

LANGLEY BURRELL WITHOUT PARISH COUNCIL

DRAFT MINUTES

Council Meeting

held at 7.00pm

in The Maud Heath Room, Langley Burrell Village Hall, Langley Burrell.

19th January 2026

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

Also Present: 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

There were no Questions raised.

REPORTS FROM UNITARY COUNCILLOR, PARISH COUNCILLORS & COUNCIL REPRESENTATIVES

There were no Reports.

053/25 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr K Eaves. Apologies were also received from Wiltshire Cllr H Greenman.

054/25 DECLARATION(S) OF INTEREST AND DISPENSATIONS - IN ACCORDANCE WITH LANGLEY BURRELL WITHOUT PARISH COUNCIL'S CODE OF CONDUCT AND STANDING ORDERS

There were no Interests declared.

055/25 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 17th November 2025. **Cllr Katerina Johnstone proposed, Cllr D Spencer seconded and RESOLVED UNANIMOUSLY**

056/25 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. No Representations were received.

- 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)

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 related matters 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.

- 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/2024/05355 – 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 16th 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 was no change in circumstances since the last Council Meeting. **(noted)**

- 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 had been 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 had 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. It was reported that recent planning appeal decisions and enforcement action could increase the numbers required as would the Government’s requirement to include non-travellers and van dwellers. **(noted)**
- 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 had 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 could be viewed at Malmesbury, Chippenham, Corsham, Melksham and Yate Libraries. Representations and PINS Registration had been required by 23:59pm Friday the 9th January 2026. The Council had 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. **(noted)**

There were no further planning matters reported.

057/25 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 Nov-25	Inv 10956359	£ 327.60
Idverde Ltd. Bin emptying contract period Dec-25	Inv 10958148	£ 327.60

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

- b) **Payments made since the last Council Meeting:** The Council **noted** that no payments had been made since the last Council Meeting.
- 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.

31st December 2025 £ 51.12

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

30th December 2025 £ 190,257.25

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

2nd January 2026 £ 119,000.25

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

- h) **Council Budget 2026/27**

The Council had been required to consider and agree a Precept requirement to meet the 20th January 2026 timescale of Wiltshire Council. There was a need to agree a Revenue and Capital Council Budget for the year. The Council had agreed a Precept Requirement of £19,324.00 for Year 2025-2026.

The Parish Council gave detailed consideration to the figures contained in the Clerk's report and financial spreadsheets provided and was mindful of budget pressures that could result from Wiltshire Council reducing local services and seeking financial support for priority Capital schemes within the Parish through the LHFIFG process and further requests for financial support from the volunteer sector and others. In addition the Council was mindful that there could be a continuing need to seek and commission expert professional advice and support in regards to matters affecting the Parish associated with planning issues and the Neighbourhood Plan update.

The Parish Council was also aware of CIL funds held that could, potentially, be used for infrastructure projects that were supported by the community, within the 5-year from receipt timescale.

In addition the Parish Council was mindful of how any potential increase in the Council Budget would affect the Band D property Council Tax Payer and the Council had been advised of the Tax Base figures by Wiltshire Council. The Council noted that the Band D Tax Base had changed from 181.13 to 184.94 per property.

Following consideration **the Parish Council resolved** to levy a Precept on Wiltshire Council for the financial year commencing 1st April 2026 in the sum of £19,324.00. This was no change in the Precept requirement from the previous year. However, following the Council Tax Band D change this would result in a £2.20 reduction in a Band D property charge (£106.69 to £104.49) per year.

