

CHISELDON PARISH COUNCIL



MINUTES of the PLANNING, TRANSPORT DEVELOPMENT AND HIGHWAYS COMMITTEE MEETING

held on Thursday 26th September 2024. 7.30pm The Old Chapel, Butts Road, Chiseldon

Present: Councillors: Jenny Jefferies (Late arrival) (Committee Chairman), Chris Rawlings (Committee VC), Jo Stevens, Matthew Hinton and Anthony Howlett (once voted onto the committee) and Stephen Turley. Clair Wilkinson, Clerk. Andrea and Nick Pellegram attending as the Parish Council's planning consultants.

24/52. Vote on Cllr Hinton and Cllr Howlett joining the committee.

A proposal was made to approve the 2 Cllrs joining the committee. The proposal was seconded and all Cllrs were in favour.

24/53. List of apologies with reason given and approval of those apologies.

Cllr Jackson has a work commitment, and Cllr Kearsy is on leave.

No apologies from Cllr Jefferies or Ford.

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

24/54. Declarations of Interest. None

Cllr Jefferies arrived at 19.37.

25/55. Public recess.

10 members of the public, plus Conor Lee and Chris Minors representing Hannick Homes.

Comments received from the public were:

Public 1. Hopes Cllrs have seen comments on social media relating to the planning app. They believe the PC thought there was more support for the development than there actually is.

Public 2. Concerned about access along Mount Pleasant Lane. The proposal narrows access so larger vehicles would not be able to access the lane and the rights of way would be removed. A main sewer system is in the area and requires access for large vehicles which would be prohibited if the plans were approved. Advised that the SBC Highways response was that the site was "unsuitable for development". This site is the problem,

not building houses in general in the area. Believes the developers submission has inaccuracies and is misleading.

Public 3. Concerned over environmental impact and believes washpool would suffer.

Conor Lee from Hannick Homes. Would like to talk directly with residents who have concerns over access issues. Would be happy to talk to SBC Highways about this issue as well. Mentioned the need to create housing for older residents to downsize so that family homes can be released for new families. Also a need for affordable housing.

Andrea and Nick Pellegram introduced themselves as planning consultants to the PC who will ensure the response sent back to SBC is as comprehensive and accurate as possible. Advised they worked with CPC on the NHP.

24/56. Approval of minutes from 29th August 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.

24/57. Action points from previous meeting. *(Completed items in grey)*

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| Clerk 24/11. | Purchase new SID when appropriate and arrange quotes for installation for May meeting. DONE |
| Clerk 24/28. | Send information about Badbury verges to 3 Ward Cllrs. INFO NOT RECEIVED. CLOSING ACTION. |
| Cllr Jackson 24/28. | Take photos of verge damage and send to the Clerk. AS ABOVE. |
| Clerk 24/39 & 40 | Reply to SBC with response of 2 planning applications. DONE |
| Clerk 24/42 | Advise Andrea Pellegram that 5 hours of support have been approved for HH planning. DONE |
| Clerk 24/43 | Order parts for SID, and arrange installation from Allbuild. DONE |
| Clerk 24/44 | Contact PCSO's about issues with parking on High St. DONE. NO RESPONSE |
| Clerk 24/45 & 46 | Advise SBC that 2 sets of layby drawings were approved. DONE |
| Clerk 24/27 | Write to 3 Ward Cllrs with regards to SBC delays on road issues. DONE. NO REPLY TO QUESTIONS |
| Clerk 24/49 | Obtain more quotes for solicitors for Sept meeting. DONE |
| Clerk 24/51 | Add item to Sept agenda. DONE |

24/58. PLANNING. Discuss and vote on S/OUT/24/0982. Outline planning application (with all matters except access reserved) for the erection of up to 42 no. dwellings, open space, landscaping and associated engineering works. Land at Hodson Road , Chiseldon.

A summary of discussed items:

Cllr Rawlings believes that there are still issues with Thames Water and other utilities not being able to cope with extra homes. Tankers still have to visit the area to remove excess waste. Excess rain can flood the area. What happens to the proposed attenuation pond in the summer when its just mud? Where will the excess site water go?

Cllr Howlett noted the 56 comments on the planning portal from the public. 26 references to drainage/sewerage issues. Adding more houses would be problematic. 43 comments over the area being part of the AONB. There are "5 Golden Rules" of development within the NPPF which appear to rule out building here.

Cllr Stevens commented that access to the site was still a concern and that public comments were relevant. Cllr Rawlings also noted the concerned over site access and that SBC Highways had currently objected. He believes there cannot be a path built to the Hodson Road bus stop on the left when exiting the site to the left due to the drainage ditch.

Cllr Jefferies noted comments on lack of Drs availability, however notes that the school has plenty of spaces for children. Unfortunately providing more Drs is not something CPC or SBC can provide. Also noted that she believed that with no new development in the parish that the parish would "die".

A general comment was made on what constitutes an affordable home. Andrea Pellegram reminded that CPC's draft NHP contains a section on housing needs for the parish.

Cllr Hinton commented that there would definitely be no affordable housing if no new houses were built at all.

Cllr Howlett noted that the Gov was proposing to increase the number of affordable housing required from 30% to 50%. Does this mean that less developers will want to build new homes?

Cllr Turley noted that as the application is currently outline only a lot more detail would be needed to know whether issues were addressed to see if it became more viable.

It was noted that an informal meeting could be held (with no decisions made) for Cllrs before the application next comes back for a CPC vote so that Cllrs can ensure they are up to date with the latest legislation and specifics for any further application submitted. It was agreed this would be a good idea.

A proposal was made to reply with an objection for this application in its current form. The proposal was seconded and a majority of Cllrs were in favour. There was 1 abstention to voting.

