

CHISELDON PARISH COUNCIL



MINUTES of the PLANNING, TRANSPORT DEVELOPMENT AND HIGHWAYS COMMITTEE MEETING

held on Thursday 31st July 2025. 7.30pm The Old Chapel, Butts Road, Chiseldon

Present: Councillors: Matt Hinton (Committee Chairman), Chris Rawlings (Committee Vice Chairman), Jenny Jefferies, Joanne Stevens, Ian Kearsey, Stephen Turley. Clair Wilkinson, Clerk.

25/51. Public recess. 2 members of the public

Noted that the Hannick Homes planning application for Hodson Road had a new traffic management document loaded onto the SBC portal. Asked if the PC were going to mention these updates in their comments at the SBC planning meeting. It was confirmed that they would be.

Cllr Kearsey noted that there are 5 access points to the site and not the 3 stated on the planning documents. This will be added to the PC's statement as well.

Also commented on the path work at Hodson which the council has approved. It was advised by Cllrs that this work is not the PC's responsibility but SBCs. Due to SBC not carrying out required maintenance work, this is why the PC have chosen to step in and fund the work. It was advised that there is a FB post about this subject for the public to read.

25/52. List of apologies with reason given and approval of those apologies.

Cllr Ford has a family commitment with overseas visitors.

Cllr Jackson has a work commitment.

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

25/53. Declarations of Interest. None.

25/54. Approval of minutes from 26th June 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.

25/55. 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. PENDING.

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

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

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

Cllr Jackson 24/144. Draft letter for the Clerk to send to the Western Area Transport Office. THE CLERK DID THIS WORK.

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

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

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. PENDING.

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

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

Clerk 25/43. Get quotes for the missing marker gate for Hodson. NOT NEEDED. GATE FOUND AND REPAIRED.

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

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

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

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

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

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

The Clerk will find out if the SBC tree planting fund can be used for the planting at Castle View Road green area.

25/55. PLANNING. To discuss and vote on the statement to be read out at the SBC planning meeting with regard to the Hannick Homes planning application for Hodson Road.

The draft statement was reviewed. Emphasis will be placed on traffic matters – lorry volume on the road, the access to the site having 5 entrances/exits and not 3. To repeat the statement that the council requires CIL funding from this project if it goes ahead in order to be able to improve local travel infrastructure/safety. The other drafted points are to be kept. Cllr Kearsey and Cllr Hinton will be reading

the statement at the meeting, and will tailor the exact phrasing to be suitable for their needs to ensure a professional statement is read out. When the statement is finalised it will be posted on Facebook.

A proposal was made to approve the draft document with the updates listed above. The proposal was seconded and all Cllrs were in favour.

The Clerk is to contact aharroo@swindon.gov.uk to find out about any roundabout documents available for the site.

25/56. PLANNING. To consider and vote on S/25/0803. Change of use from Class E to Class B8 to accommodate a self-storage facility. Extension to create ground floor reception area (retrospective). The Old Dairy, Badbury Lane, Badbury Swindon SN4 0EU.

A proposal was made to respond with no objection to this application. The proposal was seconded and all Cllrs were in favour.

25/57. PLANNING To consider and vote on S/AMEND/25/0771. Non-Material Amendment from previous application S/17/0128 relating to window & door details. 1 Cardeville, Burderop Park.

A proposal was made to respond with no objection to this application. The proposal was seconded and all Cllrs were in favour.

25/58. PLANNING To consider and vote on S/HOU/25/0881 Erection of two storey side extension, 2 dormers windows front and rear, Juliette balcony on side, and replacement garage/workshop. 1 Draycott Farm Cottages, Draycot Foliat Lane Draycot Foliat Swindon SN4 0HX

A proposal was made vote in favour of this application. The proposal was seconded and all Cllrs were in favour.

25/59. PLANNING. Information only. S/DEM/25/0818/HAPA. Prior Approval Application for the demolition of 2no. timber clad single storey temporary modular buildings. Chiseldon Primary School. (Owned by SBC). Permission granted by SBC.

25/60. 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.

25/61. TRANSPORT. No items

25/62. Rec Ground improvement. No items.

25/63. HIGHWAYS. To vote on the quotes obtained for work to the layby and speed control works at Draycot Foliat.

The quotes were reviewed.

