

LANGLEY BURRELL WITHOUT PARISH COUNCIL

www.langleyburrellparishcouncil.gov.uk

Vivian A Vines MBE SLCC
Clerk of the Council

3 Wardour Road
Chippenham
Wiltshire
SN14 0PA

Tel 01249 657695
Email langleyburrellpc@live.co.uk

11th March 2026

Dear Councillor,

You are summoned to a **Meeting of the Langley Burrell Without Parish Council**, to be held on **Monday 16th March 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.

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 19th January 2026. **(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/2026/01108 – Listed building consent (Alt/Ext)
Works to Listed Building – Two window replacements and alteration to consented bathroom layout change
Langley Green House, The Common, Langley Burrell, Chippenham SN15 4LL
For Mr and Mrs J Burrell **(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.

- 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/2024/06987 – 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 19th September 2025 and was accepted for examination on the 17th 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 9th 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)**

Following on from the above the Council registered so that they could be involved in further stages and the Council has received invitations to preliminary meetings and hearings as an interested Party Ref: LDSF-SP026. Details are attached. **(see attached) (For Decision)**

- i) PL/2025/09234 – Biodiversity Gain Plan Discharge of Condition Application
Biodiversity Gain Plan Discharge of Condition Application relating to application PL/2025/05155
Chippenham Golf Club, Malmesbury Road, Chippenham SN15 5LT
For Mr Mike Goodwin **Approved 14th February 2026**
- j) PL/2026/00529 – Prior notification:Building
Agricultural portal frame building
Manor Farm, Langley Burrell, Chippenham SN15 4LL
For J D Spencer & Sons **Prior Approval Not Required 9th February 2026**
- k) PL/2026/00140 – Notification of proposed works to trees in a Conservation Area
T1 Willow, T2 Hornbeam, T3 Birch – Reduce all over by up to 3 metres
Long Summers, 54B, Langley Burrell, Chippenham SN15 4LL
For Mr & Mrs Johnstone **No Objection 17th February 2026**

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 Jan -26	Inv 109605515	28.01.26	£ 327.60
Langley Burrell Village Hall. Meeting Room hire.	Inv – 1248	29.01.26	£ 70.00
KSM PC. ANPR Camera Section 137 donation			£ 185.55
Mr V A Vines. Salary + PAYE claim year ending 31.03.26			£ 6,630.00
Mr V A Vines. Expenses claim year ending 31.03.26			£ 1,119.79

- b) To note that the following payments have been made since the last Council Meeting. **(to note)**

Audio Visual Direct. Village Hall CIL Grant. Deposit	10.02.26	£ 4,467.00
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- c) To note the following receipt/s received since the last Council Meeting. **(to note)**

Wiltshire Council CIL. PL/2024/05355 Barrow Farm Tranche 1 of 3	05.02.26	£ 68,671.82
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- d) Bank Account balance Lloyds Bank CIL Account. A/c No 73537468 **(to note)**

27 th February 2026	£ 51.22
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- e) Bank Account balance Lloyds Bank Treasurers Account. A/c No 00222628 **(to note)**

27 th February 2026	£ 258,920.57
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- f) Bank Account balance Lloyds Bank Treasurers Account. A/c No 78211968 **(to note)**

2 nd March 2026	£ 113,855.05
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- g) To receive any updates on Lloyds Bank banking arrangements. **(to note)**

- h) Council Budget - Council Year 2026-2027

The Council agreed their forward budget at the last Council Meeting and a copy is attached for Members information. **(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. Parish Steward visits are scheduled for 12th March, 15th April, 11th June, 14th July, 14th September, 14th October, 12th November and 8th December 2026. However, the Council has been notified that the service had been suspended for a concentration on highway pothole repairs throughout the County. **(to note) (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. The Council agreed to install bins on either end of the Crossing Lane bridge. The supplier/contractor has indicated recently that they no longer carry out such work. Consequently there is a need to purchase bins and secure a local contractor to install. **(see attached) (For Decision)**
 - ii) Dog and Litter Bins. The Council agreed to install a bin in the area of St Giles Church. The supplier/contractor has indicated recently that they no longer carry out such work. Consequently there is a need to purchase a bin and secure a local contractor to install. This does create a problem in regards to emptying unless the existing contractor will agree to expand the collection service at a cost. **(see attached) (For Decision)**
 - 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 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 and a Spring 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 Monday 9th February 2026 in the Wiltshire History Centre, Chippenham. The next is scheduled for the 1st June 2026 in the same venue. To receive any updates. The Parish Forum met on Wednesday 26th 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 Parish Forum Meeting was scheduled for

