

# LANGLEY BURRELL WITHOUT PARISH COUNCIL

[www.langleyburrellparishcouncil.gov.uk](http://www.langleyburrellparishcouncil.gov.uk)

Vivian A Vines MBE SLCC  
Clerk of the Council

Tel 01249 657695  
Email [langleyburrellpc@live.co.uk](mailto:langleyburrellpc@live.co.uk)

3 Wardour Road  
Chippenham  
Wiltshire  
SN14 0PA

10<sup>th</sup> September 2025

Dear Councillor,

You are summoned to a **Meeting of the Langley Burrell Without Parish Council**, to be held on **Monday 15<sup>th</sup> September 2025** commencing at **7.00pm** in **The Maud Heath Room, Langley Burrell Village Hall**. The Press and Public are welcome to attend the Meeting.

Yours faithfully,



Vivian A Vines MBE SLCC

## AGENDA

(Agenda Items for decision are marked as such)

**NOTICE OF MEETING – Public Notice of the Meeting is given in accordance with Schedule 12, para 10 (2) of the Local Government Act 1972.**

**PUBLIC QUESTION TIME:** an opportunity for members of the public to address the Council on any Council matter before the formal meeting commences. (Limited to 10 minutes)

**REPORTS FROM UNITARY COUNCILLOR, PARISH COUNCILLORS & COUNCIL REPRESENTATIVES:** an opportunity to put questions and receive information from the Wiltshire Councillor, if available, and Council delegated representatives for other organisations and functions. (Limited to 10 minutes)

1. **APOLOGIES FOR ABSENCE:** To note and agree Apologies received from Council Members. Apologies have been received from Wiltshire Cllr H Greenman who is attending the Chippenham & Villages Community Area Board Meeting to be held this evening.

2. **DECLARATIONS OF INTEREST:** To receive and note Declarations of Interest in accordance with Langley Burrell Without Parish Council's Code of Conduct and Standing Orders, including Dispensations required under the Code of Conduct. **(to note)**

3. **MINUTES:** To receive and sign as a true record the Minutes of the meeting/s held

Council Meeting held 21<sup>st</sup> July 2025. **(see attached Draft Minutes) (For Decision)**

4. **PLANNING:**

**Planning Applications:** To make observations on Planning Applications received

Prior to the consideration of any Planning Application, the opportunity will be given for Applicants and their Representatives and any other interested parties to address the Council. (Limited to 3 minutes each person)

- a) PL/2025/06565 – Householder Application  
The construction of a single storey clad contemporary garden building to be used as a home gym  
Orchard House, The Common, Langley Burrell, Chippenham SN15 4LQ  
For Mr Michael Fergus Davidson **(see online) (For Decision)**

There are no further planning applications to consider at the time of Agenda publication. **(to note)**

**Planning General and Decisions:** To receive notification of any Planning Decisions received and any amendments and updates to previously considered Planning Applications. To receive notification and consider any other Planning related matters, including appeals, consultations and enforcement issues.

- b) PL/2024/03958 – Householder Planning Permission  
Addition of a painted timber casement window to the first-floor rear bedroom; replacement of metal glazed doors with painted timber glazed doors to the ground-floor sitting room  
Lower Peckingell Farm, Peckingell, Langley Burrell, Chippenham SN15 4LJ  
For Saritha Pilbrow **No decision yet by Wiltshire Council**
- c) PL/2024/03957 – Listed Building Consent (Alt/Ext)  
Addition of a painted timber casement window to the first-floor rear bedroom; replacement of metal glazed doors with painted timber glazed doors to the ground-floor sitting room  
Lower Peckingell Farm, Peckingell, Langley Burrell, Chippenham SN15 4LJ  
For Saritha Pilbrow **No decision yet by Wiltshire Council**
- d) PL/2024/05355 – Approval of Reserved Matters  
Approval of details of access, layout, scale, appearance and landscaping in connection with the residential development of 230 dwellings plus the approval of detailed reserved by/or confirmation of compliance with conditions 1, 2, 5, 6, 7, 10, 11, 12, 14 and 15 pursuant to outline planning permission PL/2022/04681  
Land off the B4069 East of Barrow Farm, Langley Burrell, Chippenham  
For BWD Trading Ltd **No decision yet from Wiltshire Council**
- e) PL/2024/06987 – Approval of Reserved Matters  
Reserved Matters Application pursuant of 15/12351/OUT – Approval of appearance, landscaping, scale and layout sought for the development of Phase 1 comprising 196 dwellings and associated highway works, garages, car parking, public open space, play space and infrastructure works  
Land at Rawlings Farm, Cocklebury Lane, Chippenham SN15 3LR  
For Crest Nicholson Operations Ltd and Summix Ltd **No decision yet from Wiltshire Council**
- f) PL/2024/09507 – Approval of Reserved Matters  
Approval of appearance, landscaping, scale and layout following 15/12351/OUT, sought for the development of Phase 2 comprising 454 dwellings, care home and 5 No commercial buildings together with associated highways garages, car parking, public open space including Country Park, play space and infrastructure works  
Land at Rawlings Farm, Cocklebury Lane, Chippenham SN15 3LR  
For Crest Nicholson Operations Ltd and Summix Ltd **No decision yet from Wiltshire Council**
- g) The Brambles, The Common – Enforcement Matters. There is no change in circumstances since the last Council Meeting. **(to note)**
- h) PL/2024/09916 – Full Planning Permission  
The construction of a hard surfaced share cycle/footpath route to link up with proposals under application PL/2024/05355 together with a section of realigned ProW with the same application. Provision of associated landscaping to achieve Biodiversity Net Gain  
Land off the B4069 East of Barrow Farm, Langley Burrell, Chippenham  
(Land off Kilverts Way, East of Access to Barrow Farm)  
For BDW Trading LTD **No decision yet from Wiltshire Council**
- i) PL/2025/05155 – Full planning permission  
Construct a single storey building for the purpose of use as a fitting bay for golf clubs,