A proposal was made to approve the quote of £41,352.00 from SBC's contractor Connors to do the 30mph works and Build Outs at Draycot Foliat. To also approve the £1000 fee to SBC to do the official consultation that is required before the works are completed. The proposal was seconded and all Cllrs were in favour.

The funds for this project will come from the allocated funds for this purpose that have been set aside for several years.

The council is awaiting quotes from SBC on alternative methods of improving the layby at Draycot Foliat as the original solution was outside the PC's budget. Once these are received the committee will vote on whether to do these works and ask SBC to plan both together to see if costs can be saved.

The Clerk to advise SBC not to proceed with the 30mph works until the other quotes are provided and decided upon.

25/64. HIGHWAYS. To discuss and vote on approving £75.00 plus VAT to Allbuild to move the SID on Hodson Road to New Road.

The SID often does not work on Hodson Road. Need to test if it's the hedging and shade that is causing the solar panels to not charge the batteries or whether there is another issue with the SID.

A proposal was made to approve the costs to get the SID moved. The proposal was seconded and all Cllrs were in favour.

25/65. HIGHWAYS. To review the Signways Signs quote for a gateway sign to be placed on the A346.

An estimate was received as the exact dimension or design of the sign is not yet known.

A proposal was made to proceed with the project for a sign on the A346 using the estimated cost of £393.59 plus VAT for the cost of the sign. Permits and installation would be extra. The proposal was seconded and all Cllrs were in favour.

The Clerk will contact South Swindon PC to see who they talked to at SBC Highways to get this project completed, so CPC can get information on sizing and location. To be added to a future agenda with more information is known.

25/66. HIGHWAYS. To update Cllrs on the Highways meeting with SBC officers that P.Cllrs attended.

The officers listened to the concerns of the PC over the variety of highways issues we face but offered no specific solutions or updates. It was advised that all road traffic incidences need reporting to the police to ensure an accurate accident list can be maintained. The Clerk is to email the officers to see if there is any update on matters after the meeting.

25/67. NEIGHBOURHOOD PLAN. To approve adding the Ridgeway View green area to the draft NHP Amenity Designation list.

A proposal was made to approve adding the RV green area to the list. The proposal was seconded and all Cllrs were in favour.

25/68. Items for the next agenda. No items

Meeting closed at 20.30.

Next meeting: *TBC. Either Thursday 28th August or Thursday 25th September 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

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 for the layby work.

Clerk 25/54. Ask SBC about tree planting grant for Castle View Road

Clerk 25/55. Add completed Hannick Homes statement to FB and website. Send the draft doc to Cllrs Hinton and Kearsey for final changes.

Cllrs Hinton and Kearsey 25/55. To finalise the document to be read out at SBC planning meeting.

Clerk 25/55. Contact SBC Highways officer regarding any roundabout information for the Hannick Homes site.

Clerk 25/56, 57, 58. Reply to SBC planning with CPC planning decisions.

Clerk 25/63. Advise SBC Highways that 30mph works for DF approved but to wait until new layby costs are received and voted on.

Clerk 25/64. Arrange for the Hodson Road SID to be moved.

Clerk 25/65. Ask SSPC for a contact at SBC Highways ref the new gateway sign.

Clerk 25/66. Contact SBC Highways officers for follow up on meeting held with CPC

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 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 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
S/25/0803 . Change of use from Class E to Class B8 to accommodate a self-storage facility. Extension to create ground floor reception area (retrospective). The Old Dairy, Badbury Lane, Badbury Swindon SN4 0EU	No objection sent to SBC.	July 25
S/AMEND/25/0771 . Non-Material Amendment from previous application S/17/0128 relating to window & door details. 1 Cardeville, Burderop Park.	No objection sent to SBC	July 25
S/HOU/25/0881 Erection of two storey side extension, 2 dormers windows front and rear, Juliette balcony on side, and replacement garage/workshop. 1 Draycott Farm Cottages, Draycot Foliat Lane Draycot Foliat Swindon SN4 0HX	Support sent to SBC	July 25
INFORMATION ONLY. SBC permission granted. S/DEM/25/0818/HAPA . Prior Approval Application for the demolition of 2no. timber clad single storey temporary modular buildings. Chiseldon Primary School. (Owned by SBC)	No vote taken	July 25
S/25/0973 . Change of use from barn to MOT station. Unit 2, Bush House, Marlborough Road Chiseldon Swindon Added to August full council agenda.		Aug 25

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