Wednesday 25th February 2026 at 7.00pm in Kington St Michael Village Hall. The Guest Speaker being Simon Smith, Wiltshire Council Senior Planning Officer. He has been provided with advance warning of specific questions so that he can be properly prepared. However, this has **now been postponed until the 25th March 2026** in the same venue. **(to note)**

- f) Langley Burrell Without Neighbourhood Plan – To raise issues and to receive any updates. Pursuant to Minute 059/25 (f). The Regulation 14 Consultation has been completed. A Housing Needs Survey is in progress. **(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.** The S W Ambulance Trust joint training session will be held in the Goss Croft Hall, Upper Seagry on the 14th April 2026 at 7.00pm. **(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 21st January 2026, 10.00 - 12.00. The Agenda, venue and hybrid meeting details were provided. The date scheduled for a further Flood Group Meeting is the 18th March 2026. Notes from the last Meeting are now available. The Group has provided a Riparian Ownership & Responsibilities document that can be used to educate land owners. **(see attached) (to note) (For Decision)**
- d) **Chippenham Local Highway and Footpath Group (LHFIG).** The last LHFIG Meeting was held on the 8th January 2026 at 10.00am in Committee Room A, Monkton Park Council Offices. The Note Tracker has been provided. The date of the next LHFIG Meeting is the 31st March 2026. Further dates scheduled are 24th September 2025 and 28th January 2026. The Highway Engineer has offered to visit to discuss local issues but as yet a suitable date for Members has to be agreed. **(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 and will be discussed further at a site meeting. **(to note)**
- h) **Village Gateways.** The matter has been raised through LHFIG Officers and will be discussed further at a site meeting. **(to note)**

- i) **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 10th March and 5th May 2026 at 10-12am and 1-2pm in Chippenham Library, Market Place, Chippenham. **(to note)**
- j) **Flood Wessex Lunch & Learns Sessions.** The Council has received invitations. Future online Sessions are planned for the 19th February and 19th March 2026 and details have been provided. **(see attached) (to note)**
- k) **Wiltshire Council Planning Town and Parish Council Forum.** The Council has received an invitation to attend this event to be held on Tuesday 10th March 2026 at 5.00pm at County Hall, Trowbridge. Preliminary details are attached. **(see attached) (to note)**
- l) **Scottish & Southern (SSEN) Stakeholders Workshops.** The Council has received an invitation to help shape a new ED3 Business Plan. In person sessions are arranged with a Webinar to be held on the 26th March 2026. **(see attached) (to note)**
- m) **Wiltshire Association of Local Councils (WALC).** The Council has been advised of a number of Members' Training opportunities. The Council has a training budget and Members might like to take the opportunity of attending a session in the next few months. **(see attached) (to note)**
- n) **Wiltshire Council Briefing Note 26-01.** The Council has received a Briefing Note in regards to the Future Energy Landscapes project. **(see attached) (to note)**
- o) **Register of Interests.** Council Members are reminded that by Law this should be completed on the Wiltshire Council website within 28 days of being elected/co-opted or when they have any change in circumstances. The Clerk will provide log-in and password details again, should this be required. **(to note)**
- p) **Wiltshire Council Briefing Note 26-02.** The Council has received a Briefing Note in regards to the Revamp Your Tank project. **(see attached) (to note)**

9. ANNUAL PARISH MEETING 2026: The Annual Parish Meeting is scheduled for Monday 20th April 2026 at 7.30pm. There is a legal requirement to hold an Annual Parish Meeting between 1st March and 1st June each year. The Council will wish to gain maximum publicity. **(to note)**

There needs to be a legal framework to the Meeting and the legal requirements met, to include a Parish Council Annual Report, usually via a Council Chairman's Report and Budget 2026-2027 information. The opportunity should also be given for Reports from Parish Council Sub-Groups or Committees, Local Organisations, such as Langley Burrell Resident's Association, Langley Burrell Cricket Club, Langley Burrell Village Hall Trustees, St Peter's and St Giles Churches and also an Annual Report from the Wiltshire Council Member. The remainder of the Agenda can be flexible and is in the hands of Parishioners in attendance.

In previous years as a starting point the Council has suggested some Agenda items that might be appropriate:

- a. The Heritage & Kilvert's Trails
- b. Neighbourhood Plan Review – Progress Report
- c. Keep Britain Tidy – Great British Spring Clean (Litter Pick)
- d. Defibrillator Project
- e. Community Safety/Neighbourhood Watch/Emergency Plan (including Flood Plan)
- f. Traffic Speeds – the provision of Autospeedwatch Tools/SIDs etc - update
- g. Recreation Ground Facilities
- h. Rights of Way – Footpath maintenance – Community Warden
- i. CPRE Best Kept Village Competition 2026
- j. Parish Council Database

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.

11. DATE OF NEXT MEETING:

The date of the Annual Council Meeting and next Council Meeting is scheduled for **Monday 18th May 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