

LANGLEY BURRELL WITHOUT PARISH COUNCIL

DRAFT MINUTES

Council Meeting
held at 7.00pm
in The Maud Heath Room, Langley Burrell Village Hall, Langley Burrell.

15th September 2025

Present: Cllr Julie Hoskins (Chairman), Cllr R Colthorpe, Cllr K Eaves, Cllr Katerina Johnstone (Vice Chairman) and Cllr D Spencer.

Also Present: Two members of the public (Dana Hill and Richard Hathaway) and Mr V A Vines MBE Clerk of the Council.

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

PUBLIC QUESTION TIME

Richard Hathaway introduced himself as the new Vice-Chair of the Village Hall Trustees. Dana Hill introduced herself as the new Treasurer and Booking Clerk of the Village Hall Trustees. Both were part of the newly elected Village Hall Committee.

There were no Questions raised.

REPORTS FROM UNITARY COUNCILLOR, PARISH COUNCILLORS & COUNCIL REPRESENTATIVES

There were no Reports.

033/25 APOLOGIES FOR ABSENCE

Apologies were received from Wiltshire Cllr H Greenman.

034/25 DECLARATION(S) OF INTEREST AND DISPENSATIONS - IN ACCORDANCE WITH LANGLEY BURRELL WITHOUT PARISH COUNCIL'S CODE OF CONDUCT AND STANDING ORDERS

Cllr D Spencer declared an Interest in regards to Agenda item 4 (b) planning application PL/2025/07285. (Minute 036/25 (b) refers)

There were no further Interests declared.

035/25 MINUTES Members had been previously circulated with the Draft Minutes.

The Council received, approved and signed as a true record the Minutes of the Council Meeting held 21st July 2025. **Cllr Katerina Johnstone proposed, Cllr K Eaves seconded and RESOLVED UNANIMOUSLY**

036/25 PLANNING

Planning Applications: Prior to the consideration of any Planning Application, the opportunity was given for Applicants and their Representatives and any other interested parties to address the Council. There were no representations received.

- 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

Following consideration of the application **the Council resolved to raise no objections.**

Cllr Katerina Johnstone proposed, Cllr Julie Hoskins seconded and RESOLVED UNANIMOUSLY

- b) PL/2025/07285 – Prior Notification: Excavation/waste material
Construction of a Slurry Storage Lagoon
Manor Farm, Langley Burrell, Chippenham SN15 4LL
For J D Spencer & Sons

Following consideration of the application **the Council resolved to raise no objections.**

Cllr Katerina Johnstone proposed, Cllr Julie Hoskins seconded and RESOLVED UNANIMOUSLY

There were no further planning applications considered.

Planning General and Decisions: The Council received notification and considered other Planning related matters, including updates on any Planning Applications that had not yet been determined.

- c) 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**
- d) 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**
- e) 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**

- f) 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**
- g) 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**
- h) The Brambles, The Common – Enforcement Matters. There was no change in circumstances since the last Council Meeting. **(noted)**
- i) 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**
- j) 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 **Approved with Conditions 9th September 2025**

There were no further planning matters reported.

037/25 FINANCE

The Council considered financial matters and received notification of receipts and invoices for payment.

- a) **Payments:** The Council **agreed** the following Payments:

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.	Inv 00HY134-0005	09.08.25	£ 33.60
Langley Burrell Village Hall. Meeting Room Hire	Inv 1152	04.08.25	£ 35.00

Langley Burrell Village Hall. Meeting Room Hire Inv 1174 04.09.25 £ 35.00
Hobnob Press. History Book printing, shipping etc. Inv 2864 06.09.25 £ 445.40

**Cllr Katerina Johnstone proposed, Cllr Julie Hoskins seconded and
RESOLVED UNANIMOUSLY**

- b) **Payments made since the last Council Meeting:** The Council **noted** that the following payments had been made since the last Council Meeting.

Louise Ryland-Epton. History Book Stage Payment 5. Inv 09 £ 1,000.00
Digiprint. 200 x A5 leaflets History Book Launch. Inv DIGI-24132 £ 80.00

- c) **Receipts:** The Council **noted** that there had been no receipts since the last Council Meeting.

- d) **Lloyds Bank CIL Account No 73537468** The Council **noted** the account balance.

