

# LANGLEY BURRELL WITHOUT PARISH COUNCIL

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

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3 Wardour Road  
Chippenham  
Wiltshire  
SN14 0PA

14<sup>th</sup> January 2026

Dear Councillor,

You are summoned to a **Meeting of the Langley Burrell Without Parish Council**, to be held on **Monday 19<sup>th</sup> January 2026** 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 Cllr K Eaves.

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 17<sup>th</sup> November 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/2025/09370 – Notification of Proposed Works to trees in a Conservation Area  
2 x Ash Trees – fell, 1 x Sycamore tree – fell, 3 x Sycamore trees – pollard back to original cut off points, 1 x Ash Tree – remove one overhanging limb  
Langley Green House, The Common, Langley Burrell, Chippenham SN15 4LL  
For Mr Dan Webber (R2 Consulting) **(see online) (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/2024/03957 – 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**
- b) 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 **Approved 16<sup>th</sup> May 2025**
- c) 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**
- d) 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**
- e) The Brambles, The Common – Enforcement Matters. There is no change in circumstances since the last Council Meeting. **(to note)**
- f) 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**
- g) Wiltshire Gypsies and Travellers Development Plan Document Update (DPD).

Notification was received that Wiltshire Council were re-commencing the process following the deferment of a decision and as part of the review they had re-opened their “call for sites” giving the opportunity for landowners to submit sites for assessment and potential allocation in the revised DPD. The Council considered this at the last Council Meeting and determined that there were no suitable sites within the Parish that could be suggested, as Langley Burrell Without is an un-sustainable location.

At the time of Agenda publication there are no further updates. **(to note)**

- h) 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 was received that proposals (EN010168) for Five Solar Array Sites, etc. was submitted to the Secretary of State on the 19<sup>th</sup> September 2025 and was accepted for examination on the 17<sup>th</sup> October 2025. Hard copy details could be viewed at Malmesbury, Chippenham, Corsham, Melksham and Yate Libraries. Representations and PINS Registration was required by 23:59pm Friday the 9<sup>th</sup> January 2026. The Council previously discussed this large scale proposal and submitted comments and the Clerk registered their interests within the required timescale to allow them to comment further as the examination proceeds. **(to note)**

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 Nov-25 | Inv 10956359 | 27.11.25 | £ 327.60 |
| Idverde Ltd. Bin emptying contract period Dec-25 | Inv 10958148 | 18.12.25 | £ 327.60 |

- 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)**

There has been no receipts since the last Council Meeting.

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

|                                |         |
|--------------------------------|---------|
| 31 <sup>st</sup> December 2025 | £ 51.17 |
|--------------------------------|---------|

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

|                                |              |
|--------------------------------|--------------|
| 30 <sup>th</sup> December 2025 | £ 190,257.25 |
|--------------------------------|--------------|

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

|                              |              |
|------------------------------|--------------|
| 2 <sup>nd</sup> January 2026 | £ 119,000.25 |
|------------------------------|--------------|

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

- h) Council Budget: To consider the Council Budget for the Council Year 2026-2027 and required Precept.

The Council is required to submit Precept requirements to Wiltshire Council by the 20<sup>th</sup> January 2026.

The Council should be mindful of Government's views on the future of Local Government spending and the possibility that Parish Councils may be considered under capping and Referendum proposals. There are no proposals being suggested at the present time but the situation could change.

The Council need to consider their Revenue and Capital budgets for the forthcoming year, which relates to the Precept requirement and not confuse this with CIL spending that may occur during the year.

The Council will need to consider that Wiltshire Council will be continuing to reduce services and whether there will be a need for the Parish Council to carry out some of the tasks for the local community's benefit and in addition Wiltshire Council may well ask for Parish Council financial

support for any works proposed within the Parish, such as LHFIG Area Board requests. At the present time there is little room in the Council's budget that can support extra Revenue spending, without increasing the Precept. But the Council is fortunate that potentially all capital spending can be covered by CIL receipts in the immediate future.

Wiltshire Council Financial Planning has provided 2026/27 Tax Base details to assist the Council with their Budget setting and Precept requirements. **(see attached)**

Should the Council retain the existing £19,324.00 Precept, using the new (184.94) Tax Base this would result in a £104.49 Band D charge. To compare, a Langley Burrell property last year paid a £106.69 Band D charge, the Tax Base being (181.13).

Council Members will need to bring forward suggestions for the forward Revenue Budget, which could include grass cutting by possibly taking over the cutting of grass verges throughout the Parish as Wiltshire Council reduce this service and any other priorities such as Rights of Way clearance and to also possibly suggest any potential savings.

Similarly, Council Members will need to bring forward suggestions for the forward Capital Budget (non CIL funded proposals) and set priorities and realistic timescales.

The Council has received a significant income from Community Infrastructure Levy (CIL) to be used on identified infrastructure projects. However, those funds are retained in a CIL Fund and not included in the small general Capital Fund that the Council may wish to retain for projects not considered to be within CIL parameters.

As mentioned above the Council and Parishioners will need to consider that Wiltshire Council will be continuing to reduce services and whether there will be a need for the Parish Council to carry out some of the Capital tasks for the local community's benefit.

A Budget Proposals 2026/2027 spreadsheet showing this years Budget and recent years budgets to give Members some guidance on future budgets is attached. **(see attached)**

Although a reduction or small increase in Precept may be welcomed by the Tax Payer, Council Members need to be mindful of the fact mentioned earlier that the Government could introduce measures limiting increases to low percentages, although there has been a suggestion in the past that if increases were required in order to take on devolved services from a Higher Authority then they would not be included in a percentage figure. Circumstances and Government Policy may of course change and Members will need to consider if there are any local priorities that should be addressed.

The problem that the Council faces is that with such a small electorate financing the budget any relatively small increase in spending significantly affects the potential percentage increase. Some increases cannot be controlled, such as the inclusion of a figure to cover Parish Council election costs whether held or not. However, the Council included £1,500.00 in this year's budget and the actual charges were only £220.00. This underspend can be taken forward and so, being mindful that any resignations could incur costs, until the next Elections a smaller figure can suffice. This potentially saves at least £1,400.00 in costs.

Last year the Council agreed an increase in Clerk's Salary and this is now included in forward budgets. Option 2 (purple column O) reflects the inclusion of an additional £500.00 towards bin emptying as there will be more bins to empty with some small increases to costs on existing spending arriving at a proposed total budget of £19,904.00 leading to a £107.62 Band D Tax. This would be an increase of £0.93pence per year. Options 3,4 and 5 show how an additional £500 / £1,000 / £1,500 increase would increase the Band D Tax figures.

To avoid an increase the Council could remove/reduce the Neighbourhood Planning and planning assistance set aside figures from next year's budget but the Council should be mindful that the Parish is in danger from further development as the northern areas of Chippenham may be exposed and proposed to be taken to fulfill increased national housing targets. The Council will wish to fight any further intrusion into the Parish and would need to take funds from reserves in order to support this. Option 6 (red column S) indicates how a standstill budget of £19,324.00 would be achieved that with the Tax Base change would result in no Council Tax increase.

It has to be said that although the budget indicates the provision of a specific sum to each budget head the Council has been relaxed on actual spending limits and has looked at overall spending rather than restrictions to budget heads. **(For Decision)**

## 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. Parish Steward visits are scheduled for 15<sup>th</sup> January, 12<sup>th</sup> February, 12<sup>th</sup> March, 15<sup>th</sup> April, 11<sup>th</sup> June, 14<sup>th</sup> July, 14<sup>th</sup> September, 14<sup>th</sup> October, 12<sup>th</sup> November and 8<sup>th</sup> December 0226. **(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. The matter has been raised through LHFIG Officers and will be discussed at the on-site visit. **(to note)**
  - v) Highway Accidents & Various Works. To receive any updates. **(to note)**
  - vi) B4069 Signage. The matter has been raised through LHFIG Officers and will be discussed at the on-site visit. **(to note)**
  - vii) Jacksoms Lane – Speed Limit. The matter has been raised through LHFIG Officers and will be discussed at the on-site visit. **(to note)**

