3 GILBERTS LANE
HIGHWORTH SN6 7FB
01793 762377

PLANNING COMMITTEE MEETING MINUTES
TUESDAY 6th OCTOBER 2026

Present:	
Councillors:	J Murphy (Chairman), I Durnin-Duffy, F Freeman-Inglis, N Key, K Saunders and R Williams
Town Clerk:	D Rose
Assistant Town Clerk:	C Haines
Representatives:	Turley's - Andrea Kellegher and Ben Hatt
Members of the Public:	9
Apologies:	S Apps (Away)

34	**DECLARATIONS OF INTEREST:** Councillor F Freeman-Inglis declared an interest in agenda item 3, Gleeson Lands proposal for land at Twelve Oaks, Highworth, as they reside in close proximity to the development being discussed.	
35	**PUBLIC QUESTION TIME AND CORRESPONDENCE: (Maximum 10 Minutes)** a. Councillors noted the letter from Thames Water advising the main sewer re-lining works in Sevenhampton catchment will be taking place in October 2026. b. Councillors noted the letter from Swindon Borough Council (SBC) confirming Woodpecker will be used as a street name on the Lechlade Road development, unfortunately the other names requested already exist within the Borough and did not meet the criteria of the street naming policy. The remaining street names will be selected from their list of approved bird themed names. c. A letter was received from SBC, confirming the Local Planning Authority is preparing for changes to the planning application decision making process as a result of the National Scheme of Delegation. A key change removes the ability for Ward Members or Parish/Town Councils to call in planning applications to be determined at Planning committee as currently allowed under the adopted constitution.	
36	**GLEESON LANDS PROPOSALS FOR LAND AT 12 OAKS, HIGHWORTH** Councillors received a presentation from representatives of Gleeson Lands regarding the proposed development on land at 12 Oaks, Highworth.	

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	Councillors asked the following questions: Will you be submitting an outline or full planning application? Gleeson – It will be an outline application and submitted this year; we will keep you updated. Is the plan for the Bio-diversity Net Gain to be done on or off site? Gleeson – We are anticipating on site; however, we won't know until the plan is finalised. It was suggested some of the land could be contaminated, how are you dealing with that? Gleeson – We are having surveys carried out, once we have the outcome of those, we will do the necessary measures needed. What is the final landscape masterplan anticipating on site? Gleeson – We are looking at having a pedestrian/cycle routes throughout the site and for it to carry on up Lechlade Road. Councillor J Murphy asked, without Prejudice, for them to look at the updated Neighbourhood Plan (NHP), regarding housing mix, adaption for elderly, disabled and affordable shared ownership and green initiatives i.e. walking and cycling and solar panels. Also, looking at the key priorities in the plan to be delivered by S106, in particular, regeneration of the high street to assist with highway issues, extension of burial ground etc. *Standing Orders were suspended to allow a member of the public to speak.* The member of the public expressed concerns regarding the additional traffic that the proposed development may generate, especially at the fox roundabout and the impact on the traffic lights. The developer advised that traffic surveys had been undertaken over the previous week and that the findings would be reviewed to help determine the best way to limit traffic issues. *Standing Orders were reinstated.*	
37	**DEVELOPER MEETING REQUESTS:** **RESOLVED** by Councillors to approve the request from Savills for an additional meeting with Highworth Town Council, for the Chair and Deputy Chair of the Planning Committee and the Town Clerk to attend, together with the Borough Councillors and any other appropriate representatives, in accordance with the Council's Planning Protocol. Voting was unanimous and the Resolution was duly carried.	
38	**SWINDON LOCAL PLAN 2043 – REGULATION 19 PUBLICATION STAGE:** Councillors noted that the SBC Draft Local Plan has reached the Regulation 19 publication stage. **RESOLVED** by Councillors that any comments on the SBC Draft Local Plan be submitted to the office by 27th October 2026, for consideration at the Planning Meeting on 3rd November 2026, to enable the comments to be submitted to SBC by 5th November 2026.	

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	Voting was unanimous and the Resolution was duly carried.	
39	**MINUTES OF THE MEETING:** **RESOLVED** to confirm and sign the Minutes of the Planning Committee Meeting held on Tuesday 8th September 2026.	
40	**PLANNING PERMISSIONS AND REFUSALS:** **PERMISSIONS:** **a. S/26/0914 JAPE** – Erection of a covered link over cattle yard for agricultural use/farm diversification: Roves Farm, Roves Lane, Sevenhampton SN6 7QG. **Councillors Recommend Acceptance** **b. S/LDP/26/0781 –** Certificate of Lawfulness (proposed) for the installation of EV charger in car park: Car Park North, Brewery Street, Highworth. **REFUSALS:** **c. NONE**	
41	**PLANNING APPLICATIONS:** **a. S/HOU/26/1129 ADHI** – Erection of an outbuilding for use as a home office/games room: 42 Bydemill Gardens, Highworth SN6 7BS. **Councillors Recommend Acceptance** **b. S/HOU/26/1138 HAPA** – Erection of proposed first floor extension over kitchen/living/dining area: 16 Biddel Springs, Highworth SN6 7BH. **Councillors Recommend Acceptance** **c. S/HOU/26/1108 SHBU** – Replacement of swimming pool roof: Keepers Cottage, Roves Lane, Sevenhampton SN6 7GQ. **Councillors Recommend Acceptance**	
42	**MEMBERS' BUSINESS:** Councillor J Murphy: The new National Planning Policy Framework (NPPF) was issued on 17th August 2026; the Planning Committee members are encouraged to review and familiarise themselves with the updates.	
	MEETING CLOSED 19:00 PM	

Signed: ……. Date: ……..

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