

**MARLBOROUGH TOWN COUNCIL
PLANNING COMMITTEE**

Minutes of a **Meeting** of the **Planning Committee** which was held on **Monday, 19th February 2018** in the **Council Chamber, Town Hall, Marlborough** at 7.00 pm

PRESENT	Councillor A. Kirk Wilson	Chairman
	Councillor M. Hall	Town Mayor (<i>ex officio</i>)
	Councillor Mrs P. Dow	
	Councillor N. Fogg	
	Councillor A. Ross	
	Councillor G. Loosmore	
	Councillor N. Barrett-Morton	
	Councillor M. Cooper	
	Councillor S. Price	
	Councillor A. Wilson	
	Councillor D. Heath	

ALSO PRESENT	Mrs S. Parker	Town Clerk
	Mrs D. Whitehall	Administrator
	Mr T. Millett	Marlborough.News
	Plus 2 members of the public	

PUBLIC QUESTION TIME

There were no questions.

534/17 APOLOGIES
Apologies for absence were received from Cllrs. Castle, Farrell, Cairns, Forbes and Northeast.

535/17 DECLARATIONS OF INTEREST
Cllr. Wilson – agenda items 6 (f), (g), (i) and (j) – planning applications at Marlborough College – pecuniary interest.

536/17 CHAIRMAN’S ANNOUNCEMENTS
Members would recall that, rather disappointingly, the Town Council was informed that only surnames were to be used for the naming of the new streets on the Redrow development. There had been a change of plan and Wiltshire Council had now confirmed that the following would be going forward to the next stage for consultation with Royal Mail: Elsie Knocker Grove, Eric Leader Close, Frederick Dunford Close, Charles Wood Close, William Merriman Road and Robert Usher Drive.

Members welcomed this news. **Cllr. Fogg** expressed disappointment that Walter Lawrence was not to be included due to possible confusion with Lawrence Acres, and suggested that some other commemoration could be made, perhaps a blue plaque at the Roebuck Inn.

537/17 MINUTES
RESOLVED: that the Minutes of the Meeting held on Monday, 29th January 2018 were approved as a true record and signed by the Chairman

538/17 PLANNING DECISION NOTICES
Members noted the Planning Decision Notices that had been issued by Wiltshire Council.

PLANNING APPLICATIONS

- a. **17/12383/REM** – Reserved matters application for the construction of 21 residential dwellings with all associated works pursuant to outline planning permission 15/02026/OUT (for up to 175 dwellings [Use Class C3], hotel [C1], and new access from Salisbury Road) (amendment to reserved matters consent 17/03219/REM) at land at junction of Salisbury Road and Blenheim Road, Marlborough for Mrs Elaine Olphert (Redrow Homes South West)

- The Chairman read out a message on behalf of a local resident (**Sara Daw**):
“Residents are listed as being contacted regarding this addition - to date not one has been notified - I found out quite by accident. Concerns over wildlife destruction continue-contrary to Ecological mitigation. Traffic at the site has been a nightmare and this is an indication of what we will expect on a daily basis. Further to this there are indications that Redrow are not placing liners under works vehicles at night to prevent leakage into the substrate. This is highly sensitive land and the concern is an important one. Pollution levels, still unrecorded, will be extremely high, with this amount of added traffic. We need affordable/social housing but this small percentage is a very high price to pay for such degradation of land.”
- The Planning Officer had clarified that this application was not for an additional 21 dwellings, but, in part, an amendment in response to the Town Council’s request for fewer, 4-5 bedroom homes and an increase in 1, 2 and 3 bedroom homes. This had resulted in an additional 4 dwellings to the 168 dwellings already granted consent (the outline application being for ‘up to’ 175).
- **Cllr. Fogg** had some sympathy with Ms Daw’s concerns about the degradation of land, and had raised this matter at the beginning of the planning process. It was agreed to write to Redrow Homes and copy the Planning Officer to ask that vehicles be left on an impermeable surface overnight to avoid the risk of pollution.

RESOLVED: that Marlborough Town Council has no objection to this application

- b. **17/09911/LBC** – Change the door from UPVC to timber to match the original at 11 St Martins, Marlborough for Aster Group

RESOLVED: that Marlborough Town Council has no objection to this application

- c. **18/00492/FUL** – Refurbishment of 9 apartments at Moffat House, 10 London Road, Marlborough for Land and Property Ltd

RESOLVED: that Marlborough Town Council has no objection to this application

- d. **18/00737/LBC** – Refurbishment of 9 apartments at Moffat House, 10 London Road, Marlborough for Land and Property Ltd

RESOLVED: that Marlborough Town Council has no objection to this application

- e. **18/00705/FUL** – Proposed dwelling and garage with reconstruction of existing cottage at Washpool Cottage, Pewsey Road, Marlborough for Mr Matthew Kiely

RESOLVED: that Marlborough Town Council has no objection to this application

Cllr. Wilson left the room for the following two items and did not vote

- f. **18/00721/FUL** – Proposed two storey extension to provide new resident house tutor accommodation and two boarding house bedrooms and bathrooms and repair and isolated replacement of external building elements at Preshute House, Preshute Lane, Manton for Mr William Roe (Marlborough College)

RESOLVED: that Marlborough Town Council has no objection to this application

- g. **18/00872/LBC** – Proposed two storey extension to provide new resident house tutor accommodation and two boarding house bedrooms and bathrooms, with repair and

replacement to rainwater goods, roof coverings, external windows, masonry and remedial works and internal remodellings at Preshute House, Preshute Lane, Marlborough for Mr William Roe (Marlborough College)

RESOLVED: that Marlborough Town Council has no objection to this application

- h. **18/00724/FUL** – New garden room extension to replace an existing conservatory at Manton Corner, Bath Road, Marlborough for Mr Michael Blain

RESOLVED: that Marlborough Town Council has no objection to this application

Cllr. Wilson left the room for the following two items and did not vote

- i. **18/00740/FUL** – Change of use from residential to office use as extension of adjacent office in main Barton Farm building at The Flat, Barton Farmhouse, Barton Dene, Marlborough for Mr Kurt Hudson (Marlborough College)

RESOLVED: that Marlborough Town Council has no objection to this application

- j. **18/00865/LBC** – Internal and external alterations to facilitate change of use from residential to office as extension of adjacent office in main Barton Farm building at The Flat, Barton Farmhouse, Barton Dene, Marlborough for Mr Kurt Hudson (Marlborough College)

RESOLVED: that Marlborough Town Council has no objection to this application

- k. **18/00834/FUL** – Installation of portable cover for golf practice at Marlborough Golf Club, Port Hill for Mr Les Trute

RESOLVED: that Marlborough Town Council has no objection to this application and welcomes this new mobile facility

- l. **18/00893/FUL** – Demolish conservatory, new 2 storey extension at 16 Herd Street, Marlborough for Mr & Mrs Andrew Knowles

RESOLVED: that Marlborough Town Council has no objection to this application

- m. **18/01027/FUL** – Single storey side extension (retrospective application) at 10 Barrow Close, Marlborough for Mr & Mrs Richard Tulley

RESOLVED: that Marlborough Town Council has no objection to this application

- n. **18/01300/LBC** – Relocate the kitchen from the ground floor into the basement of the property. Relocation of gas boiler from the ground floor of the property into the cupboard on landing. Relocation of flue to come out at the rear of the property above the landing window at 34 St Martins, Marlborough for Mrs Kathleen Black

RESOLVED: that Marlborough Town Council has no objection to this application

540/17

WORK TO TREES

- a. **18/01220/TCA** – English Yew tree – reduce overall by up to 0.6m at 1A The Green, Marlborough for Ms C Purdin

RESOLVED: that Marlborough Town Council has no objection to this application

- b. **18/01291/TPO** – Willow tree – re-pollard at 7 Kelham Gardens, Marlborough for Mr Roger Mallaburn

RESOLVED: that Marlborough Town Council has no objection to this application

- c. **18/01370/TPO** – Beech Trees – Reduce height by 20% and spread by 2-3 metres and crown thin. Ash Tree – fell near ground level at 5 Culvermead Close, Marlborough for Mrs L Maurice

RESOLVED: that Marlborough Town Council has no objection to this application

541/17

WRITTEN MOTION FROM COUNCILLOR D. HEATH ABOUT TREE WORKS IN A CONSERVATION AREA

In accordance with Standing Order 10, **Cllr. D. Heath** (seconded by **Cllr. A. Wilson**) had submitted a written motion:

“That we, as Marlborough Town Council, request that the Enforcement Team at Wiltshire Council investigates a possible breach of planning conditions issued through a Decision Notice dated 2 March 2017 for Planning Application 17/00937/TCA for tree works in a conservation area”

Members discussed:

- The consent allowed for 16 willow trees to be pollarded, but it appeared they had been cut down to ground level, drilled and poisoned to prevent regrowth
- The schedule of agreed tree works referred to in the Notification of Tree Works had not been adhered too and constituted a breach of that notification
- A tree protection plan produced alongside the original application clearly showed the trees being retained
- Whether there had been any good reason for this deviation to the consent conditions
- Whether there was a risk of poison entering the river and causing harm to wildlife
- Whether any erosion of the bank was likely
- Whether any remedial action could be requested
- The likely outcome as no TPOs were in place

RESOLVED: that Marlborough Town Council ask the Enforcement Team at Wiltshire Council to investigate a possible breach of planning conditions relating to Application 17/00937/TCA for tree works in a conservation area

Two members of the public left the meeting

542/17

COMMUNITY AREA TRANSPORT GROUP (CATG)

Members noted a report by the Town Clerk and the Minutes of the CATG meeting held 14th December 2017, considered a response to the 20mph Restriction Assessment Report produced by Wiltshire Council and an issue logged on the Area Board Issues Log. Discussion included:

20mph Speed Restriction Assessment Report

- The report provided 3 options for 20mph restrictions
- The report was due to be considered at the CATG meeting on 22nd February 2018
- It was disappointing that the data collected at times of peak/slow moving traffic had been excluded from the survey
- There was great strength of feeling about this topic in the town
- Members noted that a local traffic group had recently been formed by residents
- Whether to appeal individual elements such as George Lane
- That Marlborough St Mary’s School was pursuing safety measures in George Lane, including advisory speed limits, via a separate scheme
- That the report could be made available on request by members of the public
- That this was part of a wider issue with traffic problems in Marlborough, and a full traffic survey had been requested
- Whether to defer a decision until a better view of public feeling could be gauged, perhaps via a public meeting

RESOLVED: (i) to ask for an agenda item on 20mph zones to be added to an Area Board meeting

RESOLVED: (ii) to defer a response until there was a better understanding of priorities for residents

Area Board Issues Log 6091 – Need for clearer road names and house numbering

This issue related to Thomson Way and Benson Close, and stemmed from the siting of a road sign for Benson Close outside 3 Thomson Way which had on occasion resulted in misdelivered packages or post. While Members had sympathy for local residents, they believed this was more a matter for Royal Mail and did not warrant de-prioritising other items (and committed spend) already under consideration by CATG.

RESOLVED: (iii) that Marlborough Town Council does not support a replacement road sign at Benson Close

543/17

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Members noted a report by the Town Clerk about CIL payments of £19,384.49 and considered a recommendation about associated project funding. Matters arising included:

- That ring-fencing CIL payments together with the S106 payment of £23,894.47 for improvements at Coopers Meadow (project AS2 to be delivered in 2018/19 on the agreed Action Plan for 2017-21) would make the project viable as works to improve drainage could be undertaken. Also that Wiltshire Council has confirmed that this project met CIL criteria
- Whether to commit the payment to other projects such as works to the basement of the Town Hall (project PR4 to be delivered 2017-2021) or a Cemetery extension/new Cemetery (project AS1 to be delivered 2018/19)
- That future CIL payments were expected, for example associated with the Redrow development at Salisbury Road which could be ring-fenced for other priority projects

RESOLVED: (i) that CIL payments totalling £19,384.49 can be spent on the upgrade of the play area at Coopers Meadow

RESOLVED: (ii) that a list is compiled of potential projects for CIL infrastructure payments

544/17

WILTSHIRE LOCAL TRANSPORT PLAN

Members noted a report by the Town Clerk and decisions taken by Wiltshire Council's Cabinet on 30th January 2018 about the implementation of further parking charges, subject to a separate Traffic Regulation Orders consultation. These included the much increased charges for season tickets, Sunday/Bank Holiday parking and the withdrawal of the allocation of free parking spaces for events in November and December. The consultation period was expected between March and April with implementation in August 2018. Discussion points included:

- Decisions would be made by the Portfolio Holder, not Cabinet itself
- Statutory notification via newspaper classified advertisements might easily be missed by members of the public
- Whether the Town Council should help to raise public awareness about the consultation
- Whether local media outlets could also publicise the consultation
- Whether to hold a public meeting
- Whether to produce on-street posters
- Whether to join forces with other Town Councils
- Whether the proposed implementation of Sunday car parking charges in August would impact trade at a peak point for tourism to the town, and whether a later date could be negotiated

- Whether to write to Wiltshire Council to reiterate the Town Council's views as set out in a letter dated 20th November 2017 to the Head of Local Highways

RESOLVED: (i) to write to Wiltshire Council to reiterate the concerns of Marlborough Town Council and to ask for a delay in the introduction of Sunday parking charges

RESOLVED: (ii) to work with local media and where possible other Town Councils to encourage public participation in the consultation

545/17

SECTION 14(1) OF THE ROAD TRAFFIC REGULATION ACT 1984: TEMPORARY ROAD CLOSURES

Members noted that Wiltshire Council had issued Orders to close temporarily to all traffic:

- A345 (part), Savernake from its junction with Manton Drove for a distance of approximately 3.12 km in a southerly direction to enable carriageway resurfacing works from 15th March for approximately two days
- A4361 (part, Broad Hinton, from its junction with Summers Lane to its junction with Uffcot to enable carriageway resurfacing on 16th March for one day
- B3087 (part), Burbage and Easton from its junction with A346 to its junction with Ram Alley, Easton Royal to enable carriageway resurfacing on 20th March from 0930 to 1530 and on 27th March from 0930 to 1530

546/17

WILTSHIRE COUNCIL – HIGHWAYS NEWSLETTER

Members noted the February newsletter from Cllr. Bridget Wayman, Cabinet Member for Highways, Transport and Waste at Wiltshire Council, which included some important changes concerning budgets, Highways and Street Scene service levels, the Parish Steward scheme and community asset transfers. It also highlighted upcoming meetings for town and parish councils at 4 different venues May 2018.

547/17

NEIGHBOURHOOD PLANNING

Work was still progressing towards a call for sites. The **Town Mayor** had conducted further work on car parking requirements, identifying another 94 spaces were required if the peak utilisation of 94% was to be reduced to 80%.

The meeting closed at 8.30 pm

Signed: Date:
Chairman