

Ashton Keynes Parish Council

Planning Committee

Minutes for Meeting Held at White Hart Inn, Annexe on 9th February 2026 at 8pm.

Present: Cllrs. A Tindall - Chairman, M Carter, A Ellis.

○ **Public Section**

Two members of public were in attendance with interest in application PL/2026/01909.

○ **Apologies for absence**

Apologies for absence were received from Cllrs McMurtry and Crawford.

Absent: Cllrs Romback & Young.

○ **Declarations of Interest in items on the Agenda**

There were no declarations of interest.

○ **Approve Minutes from 9th February 2026**

The minutes of the meeting dated 9th February were approved.

○ **Applications sent by Wiltshire Council for Observations:**

○ Application: PL/2026/01570

Proposal: Alterations, extensions, outbuildings and new entrance.

Address: Horton House, Gosditch

Comment: No objections

○ Application: PL/2026/01876

Proposal: T1 – Beech – reduce crown back to 1ft below previous pruning points.

Address: 1 The Derry

Comment: No objections

○ Application: PL/2026/01909

Proposal: Proposed erection of self-build dwelling.

Address: 30 Kent End

Comment: Ashton Keynes experienced significant flooding from sewers during February 2026, which Thames Water were only able to control by pumping sewage into road tankers over a period of several weeks. Correspondence seen by Ashton Keynes Parish Council (AKPC) indicates that Thames Water believe that the villages' sewage system is overcapacity and requires upgrading. AKPC believes it is critical that no new developments increase the risk of sewer flooding.

If Wiltshire Council are minded to grant Planning Permission to this Development, AKPC request that the following Planning Condition is imposed:

“The Development shall not be occupied until confirmation has been provided by Thames Water that either: - all sewage works upgrades required to accommodate the additional flows from the Development have been completed; or - a development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water to allow the Development to be occupied.”

○ Application: PL/2026/02018

Proposal: Vary Condition 2 (Plans) Full Planning Permission for the Demolition of Existing Agricultural Buildings and Erect 2 Dwellings with Parking and associated Landscaping.

Conversion of Barn to Form Single Dwelling. Change of Use of Ground Floor Barn and

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Extension to Form Single Dwelling including Existing First Floor Residential Use (Pursuant to 05/02731/FUL) Erection of Garage for Farmhouse

Address: Rixon Farm, Rixon Gate

Comment: No comment

○ **Applications determined, no objection.**

- Application: PL/2026/00968
Proposal: Removal of 1 Field Maple.
Address: 14 Four Acre Close
- Application: PL/2026/00036
Proposal: Silver Birch (T1 and T4) - 30% crown reduction. Silver Birch (T2 and T3) - Fell.
Address: 1 Birch Glade, Park Place
- Application: PL/2026/00752
Proposal: T1 Malus & T2 Acer – pollard.
Address: 7 Ashfield
- Application: PL/2026/01263
Proposal: Walnut tree – fell.
Address: Mill House, 7 Church Walk

Applications determined, approved with conditions.

- Application: PL/2026/00710
Proposal: Replacement of existing dilapidated wildlife viewing screen, path improvement works and replacement screen which will improve public access and views across the Wickwater Lake nature reserve.
Address: Cleveland Lakes, Fridays Ham Lane
- Application: PL/2026/00460
Proposal: Construction of a single self-build residential dwelling, detached garage, store and pool building with associated landscaping and biodiversity improvements following demolition and removal of all existing buildings and structures on site.
Address: Land at Cleveland Lakes Rangers Compound, Cleveland Lakes
- Application: PL/2026/00940
Proposal: Alterations and extensions to dwelling, replacement detached garage and oil tank, alterations to boundary treatment.
Address: 17 Happy Land

The meeting closed at 8.28pm

Signed:

Date: