

# LANGLEY BURRELL WITHOUT PARISH COUNCIL

## DRAFT MINUTES

### Council Meeting

held at 7.00pm

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

16<sup>th</sup> March 2026

Present: Cllr Julie Hoskins (Chairman), Cllr R Colthorpe, Cllr K Eaves, 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.

#### **063/25 APOLOGIES FOR ABSENCE**

Apologies were received from Wiltshire Cllr H Greenman.

#### **064/25 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.

#### **065/25 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 19<sup>th</sup> January 2026. **Cllr Julie Hoskins proposed, Cllr Katerina Johnstone seconded and RESOLVED UNANIMOUSLY**

#### **066/25 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/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 SN15 4LL  
For Mr and Mrs J Burrell

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.

- 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. **(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 was an un-sustainable location. There were no further updates at this time. **(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 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 had been required by 23:59pm Friday the 9<sup>th</sup> January 2026. The Council had previously discussed this large scale proposal and submitted comments and the Clerk had registered their interests within the required timescale to allow them to comment further as the examination proceeded.

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

- 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 14<sup>th</sup> 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 9<sup>th</sup> 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 17<sup>th</sup> February 2026**

There were no further planning matters reported.

## **067/25 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 Jan -26	Inv 10960515	£ 327.60
Idverde Ltd. Bin emptying contract period Feb 26	Inv 10963886	£ 327.60
Langley Burrell Village Hall. Meeting Room hire.	Inv – 1248	£ 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
Audion Visual Direct. CIL payment	Inv AVD2153 26.01.26	£ 6,467.40
M P Singer. CIL project bench installation	Inv 30539 16.03.26	£ 1,777.51

**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 payment had been made since the last Council Meeting.

Audion Visual Direct. CIL payment Inv deposit 10.02.26 £ 4,467.00

- c) **Receipts:** The Council **noted** the following receipt since the last Council Meeting.

Wiltshire Council CIL. PL/2024/05355 Barrow Farm Tranche 1 of 3 05.02.26  
£ 68,671.82

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

27<sup>th</sup> February 2026 £ 51.22

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

27<sup>th</sup> February 2026 £ 258,920.57

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

2<sup>nd</sup> March 2026 £ 113,855.05

- 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 agreed their forward budget at the last Council Meeting and a copy was circulated for Members information. (**noted**)

**068/25 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 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 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 there had been no change in circumstance since the last Council Meeting. **(noted)**
- c) **Highway & Footpaths Conditions and Maintenance:** general issues in regards to Highway Conditions and Maintenance within the Parish.
  - a) **Salt Bins.** The Council had agreed to install bins at either end of the Crossing Lane bridge and the Village Hall car park entrance. There was a need to purchase bins and secure a local contractor to install. The Council considered options **and agreed** that 3 No yellow Glasdon "Slimline" Grit Bins should be ordered with final positions to be agreed.
  - b) **Dog and Litter Bins.** The Council had agreed to install bins near St Giles Church and Crossing Lane bridge. There was a need to purchase bins and secure a local contractor to install. The Council considered options **and agreed** that 3 No black Broxap Derby E Slimline Litter Bins should be ordered with final positions to be agreed. There would be a need to agree an extended emptying contract with Idverde Limited.
  - 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)**

#### **069/25 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. It was agreed that a Spring edition of the Parish Newsletter should be produced and sufficient material would need to be made available for Cllr K Eaves. **(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 LHFIG and a site visit was being arranged. **(noted)**

- d) **Langley Burrell Village Hall:** The Council had continued to support the Village Hall Trustees and projects were under consideration. **(noted)**
- e) **Wiltshire Council Chippenham Area Board and Chippenham Community Area Parish Forum:** The Area Board had met on Monday 9<sup>th</sup> February 2026 at 7.00pm in the Wiltshire History History Centre, Chippenham. The next was scheduled for the 1<sup>st</sup> June 2026 in the same venue. The Parish Forum had met on Wednesday 26<sup>th</sup> 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 25<sup>th</sup> March 2026 at 7.00pm in Kington St Michael Village Hall. The Guest Speaker would be Simon Smith, Wiltshire Council Senior Planning Officer. He had been provided with some advance warning of questions so that he could be properly prepared. **(noted)**
- f) **Langley Burrell Neighbourhood Plan:** There was no change in circumstances since the last Council Meeting. A Housing Needs Survey had been carried out. Results were awaited. **(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:** The Wiltshire & Swindon Emergency Plan template would be circulated to Cllr K Eaves. **(noted)**
- n) **Community Safety/Neighbourhood Watch Scheme:** There was no update at this Council Meeting. **(noted)**
- o) **Community Speedwatch:** Later Minute 070/25 (g) 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)**

