

**MARLBOROUGH TOWN COUNCIL  
PLANNING COMMITTEE**

Minutes of a **Meeting** of the **Planning Committee** which was held on **Monday, 29<sup>th</sup> January 2018** in the **Council Chamber, Town Hall, Marlborough** at 7.00 pm

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<b>PRESENT</b>	Councillor A. Kirk Wilson	Chairman
	Councillor M. Hall	Town Mayor ( <i>ex officio</i> )
	Councillor B. Castle	
	Councillor N. Fogg	
	Councillor A. Ross	
	Councillor G. Loosmore	
	Councillor L. Farrell	
	Councillor N. Barrett-Morton	
	Councillor M. Cooper	
	Councillor H. Forbes	
	Councillor S. Price	
	Councillor A. Wilson	
	Councillor D. Heath	

<b>ALSO PRESENT</b>	Mrs S. Parker	Town Clerk
	Mrs D. Whitehall	Administrator
	Mr T. Millett	Marlborough.News
	Plus 1 member of the public	

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**PUBLIC QUESTION TIME**

There were no questions.

**501/17      APOLOGIES**  
Apologies for absence were received from Cllrs. Dow, Cairns and Northeast.

**502/17      DECLARATIONS OF INTEREST**  
Cllrs. Farrell and Wilson – agenda items 6(b), 6(c), 6(i) and 6(j) – planning applications at Marlborough College – pecuniary interest. Cllr. Kirk Wilson – agenda item 6(v) – planning application at Rogers Meadow – non pecuniary interest.

**502/17      CHAIRMAN'S ANNOUNCEMENTS**  
Councillors were reminded that the drop-in session to which they had all been invited at Tottenham House was Tuesday, 30<sup>th</sup> January between 3pm – 7pm. If Councillors intended to go along they should to let the agents know in advance.

**503/17      MINUTES**  
**RESOLVED:** that the Minutes of the Meeting held on Monday, 15<sup>th</sup> January 2018, were approved as a true record and signed by the Chairman

504/17

### PLANNING DECISION NOTICES

Members noted the Planning Decision Notices that had been issued by Wiltshire Council.

505/17

### PLANNING APPLICATIONS

- a. **17/11669/FUL** – Construct a timber play area in rear garden at Peppercorn Cottage, 1 High Street, Manton for Mr Tom Barnes  
**RESOLVED:** that Marlborough Town Council has no objection to this application

*Cllrs. Farrell and Wilson left the room for the following two items and did not vote*

- b. **17/11707/FUL** – External repairs to existing building fabric including: timber repairs, replacement of rainwater goods, replacement flat roof, decoration and installation of 1 no. new timber window to rear elevation at Crosby & Lawrence, 66-68 High Street, Marlborough for Ms Joanna Morgan  
**RESOLVED:** that Marlborough Town Council has no objection to this application
- c. **17/11985/LBC** - External repairs to existing building fabric including: timber repairs, replacement of rainwater goods, replacement flat roof, decoration and installation of 1 no. new timber window to rear elevation at Crosby & Lawrence, 66-68 High Street, Marlborough for Ms Joanna Morgan  
**RESOLVED:** that Marlborough Town Council has no objection to this application
- d. **17/11727/ADV** – Proposed alterations to fascia lettering at 131 High Street, Marlborough for Specsavers  
**RESOLVED:** that Marlborough Town Council has no objection to this application
- e. **17/12182/LBC** – Proposed alterations to fascia lettering at 131 High Street, Marlborough for Specsavers  
**RESOLVED:** that Marlborough Town Council has no objection to this application
- f. **17/11774/ADV** – Internally LED illuminated built-up 'Vets4Pets' letters at Vets4Pets, Marlborough Business Park, Salisbury Road for Vets4Pets  
**RESOLVED:** that Marlborough Town Council has no objection to this application
- g. **17/12057/LBC** – Replacement windows at 28 Kingsbury Street, Marlborough for Mrs Gale Bellerby  
**RESOLVED:** that Marlborough Town Council has no objection to this application subject to the Conservation Officer's opinion on the type of window proposed
- h. **17/12201/FUL** – Extension to existing house (containing a separate 1 bedroom flat) to provide a utility room with bedroom over and a garden room and the division of the house into two, 3-bedroom, dwellings at Orchard Close, Wye Lane, Marlborough for Mr & Mrs C Loveday  
**RESOLVED:** that Marlborough Town Council has no objection to this application. Members noted a letter from a neighbour concerning overlooking, and asked that Planning Officers consider including a condition to address this

*Cllrs. Farrell and Wilson left the room for the following two items and did not vote*

- i. 17/12382/FUL** – External fabric repairs including replacement roof coverings and brick repairs. Joinery repairs to doors and windows and external decoration. Structural works including a steel frame internally to support the external wall and repairs and additional works to strengthen the door structure at The Hermitage, 8 Hyde Lane, Marlborough for Joanna Morgan (Marlborough College)  
**RESOLVED:** that Marlborough Town Council has no objection to this application
- j. 18/00068/LBC** - External fabric repairs including replacement roof coverings and brick repairs. Joinery repairs to doors and windows and external decoration. Structural works including a steel frame internally to support the external wall and repairs and additional works to strengthen the door structure at The Hermitage, 8 Hyde Lane, Marlborough for Joanna Morgan (Marlborough College)  
**RESOLVED:** that Marlborough Town Council has no objection to this application
- k. 17/12413/FUL** – Single storey extension at 120B High Street, Marlborough for Mr & Mrs Brown  
**RESOLVED:** that Marlborough Town Council has no objection to this application
- l. 17/12433/FUL** – Change of use to a principal A3 use that allows the sale and consumption of hot, main meals with an ancillary element of A1 retail use. Internal extension of the kitchen area and new ventilation equipment to allow for operations as a result of the change of use at 84-85 High Street, Marlborough for Mr Nathan Woodley  
**RESOLVED:** that Marlborough Town Council has no objection to this application
- m. 18/00164/LBC** – Alterations to facilitate change of use to include extension of the kitchen area and new ventilation equipment to allow for the operations as a result of the change of use at 84-85 High Street, Marlborough for Mr Nathan Woodley  
**RESOLVED:** that Marlborough Town Council has no objection to this application
- n. 17/12245/FUL** – Bungalow adjoining no. 2 The Bungalow on Land East of 2 The Bungalow, Salisbury Road, Marlborough for Mr & Mrs Free  
**RESOLVED:** that Marlborough Town Council has no objection to this application
- o. 17/12461/FUL** – Change of use of Tottenham House to Residential (C3 use) from Education Use (C2 Residential Institution), Ancillary Leisure Development, Ancillary Residential Accommodation and Associated Landscape Works at Tottenham House & Estate, Grand Avenue, Savernake, Marlborough for Elephant Construction Ltd  
**RESOLVED:** that Marlborough Town Council welcomes and supports this application. Members were grateful for the courtesy extended allowing them to comment on this application which was outside the parish of Marlborough

- p. **18/00195/LBC** - Change of use of Tottenham House to Residential (C3 use) from Education Use (C2 Residential Institution), Ancillary Leisure Development, Ancillary Residential Accommodation and Associated Landscape Works at Tottenham House & Estate, Grand Avenue, Savernake, Marlborough for Elephant Construction Ltd

**RESOLVED:** that Marlborough Town Council welcomes and supports this application. Members were grateful for the courtesy extended allowing them to comment on this application which was outside the parish of Marlborough

- q. **17/12475/FUL** – Installation of car park control measures including: 1 no. pole mounted automatic number plate recognition camera; 1 no. 860mm x 1250mm enforcement sign; 11 no. 800mm x 600mm enforcement signs at Tesco Superstore, Salisbury Road, Marlborough for Mr Ben Train

Although not a planning issue, Members noted from the proposed signage that it appeared the management of the car park was to be taken over by a third party company. Whilst sympathetic to the introduction of a 2-hour limit to ensure the car park would be available for shoppers rather than being used as a free car park for general use, they expressed concerns that similar arrangements elsewhere had sometimes resulted in motorists experiencing harsh treatment. The Town Clerk agreed to write to the manager of the Tesco store to express the Town Council's concerns.

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

- r. **18/00169/ADV** - Installation of car park control measures including: 1 no. pole mounted automatic number plate recognition camera; 1 no. 860mm x 1250mm enforcement sign; 11 no. 800mm x 600mm enforcement signs at Tesco Superstore, Salisbury Road, Marlborough for Mr Ben Train

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

- s. **17/12486/FUL** – Erection of replacement retail premises and provision of 3 No new flats (revision 16/03425/FUL) – retrospective at The Old Sales Room, Crooks Yard, Hilliers Yard, Marlborough for KS Prop Ltd

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

- t. **17/12522/FUL** – Convert detached garage into 'granny annex' at Marlow Cottage, Elcot Lane, Marlborough for Mr & Mrs James Attwater.

Members noted concerns set out in 2 letters from members of the public.

