

LANGLEY BURRELL WITHOUT PARISH COUNCIL

www.langleyburrellparishcouncil.gov.uk

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3 Wardour Road
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SN14 0PA

12th November 2025

Dear Councillor,

You are summoned to a **Meeting of the Langley Burrell Without Parish Council**, to be held on **Monday 17th November 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.
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 15th September 2025. **(see attached Draft Minutes) (For Decision)**

4. **LANGLEY BURRELL VILLAGE HALL STANDING ITEM:** It is normal for the Council to receive a Village Hall update under Agenda item 8 (d). It is understood that the Village Hall Trustees wish the Council to be updated on the continuing lease renewal negotiations and the item is brought forward on this occasion for earlier consideration. Should the matters to be raised include issues and financial considerations that should not be in the public domain then it will be necessary for the Council Meeting to be closed in accordance with Council Standing Orders and the Public and Press to be excluded for the Agenda item. **(to note) (For Decision)**

5. 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)

There are no planning applications to consider at the time of Agenda publication. However, there are three matters for consideration.

a) Wiltshire Gypsies and Travellers Development Plan Document Update (DPD).

Notification has been received that Wiltshire Council are re-commencing the process following the deferment of a decision and as part of the review they are re-opening their "call for sites" until the 21st November 2025 giving the opportunity for landowners to submit sites for assessment and potential allocation in the revised DPD. **(See also Agenda items 9 (n) and 8 (o) (For Decision))**

b) Wiltshire Local Plan 2020-2038 Examination – Notification of Stage 2 & 3 Arrangements.

The Council was advised that in response to the Regulation 19 Consultation the next stages of the Local Plan Examination process will commence with the Stage 2 Hearing sessions from 10.00am on the 11th November to 13th November 2025 and 2nd December to 4th December 2025 with Stage 3 Hearings commencing from 10.00am on the 10th February to 12th February 2026, Tuesday 3rd March to 5th March 2026 and 17th March to 19th March 2026. All being held at Emmanuel's Yard, Church Street, Trowbridge BA14 8RZ. There was a deadline for written statements of the 20th October 2025 for Stage 2 matters and the 21st November for Stage 3 matters. The Council had previously responded and those representations will be considered by the Inspectors. **(to note)**

c) Notice of Acceptance of an application for a Development Consent Order (DCO) by the Planning Inspectorate (on behalf of the Secretary of State) under Section 56 of the Planning Act 2008 – Lime Down Solar Park.

Notification has been received that proposals (EN010168) for Five Solar Array Sites, etc. was submitted to the Secretary of State on the 19th September 2025 and was accepted for examination on the 17th October 2025. Hard copy details can be viewed at Malmesbury, Chippenham, Corsham, Melksham and Yate Libraries. Representations and PINS Registration can be submitted by 23:59pm Friday the 9th January 2026. **(see attached) (to note) (For Decision)**

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.

a) 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**

b) 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**

- c) 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**
- d) 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**
- e) 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**
- f) The Brambles, The Common – Enforcement Matters. There is no change in circumstances since the last Council Meeting. **(to note)**
- g) 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**
- h) 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 **Prior Approval Granted 18th September 2025**
- i) PL/2025/07655 – Notification of proposed works to trees in a Conservation Area
Ash Tree – Fell
Village Hall, Langley Burrell, Chippenham SN15 4LL
For R2 Consulting & Contracting Ltd **No objection 27th October 2025**

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

6. 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 09	Inv 10951866	29.09.25	£ 327.60
Idverde Ltd. Bin emptying contract period 10	Inv 10953287	24.10.25	£ 327.60
Wiltshire Council. Election Charges.	Inv 92051958	14.10.25	£ 220.00
PKF Littlejohn LLP. AGAR fees year end 31.03.25	Inv SB20252667	26.09.25	£ 426.00

- b) To note that there have been no payments made since the last Council Meeting. **(to note)**

- c) To note the following receipt/s received since the last Council Meeting. **(to note)**

Wiltshire Council. Precept 25/26 Tranche 2	25.09.25	£ 9,662.00
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Langley Burrell History Book sales 31.10.25 £ 272.00

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

31st October 2025 £ 51.12

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

30th October 2025 £ 190,265.75

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

31st October 2025 £ 126,291.10

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

- h) Annual Governance and Accountability Return Year Ending 31st March 2025

Members will recall that on the 21st July 2025 they approved the AGAR Return for submission to the External Auditor, PKF Littlejohn LLP, to carry out the limited assurance review under Section 9 of the Local Audit (Smaller Authorities) Regulations 2015. The Council has been advised that the review is complete and they confirmed that there are no matters of concern. The Council will need to approve their next AGAR Return for 26/27 at their May 2026 Council Meeting in order to comply with the External Auditors timescale. The Notice of Conclusion of Audit was published on the Council website as required on the 26th September 2025. **(see attached) (to note)**

7. 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. Parish Steward visits are scheduled for 13th November and 9th December 2025. **(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. Pursuant to Minute 38/25 (c) (a). To receive any updates. **(to note)**

- ii) Dog and Litter Bins. Pursuant to Minute 38/25 (c) (b). To receive any updates. **(to note)**

- iii) B4069 Joint Cycleway/Footpath. Pursuant to Minute 38/25 (c) (c). To receive any updates. **(to note) (For Decision)**

- iv) B4069 Extended Speed limit. Pursuant to Minute 38/25 (c) (d). The matter has been raised through LHFIFG Officers. **(to note)**

- v) Highway Accidents & Various Works. Pursuant to Minute 38/25 (c) (e). To receive any updates. **(to note)**

- vi) B4069 Signage. Pursuant to Minute 38/25 (c) (f). The matter has been raised through LHFIFG Officers. **(to note)**

