

**MARLBOROUGH TOWN COUNCIL
PLANNING COMMITTEE**

Minutes of a **Meeting** of the **Planning Committee** which was held on **Tuesday, 29th August 2017** 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 B. Castle	
	Councillor Mrs P. Dow	
	Councillor N. Fogg	
	Councillor N. Barrett-Morton	
	Councillor P. Cairns	
	Councillor M. Cooper	
	Councillor A. Wilson	
ALSO PRESENT	Mrs S. Parker	Town Clerk
	Mrs D. Whitehall	Administrator
	Councillor S. Dobson	Unitary Councillor – Marlborough East
	Mr N. Goodwin	Marlborough.News

PUBLIC QUESTION TIME

Cllr. Dobson, Unitary Councillor, Marlborough (East) – referred to the revised application for a housing development on land off Salisbury Road (Agenda item 6(a) - 17/03219/REM). He hoped the Town Council would acknowledge the improved mix of housing provision but also asked that they would take into consideration the lack of public access to the wildflower meadow which was based on advice from Wiltshire Council's Ecology Officer to protect rare bats, dormice, adders and other reptiles. Cllr. Dobson was pressing for this issue to be discussed when the application was considered by the Strategic Planning Committee in September. The **Chairman** thanked Cllr. Dobson and these views would be considered at the appropriate agenda item.

210/17

APOLOGIES

Apologies for absence were received from Cllrs. Ross, Loosmore, Farrell, Forbes, Northeast and Heath.

211/17

DECLARATIONS OF INTEREST

Cllr. Fogg – agenda item 6(b) – Planning Application for Marlborough Conservative Club – non-pecuniary interest. Cllr. Wilson – agenda item 6(f) – Planning Application for Marlborough College – pecuniary interest.

212/17

CHAIRMAN'S ANNOUNCEMENTS

As Councillors were aware, the training sessions for planning arranged by Wiltshire Council were fully booked. However, there was likely to be an additional event in Tidworth in October and the date for this would be announced soon. The Town Clerk was awaiting a response to her request for a course to also be held in Marlborough Town Hall which would benefit not only the Town Council, but also surrounding parishes. An external planning consultant had also been approached.

Councillors were reminded about Wiltshire Council's public interactive meetings taking place in Salisbury, Chippenham, Trowbridge and Devizes throughout September. A flyer had been circulated at the meeting and Councillors had also been informed by email.

Members would recall that, at the last meeting, they supported a request from the Marlborough Area Neighbourhood Planning Group for a letter to be sent to Wiltshire Council asking for a Development Brief for St Peter's School. An acknowledgement had been received but, no substantive reply as yet.

The Chairman reminded Councillors that at the previous meeting Cllr. Fogg had announced his intention to call in a revised planning application for discussion at the Eastern Area Planning Committee. However, the application had already been approved by Wiltshire Council. A Planning Officer had confirmed that there was a 21-day period to call in an application which started on the date of the original, rather than amended, submission. This was unlikely to provide a sufficient time period for proper consideration. The Town Clerk referred to Wiltshire Council's Scheme of Delegation which might allow Councillors to extend the period of consultation in future.

Members asked the Town Clerk to write to Wiltshire Council expressing their regret that this aspect of the planning process did not allow for sufficient democratic involvement.

This was the second Planning Committee meeting since Wiltshire Council's change in the way planning documents were provided, which was now online only with no paper copies sent to Town Councils or available to view at County Hall. It was noted by the Town Clerk that only four Members had regularly made use of the availability of paper plans; she would investigate options for support, e.g. training, for those Councillors who wished to take it up.

213/17

MINUTES

RESOLVED: that the minutes of the meeting held on Monday, 7th August 2017 were approved and signed as a true record by the Chairman

214/17

PLANNING DECISION NOTICES

Members noted the Planning Decision Notices issued by Wiltshire Council.