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

- u. **17/12526/FUL** – Two storey side extension at Sierra, Elcot Lane, Marlborough for Mr Nick Kirwan

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

*Cllr. Farrell took the chair for the following item. Cllr. Kirk Wilson did not vote*

- v. **17/12627/FUL** – Single storey rear extension at 53 Rogers Meadow, Marlborough for Mr Scott Millar

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

- w. **18/00023/FUL** – Renovation and extension to house at Clare, Coldharbour Lane, Marlborough for Mr & Mrs L Brenk  
**RESOLVED:** that Marlborough Town Council has no objection to this application
- x. **18/00181/FUL** – Proposed single storey rear extension, car port and improved pedestrian access from the parking area to the proposed side entrance at Upcott Cottage, Bath Road, Marlborough for Mrs Sharon Gilburd  
**RESOLVED:** that Marlborough Town Council has no objection to this application
- y. **18/00362/LBC** – Proposed single storey rear extension at Upcott Cottage, Bath Road, Marlborough for Mrs Sharon Gilburd  
**RESOLVED:** that Marlborough Town Council has no objection to this application subject to the Conservation Officer’s satisfaction that the removal of some elements of the original fabric of this listed building would not be detrimental
- z. **18/00398/FUL** – Change of use of former Chapel from class A1 (retail) to class D2 (cinema and arts centre) incorporating ancillary café/bar area; the provision of a two storey extension; repairs to the fabric of the building; the provision of a new external door; internal alterations and acoustic mitigation to allow for the building’s conversion to a cinema at The Former Chapel, The Parade, Marlborough for Mr O Harris

Members noted that there was much community support for this welcome proposal. They also noted a letter from neighbours who, whilst having no objections to the plans, did have concerns about potential noise, vibration and privacy issues. Cllr. Fogg confirmed that he had spoken with the owners and had been assured that soundproofing would be installed to ensure that there was no adverse effect to neighbouring properties.

**RESOLVED:** that Marlborough Town Council has no objection to this application but would welcome a condition placed on the planning permission ensuring that adequate measures are put in place to protect neighbouring properties from noise and vibration.

- aa. **18/00672/LBC** – Provision of a two storey extension; repairs to the fabric of the building; the provision of a new external door; internal alterations and acoustic mitigation to allow for the building’s conversion to a cinema at The Former Chapel, The Parade, Marlborough for Mr O Harris  
**RESOLVED:** that Marlborough Town Council has no objection to this application

506/17

**WILTSHIRE COUNCIL’S BROWNFIELD LAND REGISTER**

Members noted Councillors Briefing Note 339 issued by Wiltshire Council concerning publication of its first Wiltshire Brownfield Land Register and hoped to be consulted in due course. The Town Clerk would ensure that this Briefing Note was also passed to members of the Marlborough Area Neighbourhood Plan Steering Group.

507/17

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

Members noted an order issued by Wiltshire Council to close part of the A345 at Wilcot and Huish to enable carriageway resurfacing works from 8<sup>th</sup> March 2018 for two days

508/17

### **RESURFACING OF GEORGE LANE AND LONDON ROAD**

Members noted a report by the Town Clerk and the plans around resurfacing George Lane and London Road in April 2018:

#### George Lane

- The entire length of the carriageway would be resurfaced
- Work was planned 3<sup>rd</sup> April to (approx.) 11<sup>th</sup> April and would take place during the daytime
- The work was scheduled during school Easter Holidays to minimise disruption to access to Marlborough St Mary's
- The road would be closed at both ends
- The diversion route would be via the High Street
- Works would be phased with access for residents, businesses and the police station. Access to George Lane car park, the surgery, businesses and Waitrose could be gained from the High Street entrance next to Hamptons Estate Agency. However, it was hoped that access to the car park from George Lane will be available for most of the works.
- All car parking along George Lane and part of Pewsey Road would be suspended

#### London Road

- Work was planned to follow on after the George Lane works – 9<sup>th</sup> to 20<sup>th</sup> April approx.
- Resurfacing the carriageway from the double roundabout with Salisbury Road to The Roebuck
- To minimise disruption to traffic, works were planned during the night (7pm to midnight)
- The diversion would be via the A338
- All parking would be suspended

Members noted that letter drops would be made to all residents and businesses affected and that operatives would be on site to deal with enquiries from the public. All agreed that communication should be as wide as possible as the temporary closures would affect a large number of residents, businesses and motorists. The Town Council would also promote the works via its own communication networks.

509/17

### **NEIGHBOURHOOD PLANNING**

A number of requirements for land had been identified following consultation, including for affordable housing, car parking, recreation, a cemetery, allotments and more. A 'call for sites' would be the next step.

The meeting closed at 8.08 pm

Signed: .....

Chairman

Date: .....