

CHISELDON PARISH COUNCIL



MINUTES of the PLANNING, TRANSPORT DEVELOPMENT AND HIGHWAYS COMMITTEE MEETING

held on Thursday 30th May 2024. 7.30pm The Old Chapel, Butts Road, Chiseldon

Present: Councillors: Jenny Jefferies (Committee Chairman), Ian Kearsey, Jon Jackson. Clair Wilkinson, Clerk.

Andrea Pellegram, Neighbourhood Plan consultant for the Parish Council.

Public Recess. 3 members of the public. No comments.

24/15. Vote for Committee Chairman for the forthcoming year.

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

There were no other nominations.

24/16. Approval of apologies given.

Apologies: Cllr Rawlings personal commitment, Cllr Ford, family commitment.

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

24/17. Vote for Committee Vice Chairman for the forthcoming year.

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

There were no other nominations.

24/18. Declarations of Interest. None

24/19. Approval of minutes from 25th April 2024. 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.

24/20. Action points from previous meeting. *(Completed items in grey)*

Clerk 24/04. Add Badbury verge repairs to May agenda. DONE

Clerk 24/05 – 08. Reply to SBC with planning application votes. DONE

Clerk 24/10. Submit forms to SBC for permission for 2 SIDs on New Road. DONE

Clerk 24/11. Purchase new SID when appropriate and arrange quotes for installation for May meeting. PENDING.

Clerk 24/13. Approve SWA architect to go ahead with new drawings. DONE

Clerk 24/14. Log possible enforcement issue at Badbury. CLOSED AS THE BUILD IS PART OF 2023 PLANNING CONDITIONS APPROVALS FOR THE SITE.

24/21. Neighbourhood Plan update and approval of further changes to the Regulation 14 draft.

Standing Orders were suspended so that Andrea Pellegram (AP) could be part of the discussion.

AP advised:

After tonight's meeting the final changes would be made to the Reg 14 draft. All documents will have a final review before being submitted for Regulation 15 examination with SBC.

After Reg 15 is concluded CPC cannot adjust the documents.

Then there is the public Regulation 16 consultation which SBC arrange.

AP will write a basic conditions statement for approval – this confirms how the NHP conforms to national policy and legislation. There is also a consultation statement to be added.

When the SBC Local Plan is next adopted, CPC will need to review our NHP against it.

Details of changes/additions approved:

1. Add a list of approved planning permission decisions from the last 5 years. Only for new dwellings and commercial/industrial.
2. Ref the SBC Reg 14 comments, confirmed that the Local Plan runs to 2026. There is no 2043 plan.
3. SBC suggested the NHP indicate which part of the Design Code doc are mandatory in CPC's view. Don't leave any grey areas. The policy must be updated to show this. This will be added to the June planning agenda for approval. All Committee members are to review the Design Code doc and make their top 5 suggestions for the meeting. Mandatory items must be clear for developers.
4. SBC comments on Non-designated heritage assets. The wording has been changed to show that listed buildings are already designated so they do not need to be on the non-designated list.
5. The updated Chairman's introduction that Cllr Kearsey and AP worked on will be used on the next stage of the document.
6. EV Charging points. Covered in national planning legislation and also noted in our Design Code doc.
7. Green Spaces. The Clerk will send the Town and Country email to AP which confirmed Burderop Park green spaces should be included.

8. Policy 3 will include an update on flood issues. The Local Nature Recovery map will not be available for another 12 months. Our policy will be as up to date as possible.
9. Road Safety. AP will include an update on this in the NHP.

To note the council still have 15 hours of paid for work with AP. Around 6.5 have been used to date.

When the Clerk submits the grant request to Localities for the 24/25 year printing costs to raise awareness of the next consultation will be included.

The public and Andrea Pellegram leave the meeting at 20.04

24/22. PLANNING. Discuss and vote on S/22/1170 REVISED. Change of use of the Stable Block to 1no. residential dwellings (Use Class C3), together with associated infrastructure and landscaping. Burderop Cottage, Hodson Road Chiseldon

A proposal was made to reply with “No Comment” for this application. The proposal was seconded and all Cllrs were in favour.

24/23. PLANNING. Discuss and vote on S/HOU/24/0509. Erection of two storey/ first floor side extensions and single storey rear extension erection of a detached garden shed. 28 Carisbrooke Terrace, Chiseldon

Concerns over the overall size of the extension compared to the host dwelling. The committee felt that if the applicant were to allow 1 metre from the adjoining boundaries as per the comments from no29 Carisbrooke Terrace then the PC would be minded to support the application.