includes a concrete floor  
 Chippenham Golf Club, Malmesbury Road, Chippenham SN15 5LY  
 For Mr Mike Goodwin **No decision yet by Wiltshire Council**

There are no further planning matters to report at the time of Agenda publication. **(to note)**

**5. FINANCE:** To consider financial matters and to receive notification of any receipts and invoices for payment

a) To consider and approve any payments required. **(see attached) (For Decision)**

Idverde Ltd. Bin emptying contract period 06	Inv 10944365	05.06.25	£ 327.60
Idverde Ltd. Bin emptying contract period 07	Inv 10947339	30.07.25	£ 327.60
Idverde Ltd. Bin emptying contract period 08	Inv 10949364	28.08.25	£ 327.60
Parish Online. Geosphere Ltd. Mapping software 25/26	Inv 00HY134-0005	09.08.25	£ 33.60
Langley Burrell Village Hall. Meeting Room Hire 21.07.25	Inv 1152	04.08.25	£ 35.00
Langley Burrell Village Hall. Meeting Room Hire 15.09.25	Inv 1174	04.09.25	£ 35.00
Hobnob Press. History Book printing, shipping etc.	Inv 2864	06.09.25	£ 445.40

b) To note any payments made since the last Council Meeting. **(see attached) (to note)**

Louise Ryland-Epton. History Book Stage Payment 5.	Inv 09	04.08.25	£ 1000.00
Digiprint. 200 x A5 leaflets History Book Launch.	Inv DIGI-24132	11.08.25	£ 80.00

c) To note that there have been no receipt/s received since the last Council Meeting. **(to note)**

d) Bank Account balance Lloyds Bank CIL Account. A/c No 73537468 **(to note)**

29 <sup>th</sup> August 2025	£ 51.06
------------------------------	---------

e) Bank Account balance Lloyds Bank Treasurers Account. A/c No 00222628 **(to note)**

29 <sup>th</sup> August 2025	£ 180,612.25
------------------------------	--------------

f) Bank Account balance Lloyds Bank Treasurers Account. A/c No 78211968 **(to note)**

2 <sup>nd</sup> September 2025	£ 132,044.22
--------------------------------	--------------

g) To receive any updates on Lloyds Bank banking arrangements. **(to note)**

**6. HIGHWAY MATTERS:**

a) Parish Stewards Programme/ Requirements – Local Highway and Streetscene Community Team. To raise general issues and to receive any updates. To consider and update the top 5 priorities and inform Wiltshire Council Highways. A Calendar of Parish Steward visits for 2025 has been received. Remaining dates are 11<sup>th</sup> September, 14<sup>th</sup> October, 13<sup>th</sup> November and 9<sup>th</sup> December 2025. The Parish Steward Scope of Works is attached. **(see attached) (For Decision)**

b) Rights of Way – To raise general issues and to receive any updates. **(For Decision)**

i) Maud Heath's Causeway. To receive any updates. **(to note)**

c) Highway & Footpaths Conditions and Maintenance – To raise general issues in regards Highway Conditions and maintenance within the Parish and to receive any updates. **(For Decision)**

i) Salt Bins. To receive any updates. **(to note)**

ii) Dog and Litter Bins. To receive any updates. **(to note)**

iii) B4069 Joint Cycleway/Footpath. To receive any updates. **(to note) (For Decision)**