## 7. 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. There had been an intention of producing a Pre-Xmas edition of the Parish Newsletter. 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. The Council has agreed to install 3 No ElanCity solar powered advanced warning signs. The matter has been raised through LHFIG Officers and will be discussed at the on-site visit. **(to note) (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 Parish Forum. The Area Board met on the 10<sup>th</sup> November 2025 in the Wiltshire History Centre, Chippenham. The next is scheduled for the 9<sup>th</sup> February 2026 in the same venue. To receive any updates. The Parish Forum met on Wednesday 26<sup>th</sup> November 2025 at 7.00pm in the St Mary Magdalene Church, Hullavington. The Guest Speaker was from the SSEN (Scottish & Southern Electricity Networks). The next Forum Meeting is scheduled for Wednesday 25<sup>th</sup> February 2026 at 7.00pm in Kington St Michael Village Hall. The Guest Speaker will be Simon Smith, Wiltshire Council Senior Planning Officer. He suggests it would be helpful if he could have some advance warning of specific questions so that he can be properly prepared **(to note)**
- f) Langley Burrell Without Neighbourhood Plan – To raise issues and to receive any updates. The Regulation 14 Consultation has been completed. There was a need to reach agreement with

Bremhill Parish Council on the Designated Area boundary as this did not match the boundary changes that occurred in May 2025. Wiltshire Council has asked that a Bremhill representative join the Steering Group in further discussions. **(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. **(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. The S W Ambulance Trust has recently offered a training session and a joint session will be held in the Goss Croft Hall, Upper Seagry on the 14<sup>th</sup> April 2026. **(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) **Wiltshire Operational Flood Group North.** The Flood Group last met on Wednesday 19<sup>th</sup> November 2025, 10.00 - 12.00. The Agenda, venue and hybrid meeting details were provided. The date scheduled for a further Flood Group Meeting is the 21<sup>st</sup> January 2026. **(to note) (For Decision)**
- d) **Chippenham Local Highway and Footpath Group (LHFIG).** The last LHFIG Meeting was held on the 16<sup>th</sup> October 2025 at 10.00am in Committee Room A, Monkton Park Council Offices. The Note Tracker has been provided. The next LHFIG Meeting was scheduled for the 8<sup>th</sup> January 2026 at 10.00am in the same venue. The Highway Engineer has offered to visit to discuss local issues. **(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 has agreed to install two ElanCity devices. The matter has been raised through LHFIG Officers. **(to note)**
- h) **Village Gateways.** The matter has been raised through LHFIG Officers. **(to note)**
- i) **Community Governance Review (CGR).** Pursuant to Minute 49/25 (r). Notification has been received that the Electoral Review Committee of Wiltshire Council will not be considering Langley Burrell Without Parish in their first reviews. **(to note)**
- j) **Wiltshire Council Briefing Note 25-09.** The Council has received a Briefing Note in regards to the Community Governance Review process. **(see attached) (to note)**



- k) **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 Tuesdays 20<sup>th</sup> January, 10<sup>th</sup> March and 5<sup>th</sup> May 2026 at 10-12am and 1-2pm in Chippenham Library, Market Place, Chippenham. **(to note)**
- l) **Flood Wessex Lunch & Learns Sessions.** The Council has received invitations. A future online Session is planned for the 22<sup>nd</sup> January 2026 and details have been provided. **(see attached) (to note)**
- m) **Wiltshire Council Briefing Note 25-10.** The Council has received a Briefing Note in regards to the Us Girls Melksham pilot. **(see attached) (to note)**
- n) **WALC Environment Network.** The Council has received an invitation to the inaugural meeting of the new Network. Details are attached. The meeting will take place by ZOOM on Thursday 29<sup>th</sup> January 2026 between 12:00 and 13:00. **(see attached) (to note) (For Decision)**
- o) **CPRE Wiltshire – Best Kept Village Competition 2026.** The Council has received an early approach reminding Councils that they might like to enter this year's Competition that marks 100 years of the CPRE. It is usual for the Parish Council to ascertain the views of the Parish at the Annual Parish Meeting, which is scheduled for Monday 20<sup>th</sup> April 2026. **(see attached) (to note)**
- p) **The Lightning Bolt 10K.** The Council has received details from Wiltshire Council of 5 proposed runs on local roads (formerly known as the Langley Burrell 10K) to be held on Sundays, 12 April, 21 June, 19 July, 16 August and 18 October 2026. It appears that Langley Burrell Village Hall will be the host, to include car parking arrangements. The Parish Council is asked for their views on the application. **(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 16<sup>th</sup> March 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 **(see attached) (For Decision)**