Cllr R. Colthorpe proposed, Cllr Katerina Johnstone seconded and RESOLVED UNANIMOUSLY

058/25 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. Parish Steward visits were scheduled for 15th January, 12th February, 12th March, 15th April, 11th June, 14th July, 14th September, 14th October, 12th November and 8th December 2026. . However, the Council had been notified that the service had been suspended for a concentration on highway pothole repairs throughout the County. **(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 the Trust had now received the Wiltshire Council grant to cover 50% of the remedial works costs in regard to the Arches. **(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. The matter had been raised through LHFIG and a site visit was being arranged. **(noted)**
 - e) Highway Accidents & Various Works. There had been no change in circumstances since the last Council Meeting. **(noted)**
 - f) B4069 Signage. The matter had been raised through LHFIG and a site visit was being arranged. **(noted)**
 - g) Jacksoms Lane – Speed Limit. The matter had been raised through LHFIG and a site visit was being arranged. **(noted)**

059/25 STANDING ITEMS

- a) **Parish/Community Website/Newsletters/Social Media:** There was still a need to provide updated Council Member contact information on the Council's website. As there had been no Pre-Xmas edition of the Parish Newsletter consideration needed to be given to a Spring edition and sufficient material would need to be made available. **(noted)**
- b) **Notice Board/s:** There was no update required. **(noted)**

- c) **Flooding & Drainage:** The Council has previously agreed to the provision of 3 No ElanCity solar powered advanced warning signs. The matter will be raised through LHFIFG and a site visit was being arranged. **(noted)**
- d) **Langley Burrell Village Hall:** The Council had received a CIL Grant application and this would be considered by the CIL Panel as a Part 2 Agenda item. **(noted)**
- e) **Wiltshire Council Chippenham Area Board and Chippenham Community Area Parish Forum:** The Area Board had met on the 10th November 2025 at 7.00pm in the Wiltshire History Centre, Chippenham. The next was scheduled for the 9th February 2026 in the same venue. The Parish Forum had met on Wednesday 26th November 2025 in the St Mary Magdalene Church, Hullavington. The Guest Speaker had been from the SSEN (Scottish & Southern Electricity Networks). The next Forum Meeting was scheduled for Wednesday 25th February 2026 at 7.00pm in Kington St Michael Village Hall. The Guest Speaker would be Simon Smith, Wiltshire Council Senior Planning Officer. He had suggested that it would be helpful if he could have some advance warning of specific questions so that he can be properly prepared. **(noted)**
- f) **Langley Burrell Neighbourhood Plan:** The Regulation 14 Consultation had been completed. There had been 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 had asked that a Bremhill representative should join the Steering Group in further discussions. Arrangements were being made to carry out a Housing Needs Survey to provide update figures. There was an intention to deliver hard copy questionnaires to all properties seeking a response. Assistance in delivery and collection may be required. **(noted)**
- f) **Council Insurance:** There was no update required. **(noted)**
- g) **Council Standing Orders & Code of Conduct:** There was no update required. **(noted)**
- h) **Asset Register:** There was no update required at this Council Meeting. **(noted)**
- i) **Risk Assessment:** There was no update on this occasion. **(noted)**
- j) **Health & Safety and Management Register:** There was no update required at this Council Meeting. **(noted)**
- k) **Freedom of Information Act-Publication Scheme:** There was no update required at this Council Meeting. **(noted)**
- l) **Parochial Church Council/s:** There were no updates on this occasion. **(noted)**
- m) **Emergency/Flood Planning:** There was no update on this occasion. **(noted)**
- n) **Community Safety/Neighbourhood Watch Scheme:** There was no update at this Council Meeting. **(noted)**
- o) **Community Speedwatch.** Later Minute 065/25 (f) refers. **(noted)**
- p) **Data Protection - GDPR:** There were no updates required. **(noted)**

- q) **Langley Burrell Residents Association (LBRA):** There was no update at this Council Meeting on Association matters. **(noted)**

060/25 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.** The S W Ambulance Trust had recently offered a training session and a joint session will be held in the Goss Croft Hall, Upper Seagry on the 14th April 2026 at 7.00pm. **(noted)**
- a) **CIL Funding.** Council Members deferred consideration of CIL Funding matters until the Part 2 Agenda. **(noted)**
- b) **Chippenham Local Highway and Footpath Group (LHFIG).** The last LHFIG Meeting had been held on the 8th January 2026 at 10.00am in Committee Room A, Monkton Park Council Offices. The Note Tracker had been provided. The Highway Engineer had offered to visit to discuss local issues but a convenient date had still to be arranged with Members. **(noted)**
- c) **Wiltshire Operational Flood Group North.** The Flood Group had last met on Wednesday 19th November 2025, 10.00 - 12.00. The Agenda, venue and hybrid meeting details were provided. The date scheduled for the next Flood Group Meeting was the 21st January 2026 in the same venue. **(noted)**
- d) **Langley Burrell Heritage Trail Projects.** The contractor had indicated that he could complete the bench installations during February and arrangements would need to be made for an on-site meeting. It was agreed that the collection of benches and fixings from the Hall and site positions would need to be arranged with Cllr Katerina Johnstone and Rosemary Waterkeyn. **(noted)**
- e) **Parish Council Database.** There had been no change since the Council last met. Promotion in the next Parish Newsletter could increase distribution numbers. **(noted)**
- f) **Community Speedwatch Team, SIDs, etc.** The Council had agreed to purchase and install two ElanCity SIDs as a speed reduction initiative and to record data for further use. The matter had now been raised through LHFIG and a site visit was still to be arranged. **(noted)**
- h) **Village Gateways.** The matter had now been raised through LHFIG and a site visit was still to be arranged. **(noted)**
- i) **Community Governance Review (CGR).** Pursuant to Minute 49/25 (r). Notification had been received that the Electoral Review Committee of Wiltshire Council would not be considering Langley Burrell Without Parish in their first reviews.

- j) **Wiltshire Council Briefing Note 25-09.** The Council noted receipt of a Briefing Note in regards to the Community Governance Review process. **(noted)**
- k) **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 Tuesdays 20th January, 10th March and 5th May 2026 at 10-12am and 1-2pm in Chippenham Library, Market Place, Chippenham. **(noted)**
- l) **Flood Wessex Lunch & Learns Sessions.** The Council had received invitations. Future online Sessions were planned, the next being on the 22nd January 2026 and details had been provided. **(noted)**
- m) **Wiltshire Council Briefing Note 25-10.** The Council noted receipt of a Briefing Note in regards to the Us Girls Melksham pilot. **(noted)**
- n) **WALC Environment Network.** The Council had received an invitation to the inaugural meeting of the new Network. Details were circulated. The meeting would take place by TEAMS on Thursday 29th January 2026 between 12:00 and 13:00. The Clerk agreed that he would attend to ascertain the value of the proposal. **(noted)**
- o) **CPRE Wiltshire – Best Kept Village Competition 2026.** The Council had received an early approach reminding Councils that they might like to enter this year's Competition that marks 100 years of the CPRE. It was usual for the Parish Council to ascertain the views of the Parish at the Annual Parish Meeting, which was scheduled for Monday 20th April 2026. It was important that the Annual Parish Meeting was well publicised, including in the Newsletter. **(noted)**
- f) **The Lightning Bolt 10K.** The Council had 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 appeared that Langley Burrell Village Hall would be the host, to include car parking arrangements. The Parish Council had been asked for their views on the application. Following consideration **the Council agreed that no objections** should be raised.

061/25 COUNCILLORS REPORTS AND ITEMS FOR NEXT FULL COUNCIL MEETING

There were no issues raised.

062/25 DATE OF NEXT MEETING

The next Council Meeting was scheduled for **Monday 16th March 2026 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. The CIL Panel considered a grant application from the Langley Burrell Village Hall Trustees for CIL funding towards the installation of audio equipment, projector screen and loop ear system including microphone system and wall mounted speakers. Following consideration the Panel agreed that a grant should be given, subject to terms and conditions.

There were no further applications to consider on this occasion.

Signed:

Date: **16th March 2026**