



PLANNING COMMITTEE MINUTES
TUESDAY 31 MARCH 2026
Memorial Hall, Oxford Street,
Aldbourn
7.15 pm

Members Present:**Councillors:**

C. Rust (Chairman), S. Muirhead (Vice-Chairman)
 M. Adams, J. Aplin, T. Berisha, A. Edmonds, C. Elms, P. Lawler,
 J. Rayner, R. Warren, R. Lester

Officers Present:

Mrs K Clay, Parish Clerk/RFO

In attendance:

23 members of the public

4/1. Apologies for Absence

Apologies noted from Councillors: V. Butler, R. Oswald, J. Paterson, P. Traves.

4/2. Declarations of interest

Cllr Berisha item 4/4b – Pecuniary interest.

Cllr Elms item 4/4h – Non pecuniary interest.

4/3. Minutes of the last meeting

The Committee **RESOLVED** unanimously that the Minutes of the Planning Committee meeting held on Wednesday 4 March 2026 be approved and signed.

4/4. Planning applications for consideration

- a) **PL/2026/00807** 3 Crooked Corner - Replacement of porch door which is beyond repair due to rot. (LBC)

The Committee **RESOLVED** unanimously, no comment, no objection.

Cllr Berisha left the room prior to discussion/consideration of this application.

- b) **PL/2026/01245** Aldbourn Post Office, 13 The Square – Extension of café.

The Committee **RESOLVED** unanimously, no objection and support the expansion of this village asset. The Committee request that the outflow location for water from the internal well pump is checked with Thames Water prior to the final connection of any pipework to ensure that it is not discharged into the sewer network.

Cllr Berisha returned to the room.

- c) **PL/2026/01526** Hightown, 21 The Green – Fell T1 Common Beech tree. (Tree with a TPO and in the conservation area. Replaces application PL/2026/00333 which has been withdrawn)

The Committee **RESOLVED** unanimously, no objection. Though, the Committee is sad to see the loss of such a substantial tree from the centre of the village. In line with the tree having a TPO on it, the Committee requests that a suitable replacement is planted.

- d) **PL/2026/01610** 4 The Knoll, Lottage Road – T1 Lime, pollard to 8m above ground level. Tree is growing too large for the area, pollard to allow smaller crown to grow and be managed at a smaller height. (Tree with a TPO).

The Committee **RESOLVED** unanimously, no comment, no objection.

- e) **PL/2026/01418** Land to the rear of Green Gables, 38 Lottage Rd – Variation of condition 2 (approved plans) on PL/2021/04857 to replace the proposed site plan with updated site plan showing position of garden steps altered.

The Committee **RESOLVED** unanimously, no comment, no objection.

- f) **PL/2026/01443** 21a The Green – Conversion of garage to habitable space including loft conversion and addition of dormer windows. Standalone “no dig” car port.

The Committee **RESOLVED** unanimously, no comment, no objection.

- g) **PL/2026/01000** Court House – Replacement of the existing field shelter/formal stable and formation of an access track using existing field access.

The Committee **RESOLVED** eight in favour, with three abstentions, that if permission is granted for the field shelter/stable in the proposed location, it should be well screened from St Michael’s Church grounds which sit directly behind the proposed site. This will ensure the adjacent area remains a place for peace and quiet reflection.

The Committee **RESOLVED** nine in favour and one against, with one abstention, that there was no objection in principle to the proposed replacement field shelter/stable but ask that consideration be given to moving it further behind the existing buildings to make it less visible from St Michael’s Church grounds and the wider area.

- h) **PL/2026/01549** Land to the north of Windley Ridge, Lottage Road – Permission in principle for the erection of up to 9 dwellings (including 5 affordable homes).

The Committee **RESOLVED** nine in favour, with two abstentions, to **OBJECT** to Permission in Principle at the proposed site for the reasons set out below.

Policy

- The site is not allocated for development in the Aldbourn Neighbourhood Development Plan.
- The site lies outside the Aldbourn defined settlement boundary.
- The site lies within the North Wessex Downs National Landscape.

Flooding

- Flood risk across the site from groundwater and surface water: Local evidence shows that groundwater flooding already occurs in this area during periods of prolonged rainfall. The application provides no evidence at this stage to demonstrate that these constraints can be satisfactorily mitigated.
- Given the known issues of groundwater ingress into the foul sewer network within Aldbourn, there is concern that additional development could exacerbate existing capacity and surcharge problems. Policy 7 of the Aldbourn NDP requires that development should not proceed where it would increase flood risk or place additional pressure on drainage infrastructure.

The above matters go to the fundamental suitability of the site for development and should not be deferred entirely to the technical details stage.

Safety

- Highway safety: The proposed access would be located on a bend on a section of Lottage Road which is outside the 30mph limit and subject to national speed limits. This raises concerns regarding visibility and safe access.
- Pedestrian safety: There is no continuous footway connecting the site to the village, with sections of the route requiring pedestrians to walk along a road subject to national speed limits.
- Accessibility: The site is not well related to public transport. The bus stop stated in the Planning Statement under Core Policy 60 Sustainable Transport is a significant walk from the site and accessed via a route that includes steep gradients.

The above matters raise concerns regarding the ability of the site to provide safe and sustainable access for all users.

4/5. Wiltshire Council Decision Notices

- PL/2025/05577 (LBC) & PL/2025/05503 Bay House, 5 South Street – Repair and extension of existing house following demolition of the rear C20 single storey kitchen extension. Replacement of flat roof to the existing two storey extension with two gable roofs. Replacement of the existing modern windows. Limewash paint to the existing two storey extension and proposed extension. Internal modifications including restoring the existing fireplaces and modifications of the existing partitions: PLANNING PERMISSION GRANTED, subject to standard conditions.

4/6. Items to note

There were no further planning items to note.

The meeting concluded at 8.40 pm

Signature of the Chairman: _____

Date: 6 May 2026