215/17

PLANNING APPLICATIONS

a. 17/03219/REM – Reconsultation – Construction of 167 new 1, 2, 3, 4 & 5 bedroom dwellings (to include 66 (40%) affordable homes) and associated highways and engineering works, landscaping and open space on land at junction of Blenheim Road and Salisbury Road, Marlborough for Redrow Homes South West. Discussions included:

- Members were pleased that requests for changes to the mix of dwellings had been taken into account, with an increase in the number of 1-3 bedroom properties – a recommendation made by the Town Council and based on the MANP independent Housing Needs Analysis
- Although not part of this application, it was noted that discussions were well advanced towards the development of a proposed hotel adjacent to the site
- The public footpath running along the eastern edge of the development was to be widened which was welcomed as it was currently in a poor state
- It was regrettable that there was no gate to provide public access to the wildflower area and that the agent's covering letter confirmed that access to the open space would be provided for maintenance purposes only
- Whether the measures required to protect the habitats for a rare breed of bat along with dormice, adders and reptiles should completely preclude any public access to the site

Members asked the Town Clerk to write to Redrow Homes South West to thank them for addressing local housing needs by increasing the provision of 1-3 bedroom homes and for progressing discussions with a national hotel chain.

Cllr. Cairns was nominated to attend the Strategic Planning Committee meeting on 13th September to put forward the Town Council's concerns about the lack of public access to the wildflower meadow.

RESOLVED: No objection. Councillors welcome the move to include a revised housing mix based on evidence from the Housing Needs Analysis for Marlborough and also welcome progress towards the building of a hotel, but express their dismay at the lack of public access to the meadow.”

Cllr. Fogg did not take part in discussions or vote on the following item

- b. **17/05878/FUL** – Taking down and renewing tile hanging and windows to external side elevation in rendered finish with white UPVC double glazed windows at 116 High Street, Marlborough for Marlborough Conservative Club
RESOLVED: that Marlborough Town Council has no objection to this application
- c. **17/07175/CLE** – Certificate of Lawfulness for the occupancy of part of the approved residential annexe as a self-contained dwelling at Orchard Close, Wye Lane, Marlborough for Mrs C Loveday
RESOLVED: that Marlborough Town Council has no objection to this application
- d. **17/07179/FUL** – Two storey side extension at 1 North View, Marlborough for Mr & Mrs Ballin
RESOLVED: that Marlborough Town Council has no objection to this application
- e. **17/07207/FUL** – Single storey extension at 120B High Street, Marlborough for Mr & Mrs Brown
RESOLVED: that Marlborough Town Council has no objection to this application

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

- f. **17/07386/ADV** – 2 x post fixed external wayfinding signs located at front entrance at Marlborough College, Bath Road Marlborough for Marlborough College
RESOLVED: that Marlborough Town Council has no objection to this application
- g. **17/07763/DP3** – To renew the planning permission for an existing double mobile classroom on Preshute Primary School site at High Street, Manton for Wiltshire Council – FM Management
RESOLVED: that Marlborough Town Council has no objection to this application

216/17

WORK TO TREES

- a. **17/08193/TPO** – T1 – Lime Tree – Crown reduce by 15-20%; T2 – Lime Tree – Crown reduce by 40% at Sycamore House, 52 George Lane, Marlborough for Mr Snape
RESOLVED: that Marlborough Town Council has no objection to this application
- b. **17/08208/TPO** – T1 – Lime Tree – crown reduce by 30% and thin by 15-20% at 53 George Lane, Marlborough for Mr Hayllar
RESOLVED: that Marlborough Town Council has no objection to this application

217/17

APPLICATION FOR TEMPORARY ROAD CLOSURE

Members considered an application from the Showmen's Guild for temporary road closures for the Marlborough Mop Fairs between Friday 6th October (midday)-Sunday 8th

October (8am) and Friday 13th October (midday)-Sunday 15th October (8am). The Town Clerk reminded Members that Wiltshire Council now had little involvement with the event management of the Mops and that there was an Agreement between the Town Council and Showmen's Guild involving event signage and parking at The Common. Also that free car parking had been arranged for the High Street on the mornings of the two set-up days to help encourage local trade.

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

218/17

WILTSHIRE COUNCIL SITE ALLOCATION

Members noted the consultation on the pre-submission draft Wiltshire Housing Site Allocations Plan. There was a Marlborough Area Neighbourhood Plan Steering Group meeting taking place on Thursday, 31st August, and feedback from this meeting could help inform the Town Council prepare a corporate response. It was therefore agreed to defer this item to the Planning Committee on 18th September.

RESOLVED: to defer this item to the meeting on 18th September.

219/17

NEIGHBOURHOOD PLANNING

The online Car Parking Survey would close at the end of August and the results would be made available as soon as possible.

The meeting closed at 7.58 pm

Signed:

..... Date:
Chairman