- iv) B4069 Extended Speed limit. Cllr R Colthorpe raised the issue of the provision of an extended 40 mph speed limit on the B4069 towards Kington Langley especially as the new Barrow Farm development will increase traffic levels. The matter will be initially raised through LHFIG. **(to note)**

## 7. STANDING ITEMS:

- a) Parish/Community Website/Newsletters/Social Media – To raise general issues and to receive any updates, including consideration of the Summer Community Newsletter. Pursuant to Minute 029/25 (a). There is still a need to provide updated Council Members contact information on the Council's website now the new Council is in place. **(to note) (For Decision)**
- b) Notice Board/s – To raise general issues and to receive any updates. **(to note)**
- c) Flooding & Drainage – To raise general issues and to receive any updates. To consider any actions required. Pursuant to Minute 029/25 (c). The Council wished to consider the provision of 3 No ElanCity solar powered advanced warning signs. A quotation has now been received for Members further consideration. **(see attached) (For Decision)**
- d) Langley Burrell Village Hall – To raise general issues and to receive any updates. **(to note)**
- e) Wiltshire Council Chippenham and Villages Area Board and Chippenham Community Area
- e) Parish Forum. The Area Board is scheduled to meet on the 15<sup>th</sup> September 2025 at 7.00pm in the Wiltshire History Centre, Chippenham. Further dates are scheduled for the 10<sup>th</sup> November 2025 and 9<sup>th</sup> February 2026. The Parish Forum will meet next on Wednesday 24<sup>th</sup> September 2025 at 7.00pm in Kington St Michael Village Hall. The Guest Speakers will be from The Bobby Van Trust. **(to note)**
- f) Langley Burrell Without Neighbourhood Plan – To raise issues and to receive any updates. **(to note)**
- g) Council Insurance – To raise issues and receive updates as required. **(to note)**
- h) Council Standing Orders & Code of Conduct: To consider and agree necessary amendments and updates. **(to note)**
- i) Asset Register: To raise issues and receive updates as required. **(to note)**
- j) Risk Assessment: To consider and agree necessary amendments and updates. **(to note)**
- k) Health & Safety and Management Register: To consider and agree necessary amendments and updates. **(to note)**
- l) Freedom of Information Act-Publication Scheme: To consider and agree necessary amendments and updates. **(to note)**
- m) Parochial Church Council/s – To raise general issues and to receive any updates. **(to note)**
- n) Emergency/Flood Planning: To raise general issues and to receive any updates. Pursuant to Minute 029/25 (n). The Council was reminded by Wiltshire Council that they should have an up to date Community Emergency/Flood Plan. **(to note) (For Decision)**
- o) Community Safety/Neighbourhood Watch: To raise general issues and to receive any updates. **(to note)**
- p) Community Speedwatch. To raise general issues and to receive any updates. Later Agenda items refer. **(to note)**
- q) Data Protection. GDPR – To raise general issues and to receive any updates. **(to note)**
- r) Langley Burrell Residents Association (LBRA) – To receive any updates. **(to note)**

## 8. CLERKS REPORT: To note items received for decision, information, circulation and for future discussion and matters arising and updates from previous meeting/s.

- a) **Defibrillator Project.** To receive any updates since the last Council Meeting. **(to note)**
- b) **CIL Funding.** To raise general issues and to receive any updates. **(to note) (For Decision)** See also Part 2 Confidential Agenda item
- c) **Chippenham Local Highway and Footpath Group (LHFIG).** A LHFIG Meeting was held on the 9<sup>th</sup> June 2025. The Note Tracker/Agenda was received and circulated. To receive any updates and consider any actions required. The date for the next LHFIG Meeting is the 16<sup>th</sup> October 2025 at 10.00am in Committee Room A, Monkton Park Council Offices.. The Note Tracker will be provided in due course. **(to note) (For Decision)**
- d) **Wiltshire Operational Flood Group North.** The Flood Group met on the 24<sup>th</sup> July 2025 10.00-12.00 as a Hybrid Meeting. (Council Chamber Monkton Park/Teams). To receive

any updates. The date of the next Meeting is Thursday 18<sup>th</sup> September 2025, 10.00 to 12.00. The venue and hybrid meeting details are as before. A future date is scheduled for 20<sup>th</sup> November 2025. **(to note) (For Decision)**

