create first floor. 39 Station Road, Chiseldon.	Support	May-24
S/HOU/24/0857. Single Storey rear extension. 40 Draycott Road.	Support	Aug-24
S/HOU/24/0953. Single storey rear extension. 13 Cambrai Road.	Support	Aug-24
INSPECTORATE APPEAL. S/HOU/24/0409. 2 storey/first floor side extensions, single storey rear extension, erect detached garden shed.	No further comments. Objected to original application due to size.	Aug-24
S/OUT/24/0982. Up to 42 homes, landscaping, open space and assoc works at land at Hodson Road.	Objection.	Sep-24
S/OUT/24/1013. Permanent rural workers retirement dwellings and assoc works. Ladysmith Equestrian Centre.	Support	Sep-24
S/24/0886. Replacement detached dwelling, garage and summer house. The Bungalow, Hodson Lane	Support	Sep-24
S/HOU/24/1027. Summer house, greenhouse and gazebo & re-render. The Hollies, 26 Badbury.	Support	Sep-24
S/ S/HOU/24/1344. 37 Carisbrooke Terrace. Single storey rear extension, loft conversion to first floor extension to rear, and dormer to front. Porch to front.	Support	Nov-24
S/24/1412. Erection of a steel frame building to house MOT testing facilities. Bush House Unit 6, Marlborough Road Chiseldon Swindon SN4 0HS	Support with comments	Jan-25
S/HOU/24/1518. Erection of garden store. Gatekeepers Lodge, 1 Mansion Drive, Swindon SN4 0GA	Support	Jan-25
S/24/1485. Erection of 2 no. adjoining stables, tackroom and haystore (Variation of Condition 6 - Approved Plans from Planning Permission S/12/1756 part retrospective) Land To Rear Of Staddlestones, Butts Road, Chiseldon Swindon SN4 0NN	Objection with comments	Jan-25
S/AMEND/24/1505. Non material amendment to previous approval S/17/0128 regarding the demolition of the pavilions, change of use of offices and ancillary buildings to 25no. apartments/dwellings, erection of 52no. dwellings, construction of new access and associated works. 2 The Coach House,2 Cardeville, Burderop Park, Swindon	No comment	Jan-25

S/HOU/25/0303. Erection of a two storey gable entrance, single storey side extension, roof alterations, internal layout alterations, three bay garage, and external landscaping works. Opry House, 1 Talavera Road, Draycot Foliat Swindon SN4 0JG	Support	Mar-25
S/HOU/25/0369. Erection of single storey rear extension, a first floor side extension, detached garage and conversion of existing garage into habitable space. 64 Station Road, Chiseldon, Swindon SN4 0PW	Support	Mar-25
S/HOU/25/0433 Erection of single storey rear extension. Hillview, Marlborough Road, Chiseldon Swindon SN4 0EP	Support	April 25
S/LBC/25/0485 Replacement of thatch roof and rethatch of ornamental well in front garden. May Cottage, 20 Mays Lane, Chiseldon Swindon SN4 0LQ	Support	April 25
S/HOU/25/2555. 28 Carrisbrooke Terrace. Installation of 2.4 metre high palisade fencing to the rear of the property with cladding for privacy	Object	May 25