## **070/25 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 training session will be held in the Goss Croft Hall, Upper Seagry on the 14<sup>th</sup> April 2026 at 7.00pm. **(noted)**
- b) **CIL Funding.** Council Members deferred consideration of CIL Funding matters until the Part 2 Agenda. **(noted)**
- c) **Wiltshire Operational Flood Group North.** The Flood Group had last met on Wednesday 21<sup>st</sup> January 2026, 10.00 - 12.00. The Agenda, venue and hybrid meeting details had been provided. The date scheduled for the next Flood Group Meeting was the 18<sup>th</sup> March 2026. Notes from the last Meeting were available. The Group had provided a Riparian Ownership & Responsibilities document that could be used to educate land owners. **(noted)**
- d) **Chippenham Local Highway and Footpath Group (LHFIG).** The last LHFIG Meeting had been held on the 8<sup>th</sup> January 2026 at 10.00am in Committee Room A, Monkton Park Council Offices. The Note Tracker had been provided. The date of the next LHFIG Meeting was the 31<sup>st</sup> March 2026. Further dates were scheduled for the 24<sup>th</sup> September 2026 and 28<sup>th</sup> January 2027. The Highway Engineer had offered to visit to discuss local issues but a convenient date had still to be arranged with Members. **(noted)**
- e) **Langley Burrell Heritage Trail Projects.** The contractor had now completed the bench installations. The project was complete but can be continually updated and improved. **(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.** 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) **Wessex Water – Community Drop-in.** The Council had been advised that Wessex Water was holding sessions to allow customers to come and talk to them about water related issues, including bills. Local sessions were planned for Tuesdays 10<sup>th</sup> March and 5<sup>th</sup> May 2026 at 10-12am and 1-2pm in Chippenham Library, Market Place, Chippenham. **(noted)**
- j) **Flood Wessex Lunch & Learns Sessions.** The Council had received invitations. Future online Sessions had been planned for the 19<sup>th</sup> February and 19<sup>th</sup> March 2026 and details had been circulated. **(noted)**
- k) **Wiltshire Council Planning Town and Parish Council Forum.** The Council had received an invitation to attend this event to be held on Tuesday 10<sup>th</sup> March 2026 at 5.00pm at County Hall, Trowbridge. Preliminary details had been circulated. **(noted)**

- l) **Scottish & Southern (SSEN) Stakeholders Workshops.** The Council had received an invitation to help shape a new ED3 Business Plan. In person sessions had been arranged with a Webinar to be held on the 26<sup>th</sup> March 2026. **(noted)**
- m) **Wiltshire Association of Local Councils (WALC).** The Council had been advised of a number of Members' Training opportunities. The Council had a training budget and Members should take the opportunity of attending a session in the next few months. **(noted)**
- n) **Wiltshire Council Briefing Note 26-01.** The Council noted receipt of a Briefing Note in regards to the Future Energy Landscapes project. **(noted)**
- o) **Register of Interests.** Council Members were reminded that by Law this should be completed on the Wiltshire Council website within 28 days of being elected/co-opted or when they had any change in circumstances. The Clerk would provide log-in and password details, should this be required. **(noted)**
- p) **Wiltshire Council Briefing Note 26-02.** The Council noted receipt of a Briefing Note in regards to the Revamp Your Tank project. **(noted)**

#### **071/25 ANNUAL PARISH MEETING 2026**

The Annual Parish Meeting was scheduled for Monday 20<sup>th</sup> April 2026 at 7.30pm. There was a legal requirement to hold the Annual Parish Meeting between 1<sup>st</sup> March and 1<sup>st</sup> June each year. The Council wished to gain maximum publicity to ensure a good attendance.

There needed 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 would also be given for Reports from Parish Council Sub-Groups or Committees, Local Organisations, such as Langley Burrell Resident's Association, The Neighbourhood Plan Steering Group, 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 could be flexible and was in the hands of Parishioners in attendance.

In previous years as a starting point the Council had 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

## **072/25 COUNCILLORS REPORTS AND ITEMS FOR NEXT FULL COUNCIL MEETING**

There were no issues raised.

## **073/25 DATE OF NEXT MEETING**

The date of the Annual Council Meeting and next Full Council Meeting was scheduled for **Monday 18<sup>th</sup> May 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. There were no applications to consider on this occasion. **(noted)**

Signed:

Date: **18<sup>th</sup> May 2026**