29th August 2025 £ 51.06

- e) **Lloyds Bank Treasurers Account No 00222628** The Council **noted** the account balance.

29th August 2025 £ 180,612.25

- f) **Lloyds Bank Treasurers Account No 78211968** The Council **noted** the account balance.

2nd September 2025 £ 132,044.22

- g) **Lloyds Bank Banking Arrangements** There was no change in circumstances since the last Council Meeting. **(noted)**

038/25 HIGHWAY MATTERS

- a) Parish Stewards Programme/Requirements: general issues for the Local Highway & Streetscene Community Team. There was a need to ensure that the top 5 priorities were continually updated and Wiltshire Highways advised. Cllr D Spencer was the Council Link Member. The Calendar of Parish Steward visits for 2025 indicated that the remaining dates were 11th September, 14th October, 13th November and 9th December 2025. **(noted)**

- b) Rights of Way: general issues in regards to Public Footpaths and Bridleways within the Parish. There were no issues raised that had not been previously reported. **(noted)**

- a) Maud Heath's Causeway. Cllr Julie Hoskins reported that there had now been an Officer's agreement with Wiltshire Council to cover 50% of the remedial works costs in regard to the Arches including paying the whole VAT element of the overall costs. The Trustees would need to employ the contractor and fund the remaining costs. The Parish Council had previously indicated that subject to application they may consider a CIL donation towards the Trust's endeavours. **(noted)**

- c) Highway & Footpaths Conditions and Maintenance: general issues in regards to Highway Conditions and Maintenance within the Parish.
 - a) Salt Bins. There had been no change in circumstances since the last Council Meeting. **(noted)**
 - b) Dog and Litter Bins. There had been no change in circumstances since the last Council Meeting. **(noted)**
 - c) B4069 Joint Cycleway/Footpath. There had been no change in circumstances since the last Council Meeting. **(noted)**
 - d) B4069 Extended Speed limit. Cllr R Colthorpe had 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 would need to be raised through LHFIG. **(noted)**
 - e) Highway Accidents & Various Works. The Thornhill Lane highway fingerpost sign had been demolished and still needed reinstating as Wiltshire highways had not yet completed the works. The waste bin at the Sutton Lane/Thornhill Lane junction had been inspected and Cllr D Spencer advised that no further works were required. The Common sign had been hit and was out of shape and Wiltshire Council would need to reinstate to its original condition. **(noted)**
 - f) B4069 Signage. There was a suggestion that Wiltshire Highways should consider the installation of Slow Down signage from the Kington Langley direction before the sharp bend leading to St Peter's Church. The matter would need to be raised through LHFIG. **(noted)**
 - g) Jacksoms Lane – Speed Limit. There had been a request to consider the introduction of a speed limit on this local lane that was used as a short cut from the A350 to the B4069. The request had merit but would need an extensive survey and investigation by Wiltshire Highways before any consideration could be given. The matter would need to be raised through LHFIG. **(noted)**

039/25 STANDING ITEMS

- a) **Parish/Community Website/Newsletters/Social Media:** There was still a need to provide updated Council Members contact information on the Council's website now the new Council was in place. Consideration would now be given to an Autumn edition of the Parish Newsletter providing sufficient material was available. **(noted)**
- b) **Notice Board/s:** There was no update required. **(noted)**
- c) **Flooding & Drainage:** Pursuant to Minute 029/25 (c). The Council had previously considered the provision of 3 No ElanCity solar powered advanced warning signs. A quotation had been received and following consideration **the Council agreed** to purchase and install as soon as possible. **Cllr Katerina Johnstone proposed, Cllr Julie Hoskins seconded and RESOLVED UNANIMOUSLY**

