

LANGLEY BURRELL WITHOUT PARISH COUNCIL

www.langleyburrellparishcouncil.gov.uk

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15th July 2026

Dear Councillor,

You are summoned to a **Meeting of the Langley Burrell Without Parish Council**, to be held on **Monday 20th July 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
 - i) Annual Council Meeting held 18th May 2026. **(see attached Draft Minutes) (For Decision)**
 - ii) Council Meeting held 18th May 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/2026/03466 – Removal/variation of conditions
Variation of Condition 2 (approved plans) on PL/2025/05155 to allow amended siting, orientation, footprint, shape and finished floor levels of the fitting bay building as constructed Chippenham Golf Club, Malmesbury Road, Chippenham SN15 5LT
For Chippenham Golf Club **(see online) (For Decision)**

At the time of Agenda publication there are no further Planning Applications to consider **(to note)**

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/2024/06987 – 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**
- c) 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**
- d) 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 **No decision yet from Wiltshire Council**
- e) The Brambles, The Common – Enforcement Matters. To receive any updates. **(to note)**
- f) Lime Down Solar Park – Update 7th July 2026.

The Council has been advised by PINS of the Examining Authority's procedural decision.
(see attached) (to note)

- g) Wiltshire Local Plan - Update

The Council has been informed of the Wiltshire Council's intention to commence the preparation of a new Wiltshire Local Plan together with a timetable of key milestones including anticipated consultations with stakeholders and communities. There will be a consultation and a call for sites running until 30th September 2026. **(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)**

** The Clerk will update the Council and make recommendations on how to proceed

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| Black Nova Designs. Gov.uk domain renewal 26/27 | Inv 32172 | 03.06.26 | £ 66.00 |
|---|-----------|----------|---------|

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| Wiltshire Council. CIL Payment PL/2024/05355 | tranche 1 of 3 | 11.06.26 | £ 86,908.06 |
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- 30th June 2026 £ 51.30

- 30th June 2026 £ 355,473.63

- 2nd July 2026 £ 44,820.10

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 14th September, 14th October, 12th November and 8th December 2026. The Council needs to continually update the 5 priority requests. Cllr D Spencer is the Link Member and his details have been forwarded to Wiltshire Council. **(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. Pursuant to Minute 016/26 (c) (a). The Council has purchased 3 bins and await the contractor's availability to install. **(to note)**.
 - ii) Dog and Litter Bins. Pursuant to Minute 016/26 (c) (b). The Council has purchased 3 bins. Members will be aware of the problems with the Idverde Ltd emptying contract and negotiations continue with Wiltshire Council to assist. **(to note) (For Decision)**
 - iii) B4069 Joint Cycleway/Footpath. To receive any updates. The matter was raised with the Wiltshire Highways Officer on the site visit and an update is awaited. **(to note)**
 - iv) B4069 Extended Speed limit. The matter was raised with the Wiltshire Highways Officer on the site visit and an update is awaited. **(to note)**
 - v) Highway Accidents & Various Works. To receive any updates. **(to note)**

- vi) B4069 Signage. The matter was raised with the Wiltshire Highways Officer on the site visit and an update is awaited. **(to note)**
- vii) Jacksoms Lane – Speed Limit. The matter was raised with the Wiltshire Highways Officer on the site visit and an update is awaited. **(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 is also a need for all Council Members to register their gov.uk email address. This is now a Legal requirement. Details have been provided. A Summer edition of the Parish Newsletter was to be considered. **(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 was raised with the Wiltshire Highways Officer on the site visit and an update is awaited. **(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 last met on Monday 1st June 2026 in the Wiltshire History Centre, Chippenham. The next is scheduled for the 12th October 2026 in the same venue. The Parish Forum met on Wednesday 17th June 2026 at 7.00pm in Sutton Benger Village Hall. The next is scheduled for Wednesday 30th September 2026 at 7.00pm in Hullavington Village Hall. **(to note)**
- f) Langley Burrell Without Neighbourhood Plan – To raise issues and to receive any updates. **(to note) (For Decision)**
- 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 017/27 (l). Council Members were to consider the draft proposals prepared by Cllr K Eaves and submit comments. A later Agenda item refers to various templates that have been made available by Flood Wessex and others.. **(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.** Pursuant to Minute 018/26 (a). To receive any updates. **(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 20th May 2026. TEAM Meeting joining details have been circulated for the next Meeting on the 22nd July 2026. Further Meetings are scheduled for 23rd September and 11th November 2026. **(to note) (For Decision)**

- d) **Chippenham Local Highway and Footpath Group (LHFIG).** The last LHFIG Meeting was held on the 31st March 2026 at 10.00am in Monkton Park Council Offices. The Note Tracker has been provided. The date of the next LHFIG Meeting is the 24th September 2026. A further date is scheduled for the 28th January 2026. The Highway Engineer as visited and updates are awaited. **(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. Continued promotion of the database in the Newsletters and word of mouth 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 Highway Engineer as visited and updates are awaited. **(to note) (For Decision)**
- h) **Village Gateways.** The Highway Engineer as visited and updates are awaited. **(to note) (For Decision)**
- 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 25th August, 13th October and 8th December 2026 at 10am-12pm and 1-2pm in Chippenham Library, Market Place, Chippenham. **(to note)**
- j) **Wiltshire Council Briefing Note 26-06.** The Council has received a Briefing Note in regards to the ongoing Community Governance Review. At this time the Chippenham Community Area is not affected. **(see attached) (to note)**
- k) **Wiltshire Council Briefing Note 26-07.** The Council has received a Briefing Note in regards to the Five-year Housing Land Supply and Updated Gypsies and Travellers' Accommodation Assessment. **(see attached) (to note)**
- l) **Environment Agency – Flood Wessex – Lunch and Learn Sessions.** The Council has received an update advising that the next session was scheduled for Thursday 23rd July 12:30pm on Local Resilience Forums. The update included a number of template documents for Flood Warden/Flood Coordinator/Flood Plan/Emergency Plan use. **(see attached) (to note) (For Decision)**
- m) **Wiltshire Council – PEAS Winter Preparations 26/27.** The Council has received the annual request for the Council to consider requirements. Mention is made of the development of a **snow or flood plan** to sit with the community emergency plan. **(see attached) (For Decision)**
- n) **Wiltshire Council Briefing Note 26-08.** The Council has received a Briefing Note in regards to the Crisis and Resilience Fund Update. **(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. In addition Members have been made aware of Wiltshire Council requirements to remove all Members' addresses off the online database as soon as possible. **(to note) (For Decision)**
- p) **Wiltshire Council Briefing Note 26-09.** The Council has received a Briefing Note in regards to an Update on the Future Energy Landscapes (FEL) Project. **(see attached) (to note)**
- q) **Wiltshire Council Briefing Note 26-10.** The Council has received a Briefing Note in regards to the Legislative changes to the Neighbourhood Plan making process, and the implications of the withdrawal of the Wiltshire Local Plan. **(see attached) (to note)**

- r) **Wiltshire Council Briefing Note 26-11.** The Council has received a Briefing Note in regards to the National Scheme of Delegation of Planning Functions (NSD). **(see attached) (to note)**

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 date of the next Council Meeting is scheduled for **Monday 21st September 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 Projects.
- c) CIL Panel Decision/s. To consider and determine any applications received for CIL Grants