- vii) Jacksoms Lane – Speed Limit. Pursuant to Minute 38/25 (c) (g). The matter has been raised through LHFIFG Officers. **(to note)**

8. STANDING ITEMS:

- a) Parish/Community Website/Newsletters/Social Media – To raise general issues and to receive any updates Pursuant to Minute 029/25 (a). There is still a need to provide updated Council Members contact information on the Council's website. The Autumn edition of the Parish Newsletter was produced and circulated. To consider a future edition. **(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 has agreed to install 3 No ElanCity solar powered advanced warning signs. The matter has been raised through LHFIG Officers. **(to note) (For Decision)**
- d) Langley Burrell Village Hall – To raise general issues and to receive any updates other than those taken under Agenda item 4 above. **(to note)**
- e) Wiltshire Council Chippenham and Villages Area Board and Chippenham Community Area Parish Forum. The Area Board met on the 10th November 2025 at 7.00pm in the Wiltshire History Centre, Chippenham. The next is scheduled for the 9th February 2026. The Parish Forum met on Wednesday 24th September 2025 in Kington St Michael Village Hall. The Guest Speaker was from The Bobby Van Trust. To receive any updates. A later Agenda item refers to ANPR camera provision. The next Parish Forum Meeting is scheduled for Wednesday 26th November 2025 at 7.00pm in the St Magdalene Church, Hullavington. The Guest Speaker will be from the SSEN (Scottish & Southern Electricity Networks) **(to note)**
- f) Langley Burrell Without Neighbourhood Plan – To raise issues and to receive any updates. The Regulation 14 Consultation commenced on the 13th October 2025 and ends on the 1st December 2025. All relevant documentation appears on the Council's website. A copy of the hard copy consultation is attached. **(see attached) (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 030/25 (n). **(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)**

9. 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).** The last LHFIG Meeting was held on the 16th October 2025 at 10.00am in Committee A Room A, Monkton Park Council Offices. The Note Tracker has been provided. The next LHFIG Meeting is scheduled for the 8th January 2026 at 10.00am in the same venue. **(to note) (For Decision)**
- d) **Wiltshire Operational Flood Group North.** The Flood Group met on 18th September 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 20th November 2025,

10.00 to 12.00. The venue and hybrid meeting details will be provided. **(see attached) (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. Pursuant to Minute 40/25 (g). The Council agreed to install two ElanCity devices. The matter has been raised through LHFIG Officers. **(to note)**
- h) **Village Gateways.** Pursuant to Minute 40/25 (h). The matter has been raised through LHFIG Officers. **(to note)**
- i) **Light Pollution in the Night Sky.** There has been no change in circumstances since the Council last met. **(to note)**
- j) **Wiltshire Neighbourhood Watch Association AGM.** The Council was advised that this would take place on Saturday 18th October 2025 at Wiltshire Police HQ, Devizes at 10.00am. Guest Speakers were the Chief Constable, Catherine Roper and Philip Wilkinson, Police & Crime Commissioner. Since then the new Chair of the Association, Rob Greenwood, has written encouraging participation. **(see attached) (to note)**
- k) **ANPR Camera – Burton.** Parish Forum Members received a Neighbourhood Policing Team update advising that research shows that many burglary offenders in the rural area are likely to live outside of Wiltshire and that offences in the villages adjacent to the B4049 from the Acton Turville direction through to the A420, including the Allington area suffer badly. There are proposals to install an ANPR camera on the route that could vastly improve detection rates but that this would be subject to funding. It has been suggested that a camera installation would cost around £5k and that with local Parish Council support this could be installed within a short timetable. To consider a Section 137 Grant towards the project. **(For Decision)**
- l) **Wiltshire Council Briefing Note 25-07.** The Council has received a Briefing Note in regards to new Bus Stop Infrastructure Funding and Emerging Processes for Requests. **(see attached) (to note)**
- m) **Wiltshire & Swindon Local Nature Recovery Strategy (LNRS).** From previous reports and consultations the Council is aware of the lengthy process to date and has been advised that the LNRS is now progressing to its adoption and publication process. During October Wiltshire Council will consider its adoption, publication and submission to DEFRA. Once adopted the LNRS will enter its delivery stage. Wiltshire Council has provided an update for Parish Councils. **(see attached) (to note)**
- n) **Wiltshire Council Briefing Note 25-08.** The Council has received a Briefing Note in regards to the Gypsies and Travellers DPD and a call for sites. **(see attached) (to note) (For Decision)**
- o) **Wiltshire Council Strategic Planning – Call for Sites.** The Council, further to Agenda item (q) above has received further information and a call for sites. A response is required by the 21st November 2025. **(see attached) (to note) (For Decision)**
- p) **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 were planned for 16th September and 18th November 2025 at 10-12am and 1-2pm in Chippenham Library, Market Place, Chippenham. **(to note)**

- q) **“Oaks at 80” Project.** The Great Western Community Forest has launched a project to plant Oak trees to commemorate the end of World War II. **(see attached) (For Decision)**
- r) **Flood Wessex Lunch & Learns Sessions.** The Council has received invitations. Future online Sessions are planned for 13th November and 27th November 2025 and the 22nd January 2026 and details have been provided. **(see attached) (to note)**

10. 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.

- a) Parish Council Budget and Precept Requirement 2026-2027. To meet the Wiltshire Council timescale the Council will need to consider their Budget at the next Council Meeting and provide Wiltshire Council with their Precept Requirement for the year. Members will be circulated with Budget consideration details.

11. DATE OF NEXT MEETING:

The next Council Meeting is scheduled for **Monday 19th January 2026 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