- d) **Langley Burrell Village Hall:** Cllr Katerina Johnstone advised that with new Officers and Committee in place village functions were being planned that if possible would need to be advertised in the Autumn Newsletter. The Village Hall Trust would hold their AGM on the 13th October 2025 at 7.30pm and all were invited. **(noted)**
- e) **Chippenham and Villages Area Board and Chippenham Community Area Parish Forum:** The Area Board would meet on Monday 15th September 2025 at 7.00pm in the Wiltshire History Centre, Chippenham. Further dates were scheduled for the 10th November 2025 and 9th February 2026. The Parish Forum was scheduled for Wednesday 24th September 2025 at 7.00pm in Kington St Michael Village Hall. The Guest Speaker/s would be from The Bobby Van Trust. Cllr Julie Hoskins was unable to attend on this occasion. **(noted)**
- f) **Langley Burrell Neighbourhood Plan:** The Steering Group had now requested the Council to upload the Regulation 14 Consultation documents to the Council website in readiness for the formal Consultation period. **(noted)**
- g) **Council Insurance:** There was no update required. **(noted)**
- h) **Council Standing Orders & Code of Conduct:** There was no update required. **(noted)**
- i) **Asset Register:** There was no update required at this Council Meeting. **(noted)**
- j) **Risk Assessment:** There was no update on this occasion. **(noted)**
- k) **Health & Safety and Management Register:** There was no update required at this Council Meeting. **(noted)**
- l) **Freedom of Information Act-Publication Scheme:** There was no update required at this Council Meeting. **(noted)**
- m) **Parochial Church Council/s:** There were no updates on this occasion. **(noted)**
- n) **Emergency/Flood Planning:** Pursuant to Minute 029/25 (n). Cllr K Eaves presented a draft Community Flood Plan for consideration. This provided a community overview with flood risk locations together with warning triggers and necessary actions, including response procedures, roles and responsibilities. Having identified the needs there was now a need to progress matters further, including emergency related planning and report to Council in due course. **(noted)**
- o) **Community Safety/Neighbourhood Watch Scheme:** There was no update at this Council Meeting. **(noted)**
- p) **Community Speedwatch.** Later Minute 040/25 (g) refers. **(noted)**
- q) **Data Protection - GDPR:** There were no updates required. **(noted)**
- r) **Langley Burrell Residents Association (LBRA):** There was no update at this Council Meeting on Association matters. **(noted)**

040/25 CLERKS REPORT

The following items were received for decision, information, and circulation and for future discussion and matters arising and updates from previous meeting/s.

- a) **Defibrillator Project.** There was no update required. **(noted)**
- b) **CIL Funding.** Council Members deferred consideration of CIL Funding matters until the Part 2 Agenda. **(noted)**
- c) **Chippenham Local Highway and Footpath Group (LHFIG).** The last LHFIG Meeting had been held on the 9th June 2025. The Note Tracker/Agenda had been received and circulated. The next LHFIG Meeting was scheduled for the 16th October 2025 at 10.00am to be held in Committee Room A, Monkton Park Council Offices. The Note Tracker would be provided when available. **(noted)**
- d) **Wiltshire Operational Flood Group North.** The Flood Group had last met on the 24th July 2025 10.00-12.30 as a Hybrid Meeting. (Council Chamber, Monkton Park/Teams). The next Meeting was scheduled for the 18th September 2025 and the Agenda and joining details had been circulated. A future date was scheduled for the 20th November 2025. **(noted)**
- e) **Langley Burrell Heritage Trail Projects.** There had been no change in circumstances since the last Council Meeting. The contractor had a busy workload and would complete the bench installations as soon as possible. **(noted)**
- f) **Parish Council Database.** There had been no change since the Council last met. Promotion in the next Parish Newsletter could increase distribution numbers. **(noted)**
- g) **Community Speedwatch Team, SIDs, etc.** There had been no change since the Council last met. The Council was unable to form a CSW Team. The Council, however, **agreed that they would purchase** and install two ElanCity SIDs as a speed reduction initiative and to record data for further use. **Cllr Katerina Johnstone proposed, Cllr K Eaves seconded and RESOLVED UNANIMOUSLY**
- h) **Village Gateways.** There had been no change since the Council last met, although there were concerns in regards to the potential placement on narrow highway verges that may require some hedge thinning to allow preferred siting. The matter would need to be raised through LHFIG. **(noted)**
- i) **Light Pollution in the Night Sky.** There had been no change in circumstances since the last Council Meeting. **(noted)**
- j) **Road/Street Naming.** Pursuant to Minute 030/25 (1). The Council had 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 suggested that there would be 6 No Closes, 1 No Crescent, 3 No Roads and 3 No Streets. Although personal names had been

suggested the possibility of naming after historic fields was an alternative and this had been investigated further and the developer had found this acceptable. Names would be taken from the Barrow Farm Field names in 1840 and included 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. **(noted)**

