

CHISELDON PARISH COUNCIL



MINUTES of the PLANNING, TRANSPORT DEVELOPMENT AND HIGHWAYS COMMITTEE MEETING

held on Thursday 26th June 2025. 7.30pm The Old Chapel, Butts Road, Chiseldon

Present: Councillors: Matt Hinton (Committee Chairman) (late arrival), Chris Rawlings (Committee Vice Chairman), Jenny Jefferies (late arrival) , Stephen Turley. Clair Wilkinson, Clerk.

The meeting started at 19.37.

25/29. Public recess. 1 member of the public

Interested in the items relating to the NHP. The details provided to Cllrs was relayed to the resident with regards to:

SBC meeting to approve the NHP will be Sept – CPC to approve this date.

To decide whether to challenge the examiner removing Draycot Foliat and Ridgeway View grass areas in the plan as open green spaces

That the Swindon Local Development Scheme was in draft form and when approved, any policies that contradicted the CNHP would supersede the information in the CNHP.

Whether the map for the open green space on the old railway path needed updating to remove the Chiseldon Firs site.

Also asked about the cutting back of the Hodson Road overgrown pathway. Advised the PC were looking for quotes for this work. Advised that the council handyman could not do this work as the working conditions were not suitable or safe for one man with no protection from vehicles.

25/30. List of apologies with reason given and approval of those apologies.

Cllr Kearsey is attend the Swindon Local Council Forum meeting

Cllr Ford has a family childcare commitment.

Cllr Stevens is away with work.

There were no apologies from Cllr Jackson.

Cllr Jefferies was expected to attend as soon as her previous meeting concluded.

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

25/31. Declarations of Interest. None.

25/32. Approval of minutes from 29th May 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.

25/33. 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 PROGRESS

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 PROGRESS

Clerk 24/140. Remind W.Cllrs about flood issues at Baldwin Close NO PROGRESS

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

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. FOR JULY AGENDA.

Clerk 25/08. Chase the estate for their views of the 99 year lease option for the land at the Rec ground. CHASED – NO RESPONSE YET.

Clerk 25/09. Get new quotes to be reviewed for the DF project. FOR JULY AGENDA.

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

Clerk 25/22. Ask Chiseldon FC about pavilion location. DONE. WILL TAKE FLEXIBLE APPROACH.

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

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

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

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

Clerk 25/28. Add items to next agenda. DONE

25/34. NEIGHBOURHOOD PLAN. To vote on the proposed changes/omissions from the NHP external examiner, and vote on actions to take.

After a discussion the following was proposed.

To agree that the green area at Draycot Foliat should be removed as the area was too small to develop so this offered natural protection against development.

Disagreed that the green area at Ridgeway View should be removed. The area is large enough for development so needs protecting as part of the open green spaces on the NHP. Will request SBC add the area back to the plan.

That the map of the open green spaces for the old railway track should be adjusted to remove the Chiseldon Firs site.

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

It is understood that “major” changes by SBC may mean another consultation period is required.

25/35. NEIGHBOURHOOD PLAN. To vote on the councils understanding that the Swindon Local Development Scheme would take precedence over the CNHP once its been approved.

A proposal was made to confirm that the committee understood that the updated Local Development Scheme would supersede the CNHP if it contained differences in policy. The proposal was seconded and all Cllrs were in favour.

The member of the public left at 20.02

25/36. PLANNING. To consider and vote on S/25/0689 Alterations to and conversion of garage to form a separate residential dwelling with associated access, parking and landscaping. Elm Tree House, 1 Strouds Hill, Chiseldon, SN4 0NH

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

25/37. PLANNING. To consider and vote on whether to offer any further comments on the planning application at appeal with the Planning Inspectorate. S/24/1412 Erection of a steel frame building to house MOT testing facilities. At: Bush House Unit 6, Marlborough Road, Chiseldon, SN4 0HS. Appeal number APP/U3935/W/25/3366187.

The committee was broadly in support of the application when it was received. They asked to see more in depth plans and expressed concerns over the amount of on-site parking not being adequate.

A proposal was made to issue the same comments to the Planning Inspectorate that were submitted to SBC during the planning process. The proposal was seconded and all Cllrs were in favour.

25/38. PLANNING To consider and vote on S/25/0739. Demolition and erection of a self build dwelling (Class C3), garage and summerhouse with associated works. The Bungalow, Hodson Lane Hodson. SN4 0QG

A proposal was made to offer no comment on this planning application. The proposal was seconded and all Cllrs were in favour.

25/39. 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. There were none.

25/40. TRANSPORT. No items

25/41. Rec Ground improvement. No items.

25/42. HIGHWAYS. To view the quotes obtained for work to the layby and speed control works at Draycot Foliat.

A limited number of quotes had been received. The deadline for quotes is 3rd July so the committee will view all quotes and vote on whether to accept any of them at the July committee meeting.

25/43. HIGHWAYS. To discuss and vote on whether to replace the missing marker gate at Hodson (M4 end) or whether to have SBC install the 30mph sign on a new pole.

A proposal was made to get quotes to replace the marker gate. The proposal was seconded and all Cllrs were in favour.

The Clerk will get quotes for the July meeting.

25/44. HIGHWAYS. To vote on placing parish gateway signs at entrances to the parish.

A proposal was made for the Clerk to ask Signway Signs for a quote for 1 sign to be placed on Plough Hill verge. Signway to advise on the max. sign that would suit the area. The proposal was seconded and all Cllrs were in favour.

If successful, the project can be rolled out to all entrances to the parish over subsequent years.

The Clerk will ask the local history group for wording that can be added to the sign reflecting that we are a Saxon settlement.

25/45. 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 hedging would be preferred and more beech saplings should be planted.

A proposal was made to spend £800 on bare root saplings to further project the green area at Castle View Road. The proposal was seconded and all Cllrs were in favour.

The item will be added to the next Finance agenda for approval from unallocated funds.

25/46. To discuss the issues with no29 Carisbrook Terrace fencing and access onto parish land and vote on any actions to take.

The tall wooden fencing and vehicle access created onto the track to the Rec ground from Norris Close that CPC own, was discussed.

A proposal was made that the Clerk will write to the residents to confirm whether they were aware that the track was owned by the Parish Council and that we did not give permission for access to be used. The Clerk will also log an SBC enforcement issue due to the height of the fence. The proposal was seconded and all Cllrs were in favour.

25/47. To discuss the issues with Hillview on Marlborough Road and vote on any actions to take.

A proposal was made for the Clerk to email Ward Cllr Sumner again to re-state the councils concern over safety of the public right of way to the site and rear of the property. To also check there is no land encroachment. To ask him to get a timeline from Martin Fry on when a visit will be made. The proposal was seconded and all Cllrs were in favour.

25/48. To discuss the possibility of requesting SBC provide additional double yellow lines to the junction of Station Road with New Road.

The committee discussed this issue and sympathised with the residents in the area, as there are many parts of the parish where an increase in on-road parking has made junctions more difficult to navigate. The PC is already waiting for 2 TRO (Traffic Regulation Orders) to be looked at SBC with regards to speed limits and pedestrian crossings, and SBC have advised there is no manpower to look at these items. This means that there is no capacity to add other items with SBC at present. If the current PC projects move forward with SBC then the PC will be able to look at this issue again.

25/49. Approval of the “Discussions with Developers” Policy

A proposal was made to approve the policy which had not been amended since the last approval. The proposal was second and all Cllrs were in favour.

25/50. Items for the next agenda. No items

Meeting closed at 9.00

Next meeting: Thursday 21st July 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.

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

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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. Get new quotes to be reviewed for the DF work.

Clerk 25/34. Report back to SBC on the NHP decisions the PC made.

Clerk 25/36, 37 and 38. Respond to SBC and the Planning Inspectorate with decisions.

Clerk 25/43. Get quotes for the missing marker gate for Hodson.

Clerk 25/44. Get a quote from Signway Signs ref the new parish gateway sign for Plough Hill

Clerk 25/44. Ask the History group for wording for the new gateway sign.

Clerk 25/45. Add £800 for hedge saplings to next Finance agenda.

Clerk 25/46. Log enforcement issue ref fence for 29 Carisbrook Terrace and write the owners a letter about access.

Clerk 25/47. Ask WC Sumner for an update on Hillview on Marlborough Road ref PROW issues.

Clerk 25/49. Add re-approved policy to the website.

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: Burderop Park House, Burderop Park Wroughton	Support	Jan-24
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 OEP	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 Carisbrooke Terrace. Installation of 2.4 metre high palisade fencing to the rear of the property with cladding for privacy	Object	May 25
S/25/0689 Alterations to and conversion of garage to form a separate residential dwelling with associated access, parking and landscaping. Elm Tree House, 1 Strouds Hill, Chiseldon, SN4 0NH	Support	June 25
S/24/1412 Erection of a steel frame building to house MOT testing facilities. At: Bush House Unit 6, Marlborough Road, Chiseldon, SN4 0HS. Appeal number APP/U3935/W/25/3366187 .	Sent same comments that went to SBC planning – support with comments	June 25
S/25/0739. Demolition and erection of a self build dwelling (Class C3), garage and summerhouse with associated works. The Bungalow, Hodson Lane Hodson. SN4 0QG	No comment	June 25