



PLANNING COMMITTEE MINUTES

WEDNESDAY 29 JULY 2026
Memorial Hall, Oxford Street,
Aldbourn
7.15 pm

Members Present:

Councillors: C. Rust (Chairman), S. Muirhead (Vice-Chairman)
 J. Aplin, C. Elms, P. Lawler, R. Lester, R. Oswald, J. Rayner,
 R. Warren

In attendance: 6 members of public.

7/7. Apologies for Absence

Apologies noted from Councillors: V. Butler, A. Edmonds.

Not in attendance, Councillors: M. Adams, J. Paterson, P. Traves.

7/8. Declarations of interest

There were no declarations of interest.

7/9. Minutes of the last meeting

The Committee **RESOLVED** unanimously to approve and sign the Minutes of the Planning Committee meeting held on Wednesday 1 July 2026 as a true and accurate record.

7/10. Planning applications for consideration

- a) **PL/2026/04236** 10 Whitley Road - Retrospective permission to construct ramped and level access from property boundary to the front door.

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

- b) **PL/2026/04078** Lottage Farm, Lottage Road - Approval of reserved matters (scale, layout, appearance and landscaping) pursuant to Outline Planning Permission 21/01004/OUT.

The Committee **RESOLVED** unanimously, objection to the overall application, with further stances and comments as listed.

- **Groundwater & Flooding** – RESOLVED unanimously

Strong objection based on concerns that the submitted drainage strategy does not adequately demonstrate how historic groundwater flooding at this site will be managed. The Committee is not satisfied that the submitted information adequately reflects the well-documented groundwater flooding issues which have historically affected the site.

Attention is drawn to the response, dated 29/7/2026, from one of Aldbourn's Flood Wardens (and Parish Councillor), Cllr R Warren, which provides a detailed technical review of the Flood Risk Assessment and Drainage Strategy reports. These and other concerns in relation to groundwater flooding have been raised previously with Wiltshire Council.

The Committee requests that all flood risk and drainage assessments are thoroughly reviewed to ensure they adequately address groundwater conditions at this site and comply with Policy 26 of the Aldbourn Neighbourhood Development Plan.

There are concerns that known groundwater issues may also have wider implications for the future occupants of this development, such as potential insurability of the proposed properties.

- **Design – RESOLVED unanimously**

Strong objection to the design of the houses. They are unimaginative and lack character or individuality. The proposed properties contain none of the features of the other properties within the village. The proposed designs will not enhance this prominent gateway into the village, which lies within the North Wessex Downs National Landscape and Marlborough Downs Landscape Character Area (LCA 1B). They do not align with Policy 8 of the Aldbourn Neighbourhood Development Plan and do not match the suggestions made in the Design Compliance Statement.

- **Light Pollution – RESOLVED unanimously**

Objection to the light plan. The proposal does not adhere to Guidance Note 08/23 (Bats and Artificial Lighting in the UK) or Policy 17 of the Aldbourn Neighbourhood Development Plan. The proposed lighting appears to exceed the recommended maximum colour temperature of 2700k.

There are also concerns regarding light pollution affecting neighbouring properties and the potential impact on bats and other nocturnal wildlife within this area of the North Wessex Downs National Landscape and Marlborough Downs Landscape Character Area (LCA 1B).

- **Sustainability – RESOLVED unanimously**

The sustainability section of the application is extremely limited. There is insufficient information in the Design Compliance Statement on both sustainability and renewable energy measures. Whilst there is brief reference to air source heat pumps, there is no firm commitment to install them or any details of the design of the heating system to maximise their efficiency.

Solar/photovoltaic panels are briefly mentioned, but again there is no firm commitment to install them as part of the development. There is also no reference to the provision of electric vehicle charging points, which does not adhere to Policy 3 of the Aldbourn Neighbourhood Development Plan.

The Committee considers that greater certainty should be provided regarding the delivery of these important sustainable measures.

- **Access** – RESOLVED Seven in favour with two abstentions

Concern that access through the proposed estate is inappropriate due to the potential size and frequency of agricultural and other large vehicles accessing the adjoining farmland (two southern points on the master plan). Such movements should be assessed to ensure pedestrian and highway safety is not compromised.

- **Highways** – RESOLVED unanimously

The proposed access road is located within the national speed limit on a section of Lottage Road where visibility is restricted by the bend. It is, therefore, essential that the 30mph limit is extended to the northern boundary of the site to reflect the extra traffic which will be generated by this site and enhance safety at the site entrance.

- **Biodiversity Net Gain** – RESOLVED unanimously

The Committee requests that the Biodiversity Net Gains stated are independently checked to ensure they are compliant and that the proposed habitat enhancements are deliverable and secured through appropriate long-term management arrangements.

- **Overlooking/Loss of Privacy** – RESOLVED unanimously

There is concern that some of the proposed dwellings will overlook existing neighbouring properties due to the higher elevation of the site. The submitted layout and finished floor levels should be assessed to ensure the residential amenity of the neighbouring occupants is not adversely affected.

Whilst the Committee recognises that the principle of development has been established through Outline Planning Permission 21/01004/OUT, it is not satisfied that the Reserved Matters application has demonstrated how it meets a number of policies within the Aldbourne Neighbourhood Development Plan, particularly the site-specific requirements set out in Section 5.10 (Site Allocation) and Policy 26 (Lottage Farm), together with the relevant policies of the Wiltshire Core Strategy.

The meeting concluded at 9.00 pm

Signature of the Chairman: _____

Date: 9 September 2026