- k) **Langley Burrell & Kellaways Book.** The Council had promoted the production of this Parish history book, written by Louise Ryland-Epton and published by John Chandler at Hobnob Press. The book had been successfully launched on the 6th September 2025 with a good number of sales. The Council needed to consider how further sales could be made with agreed commissions with suggestions being Village Hall events, The Langley Tap and the two Churches. The Council will keep this under review. **(noted)**
- l) **Wessex Water – Community Drop-in.** The Council had been advised that Wessex Water were holding sessions to allow customers to come and talk to them about water related issues, including bills. Local sessions were planned for 16th September and 18th November 2025 at 10-12am and 1-2pm in Chippenham Library, Market Place, Chippenham. **(noted)**
- m) **Wiltshire Council PEAS 25/26.** The Council had received the annual request for the coming winter season planning requirements. At this time the Council did not foresee any requirements other than checking that the grit bins were full. Council Members would consider further. **(noted)**
- n) **Wessex Water – Wiltshire Flood Warden Workshops.** The Council had been advised that Wessex Water and Wiltshire Council were running two flood warden workshops during September. The sessions would be on 16th September, Marlborough and 30th September, Salisbury 10.00am to 15.30pm. **(noted)**
- o) **Wessex Water – Lunch & Learn sessions.** The Council had been advised that Wessex Water run sessions and following one held on the 17th July provided information and guidance on flood resilience and flash flooding and future online meeting dates. **(noted)**
- p) **Community First AGM & Awards.** The Council had been advised that this would take place on Wednesday 8th October 2025, 5.30 to 7.30pm in Devizes Town Hall. The Council was also advised that Community First were seeking additional Trustees and a Trustee Chair. **(noted)**
- q) **Community Governance Review (CGR).** The Council was well aware that under previous CGR's land developed, as Chippenham Northern expansion areas within the Parish had become part of Chippenham. The Parish being sited so close to Chippenham was continually threatened by urban area expansion as in the case of the forthcoming Barrow Farm development. Once developed it was likely that that land would become part of Chippenham in a similar manner. Notification had been received that the Electoral Review Committee of Wiltshire Council would be considering future CGR's that should be conducted every 10-15 years or as circumstances required. The Council was 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 wished to request any changes. The CGR would take place whether the Council wished it to, or not, and the Council could be proactive rather than re-active in suggesting changes that may reduce the obvious negative impacts that could be proposed by others. The Council considered that this might be the opportunity of re-aligning the western boundary using the A350 as the new boundary. This would move any development to the west of the A350, such as the Fairways Care Home, into an adjacent Parish. Whilst this had some merit the Council felt that this could open up debate on other areas that might prove difficult to defend. The response was required by the 8th October 2025 **and it was agreed that** the Clerk would advise Wiltshire Council that no Review was necessary at this time. **Cllr Katerina Johnstone proposed, Cllr D Spencer seconded and RESOLVED UNANIMOUSLY**

041/25 COUNCILLORS REPORTS AND ITEMS FOR NEXT FULL COUNCIL MEETING

- a) Cllr R Colthorpe had raised the issue of the Morrisons' Supermarket Re-cycling facility and the un-authorised fly tipping at the last Council Meeting. To date there had been no response from the Company to the Council's letter suggesting CCTV provision.
- b) Pet Deaths. The Council had been advised of another pet death on the roads (Minute 30/25 (h) refers). The Council earlier in the Meeting had agreed to install SIDs as a local initiative, which may assist. Cllr Katerina Johnstone reported that it would be helpful if missing speed limit repeater signs were replaced.

There were no further issues raised.

042/25 DATE OF NEXT MEETING

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

PART 2 AGENDA

In accordance with Langley Burrell Without Parish Council Standing Orders (Admission of Public and Press to Meetings) it was 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 were excluded for the remainder of the Meeting.

- a) Land ownership issues. The legal process regarding the 25 year Village Hall and land leases continued. **(noted)**
- b) Council CIL Project Funding. There were no issues raised. **(noted)**
- c) CIL Fund applications. There were no applications to consider on this occasion.

Signed:

Date: **17th November 2025**