- e) **Langley Burrell - Heritage Trail Projects.** To raise general issues and to receive any updates on progress and to consider any actions required. **(to note) (For Decision)**
- f) **Parish Council Database.** To raise general issues and to receive any updates. There has been no change since the Council last met. Promotion of the database in the next Newsletter could increase distribution numbers. **(to note) (For Decision)**
- g) **Community Speedwatch Team, Autospeedwatch, SIDs, etc.** To receive any updates. The Council is unable to form a CSW Team until a highway survey is carried out. **(to note) (For Decision)**
- h) **Village Gateways.** There has been no change in circumstances since the Council last met. **(to note)**
- i) **Light Pollution in the Night Sky.** There has been no change in circumstances since the Council last met. **(to note)**
- j) **Road/Street Naming.** Pursuant to Minute 030/25 (I). The Council considered potential names for streets within the Barrow Farm development as part of the street naming procedure. There were issues of naming streets after both living and deceased persons. The latest information suggests that there will be 6 No Closes, 1 No Crescent, 3 No Roads and 3 No Streets. Although personal names were suggested the possibility of naming after historic fields was an alternative and this has been investigated further and the developer finds this acceptable. Names will be taken from the Barrow Farm Field names in 1840 and include Common Mead, Moat Mead, Church Mead, Moor Mead, Home Ground, Foddering Ground, Furzy Ground, The Fourteen Acres, The Nineteen Acres, Pond Leaze, Rudgey Barrow, Cow Patch and Priors Close. **(to note) (For Decision)**
- k) **Langley Burrell & Kellaways Book.** The Council promoted the production of this Parish history book, written by Louise Ryland-Epton and published by John Chandler at Hobnob Press. The book was successfully launched on the 6<sup>th</sup> September 2025. To receive any updates and to consider future promotion and sales. **(For Decision)**
- l) **Wessex Water – Community Drop-in.** The Council has been advised that Wessex Water are holding sessions to allow customers to come and talk to them about water related issues, including bills. Local sessions are planned for 16<sup>th</sup> September and 18<sup>th</sup> November 2025 at 10-12am and 1-2pm in Chippenham Library, Market Place, Chippenham. **(to note)**
- m) **Wiltshire Council PEAS 25/26.** The Council has received the annual request for the coming winter season planning requirements. **(see attached) (For Decision)**
- n) **Wessex Water – Wiltshire Flood Warden Workshops.** The Council has been advised that Wessex Water and Wiltshire Council are running two flood warden workshops during September. The sessions will be on 16<sup>th</sup> September, Marlborough and 30<sup>th</sup> September, Salisbury 10.00am to 15.30pm. **(see attached) (to note)**
- o) **Wessex Water – Lunch & Learn sessions.** The Council has been advised that Wessex Water run sessions and following one held on the 17<sup>th</sup> July provided information and guidance on flood resilience and flash flooding and future online meeting dates. **(see attached) (to note)**
- p) **Community First AGM & Awards.** The Council has been advised that this will take place on Wednesday 8<sup>th</sup> October 2025, 5.30 to 7.30pm in Devizes Town Hall. Registration is required by the 5<sup>th</sup> September 2025 to receive related papers. Members will be aware that Community First has recently advised that they are seeking Trustees and a Trustee Chair. **(to note)**

- q) **Community Governance Review (CGR).** The Council will be well aware that under previous CGR's, land developed as Chippenham Northern expansion areas within the Parish have become part of Chippenham. The Parish being sited so close to Chippenham is continually threatened by urban area expansion as in the case of the forthcoming Barrow Farm development. Once developed it is likely that that land will become part of Chippenham in a similar manner. Notification has been received that the Electoral Review Committee of Wiltshire Council will be considering future CGR's that should be conducted every 10-15 years or as circumstances require. The Council is not being asked for their opinion on potential changes but for the Clerk to provide factual information to advise if their Parish should be prioritised for review. Also if they wish to request any changes. Details are attached. The CGR will take place whether the Council wish it to, or not, and the Council may wish to be proactive rather than re-active in suggesting changes that may reduce the obvious negative impacts that are likely. **(see attached) (For Decision)**

## **9. COUNCILLORS REPORTS AND ITEMS FOR NEXT FULL COUNCIL MEETING:**

An opportunity to raise items and issues, which the Clerk cannot deal with, and which do not require a policy decision other than referral to a future Full Council Meeting.

## **10. DATE OF NEXT MEETING:**

The next Council Meeting is scheduled for **Monday 17<sup>th</sup> November 2025 at 7.00pm** to be held in The Maud Heath Room, Langley Burrell Village Hall, unless otherwise notified. **(to note)**

# **PART 2 AGENDA**

**As the following Items relate to Confidential Matters, in accordance with Langley Burrell Without Parish Council Standing Orders (Admission of Public and Press to Meetings) it is considered that in view of the confidential nature of the business to be transacted, in accordance with the Public Bodies (Admission to Meetings) Act 1960 (as amended), the Public and Press should be excluded for the remainder of the Meeting and that they are instructed to withdraw.**

- a) Land ownership issues. To consider updates on land and building purchases and leases
- b) Council CIL Project Funding. To consider progress on Council
- c) CIL Panel Decision/s. To consider and determine any applications received for CIL Grants