A proposal was made to object to this application with the statement above. The proposal was seconded and all Cllrs were in favour.

24/24. PLANNING. Discuss and vote on S/HOU/24/0552. Erection of a single storey side extension and detached outbuilding to rear garden.31 Berricot Lane, Badbury.

There were no concerns over the details of the application however the committee felt it was important that safe entrance and exit to the site for delivery vehicles should be arranged due to the narrow nature of Berricot Lane. There should be a provision for vehicles to leave the site facing forward.

A proposal was made to support this application but note the proposed conditions listed. The proposal was seconded and all Cllrs were in favour.

24/25. PLANNING. Discuss and vote on S/PHOU/24/0568. Prior Approval Notification for the erection of a conservatory measuring 5.0m (from original rear wall), 3.30m (maximum height) and 2.10m (height to eaves). 13 Cambrai Road Chiseldon.

As this was a pre-application the committee decided not to vote on the application at this time.

24/26. PLANNING. Discuss and vote on S/HOU/24/0586. Erection of 2no front dormer windows front velux window and hip to gabled roof to create first floor. 39 Station Road, Chiseldon.

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

24/27. 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.

24/28. HIGHWAYS. Review of verge damage issues at Badbury and vote on any possible action CPC can take.

The junction with the Ridgeway Road has had the kerb stones ripped out due to unsuitable large vehicles using the route. It was determined that our Ward Cllrs need to pressure SBC Highways to fix this and prevent further issues from happening.

Cllr Jackson will take photos of the damage and the Clerk will send this information to all 3 Ward Cllrs.

24/29. TRANSPORT. No items

24/30. Recreation Ground Improvement. No items

24/31. Items for the next agenda.

Meeting closed at 20.34

Next meeting: Thursday 27th June 2024 7.30pm. At the Old Chapel, Butts Road, Chiseldon.

ACTION POINTS

- | | |
|---------------------|--|
| Clerk 24/11. | Purchase new SID when appropriate and arrange quotes for installation for May meeting. |
| Clerk 24/21. | Add item for June agenda for mandatory design code items. Send document to all Cllrs for their list of the top 5 to be received before the meeting, for discussion and vote. |
| Clerk 24/21. | Send Town and Country green spaces email to AP |
| Clerk 24/28. | Send information about Badbury verges to 3 Ward Cllrs. |
| Cllr Jackson 24/28. | Take photos of verge damage and send to the Clerk |

List of CPC planning application votes (2022 data removed – see old minutes for details)

Application and property	CPC decision	Date voted on
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
S/HOU/22/1425. Updated. Erection of 3 barns for 20 ensuite bedrooms. The Old Dairy Badbury	Approved	April 23
S/HOU/23/0399 creation of driveway from adopted highway. 67 New Road	Objected	April 23
S/22/1268 Revised. Demolition of existing dwelling and erection of 1 dwelling. Alpina. Marlborough Road.	No further comment	April 23
S/HOU/23/0428. Change of use of garage to living accom and change of parking use to private parking.	Support with condition	April 23
S/HOU/23/0447. 2 storey side and single storey rear extension. 7 The Crescent	Support	April 23

S/HOU/22/1614. Single storey side extension. Vena, Turnball.	Support	April 23
S/23/0139 REVISED. 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. Burderop Park House, Burderop Park Wroughton	No further comment	June 23
S/AGRI/23/0813 Prior Approval application for the infilling of former dairy settlement lagoon and return of area to grass. Burderop Farm Dairy, Dairy Road Chiseldon.	Support	Aug 23
S/HOU/23/0988. 25 Station Road. Front single storey extension	No objection	Sept 23
S/23/1207. Hanger L6 Wroughton Airfield. Retention of building and hardstanding. New gated access	Objection	Oct 23
S/23/HOU/1136. Beech Grove High Street. Increase in roof height, amendments to existing windows and doors.	Support	Oct 23
PL/2023/09142. Wiltshire Council. M4 J16 services.	Supports Wroughton PC comments. Support but with conditions ref traffic using Wroughton and Chiseldon for J15 needs to be prevented.	Nov 23
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	April 24
S/HOU/24/0317. 2 storey extension. Little Acre. Slipper Lane, Chiseldon.	Support	April 24
S/24/0424. Erection of two storey side extension and single storey rear extension. 15 Hodson Road, Chiseldon.	Support with comments	April 24
S/HOU/24/0278 Air Source heat pump. 4 The Orchard, Chiseldon.	Support with comments	April 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