Nick Pellegram will draft CPC's reply and sent it to the Clerk on Monday 30th Sept for consideration.

The 2 representatives from Hannick Homes, Andrea and Nick Pellegram and all of the public except for 4 members left at 20.24

24/59. PLANNING. Discuss and vote on S/OUT/24/1013. Outline application for the erection of a permanent rural workers retirement dwelling and associated works. (All matters reserved). At: Ladysmith Equestrian Centre, Ladysmith Road Chiseldon.

A proposal was made to reply with “Support” for this application. The proposal was seconded and the majority of Cllrs were in favour. 1 Cllr objected to the proposal.

24/60. PLANNING. Discuss and vote on S/24/0886 on erection of a replacement detached dwelling, garage and summer house with associated works. The Bungalow, Hodson Lane, Hodson.

A proposal was made to reply with “Support” for this application. The proposal was seconded and all Cllrs were in favour.

24/61. PLANNING. Discuss and vote on S/HOU/24/1027. Erection of summer House, greenhouse and gazebo Structure and re render existing dwelling. The Hollies, 26 Badbury Lane, Badbury.

A proposal was made to reply with “Support” for this application. The proposal was seconded and all Cllrs were in favour.

24/62. 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.

24/63. PLANNING. Approve a list of justifications on why the PC should be provided with S106 funds from SBC to allow them to improve/maintain/create a footpath from the edge of Chiseldon on Hodson Road to the Hodson hamlet junction. This would be from planning app S/OUT/24/0982 if it were approved by SBC and building work commenced.

The list to justify the allocation is: To uncover the parts of the path that exist but are covered in earth and grass, to safely link the edge of the village to the bus stop at the Hodson junction, to link the village safely with the hamlet of Hodson. To conform to the ideals in the Swindon Sustainable Transport plan for better walking and cycling routes, to allow the route to be promoted on the Chiseldon Walking Map that the PC are creating, to allow better links to access Coate Water and Swindon.

A proposal was made to send this request to SBC with the reasons given. The proposal was seconded and all Cllrs were in favour.

24/64. HIGHWAYS. Approve a further £40 delivery costs for SID posts from Stocksigns.
(incorrectly noted on last agenda)

A proposal was made to approve the extra £40 delivery costs. The proposal was seconded and all Cllrs were in favour.

24/65. HIGHWAYS. Discussion on whether to request a crossing point on New Road near Station Road/Castle View Road junction. (Item requested by Cllr Kearsley)

The item was deferred to the October meeting as Cllr Kearsley was not in attendance.

24/66. TRANSPORT. No items

24/67. Recreation Ground Improvement. Review and approve a quote from a solicitor to provide advice on whether the Heads of Terms for the land lease were acceptable.

A proposal was made to approve the quote from RWK Goodman, of £2250 plus VAT. Or an hourly rate of £1850-£2500 plus VAT. The proposal was seconded and all Cllrs were in favour.

24/68. Neighbourhood Plan. To confirm for the minutes that Regulation 15 had been approved by SBC.

Noted

24/69. To consider any planning items to be added to the 25/26 draft budget.

To be passed to the RFO to be added to the draft budget for consideration.

Funds for Rec ground improvement – amount not specified.

Funds to to apply for a TRO and additional works to have the speed limit on the Hodson Road between Hodson and Burderop T junction lowered from 50mph – amount not specified.

Funds to enact the change in weight limit on New Road – if SBC will not do the work but are willing for CPC to fund the work – amount not specified.

24/70. Items for the next agenda. None

Meeting closed at 20.47

Next meeting: Thursday 31st October 2024 7.30pm. At the Old Chapel, Butts Road, Chiseldon.

ACTION POINTS

Clerk	24/59-61	Respond to SBC with votes on planning applications.
Clerk	24/63	Make sure SBC are aware of S106 request when replying to S/OUT/24/0982
Clerk	24/67	Advice RWK Goodman they have the contract to review the HOT
Clerk	24/69	Pass on budget request items to RFO for inclusion in draft 25/26 budget

List of CPC planning application consultee 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, Turnbull.	Support	April 23

<p>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.</p> <p>Burderop Park House, Burderop Park Wroughton</p>	<p>No further comment</p>	<p>June 23</p>
<p>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.</p>	<p>Support</p>	<p>Aug 23</p>
<p>S/HOU/23/0988. 25 Station Road. Front single storey extension</p>	<p>No objection</p>	<p>Sept 23</p>
<p>S/23/1207. Hanger L6 Wroughton Airfield. Retention of building and hardstanding. New gated access</p>	<p>Objection</p>	<p>Oct 23</p>
<p>S/23/HOU/1136. Beech Grove High Street. Increase in roof height, amendments to existing windows and doors.</p>	<p>Support</p>	<p>Oct 23</p>
<p>PL/2023/09142. Wiltshire Council. M4 J16 services.</p>	<p>Supports Wroughton PC comments. Support but with conditions ref traffic using Wroughton and Chiseldon for J15 needs to be prevented.</p>	<p>Nov 23</p>
<p>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</p>	<p>Support</p>	<p>Jan 24</p>
<p>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</p>	<p>Support</p>	<p>Jan 24</p>

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

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.	Sept 24
S/OUT/24/1013. Permanent rural workers retirement dwellings and assoc works. Ladysmith Equestrian Centre.	Support	Sept 24
S/24/0886. Replacement detached dwelling, garage and summer house. The Bungalow, Hodson Lane	Support	Sept 24
S/HOU/24/1027. Summer house, greenhouse and gazebo & re-render. The Hollies, 26 Badbury.	Support	Sept 24