

**MARLBOROUGH TOWN COUNCIL
PLANNING COMMITTEE**

Minutes of a **Meeting** of the **Planning Committee** which was held **Monday 30 July 2018** in the **Council Chamber, Town Hall, Marlborough** at 7.00 pm

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|---------------------|-------------------------|---|
| PRESENT | Councillor A. Wilson | Chairman |
| | Councillor L. Farrell | Town Mayor (<i>ex officio</i>) |
| | Councillor B. Castle | |
| | Councillor A. Ross | |
| | Councillor M. Hall | |
| | Councillor P. Cairns | |
| | Councillor M. Cooper | |
| | Councillor E. Northeast | |
| | Councillor S. Price | |
| ALSO PRESENT | Mrs S. Parker | Town Clerk |
| | Mrs D. Whitehall | Administrator |
| | Councillor S. Dobson | Wiltshire Councillor – Marlborough East |

PUBLIC QUESTION TIME

No members of the public were present.

182/18

APOLOGIES

Apologies for absence were received from Councillors Dow, Fogg, Barrett-Morton, Loosmore, Kirk Wilson, Forbes and Heath.

183/18

DECLARATIONS OF INTEREST

The Town Mayor and Cllr. Wilson – agenda item 6(k) – planning application for Marlborough College – pecuniary interest.

184/18

CHAIRMAN'S ANNOUNCEMENTS

Ahead of the Planning meeting on 24 September a representative from Wiltshire Council would give a presentation about Community Land Trusts – a new way in which town and parish councils and community groups can develop and manage land and development.

185/18

MINUTES

RESOLVED: that the Minutes of the meeting held Monday, 9 July 2018 were approved as a true record and signed by the Chairman

186/18

PLANNING DECISION NOTICES

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

187/18

PLANNING APPLICATIONS

a. **18/05913/FUL** – Development of an artificial turf pitch with fencing, hard standing access and floodlighting at St Johns School, Granham Hill, Marlborough for Mrs Edmondson

Members discussed:

- This had been a long-held ambition for the school
- This would be a great asset for use by the wider community as well as the school
- The proposal made good use of a piece of redundant land directly in front of the school
- The floodlights were likely to be used on only in winter and not late into the night

- The lights were of type that focused the light on the pitch area, minimising light pollution and 'spill'
- Whether a timetable could be agreed for the floodlighting
- Whether the school had discussed the proposals with near neighbours

RESOLVED: that Marlborough Town Council welcomes and supports this application

- b. 18/06046/FUL** – Proposed extensions and alterations to existing residential care home at Highfield, The Common, Marlborough for Mr R Pettifer

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

- c. 18/05672/FUL** – Second storey extension over existing house at Brown Sherry Bungalow, The Common, Marlborough for Mrs Helen Stamp

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

- d. 18/05772/FUL** – Two storey side extension, single storey rear extension and proposed double garage with accommodation over. Proposed relocated access to site to improve visibility onto highway at Crabbes Close, Hyde Lane, Marlborough for Mr & Mrs Emery

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

- e. 18/05239/FUL** – Demolition of existing single storey extension and replacement with new two storey rear extension, replacement garage (variation to approval 18/01648/FUL) at Lukes, The Common, Marlborough for Mr & Mrs Round

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

- f. 18/06100/FUL** – Single storey extension to side elevation, front fence at 33 College Fields, Marlborough for Ms M Robinson

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

- g. 18/06203/FUL** – Demolition of existing garage and conservatory and erection of single storey side extension at 45 Priorsfield, Marlborough for Miss Kathryn Forbes-Taylor

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

- h. 18/06277/FUL** – Rear single storey extension to the kitchen, with pitched roof extending over existing flat roof extension at 4 Elmswood Terrace, Herd Street, Marlborough for Mr Piran Watson

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

- i. 18/06606/FUL** – Two storey rear and side extensions, with internal alterations. New driveway and access off Elcot Lane at Meadow View, Elcot Lane, Marlborough for Mr Mark Llewelyn

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

Cllr. Dobson joined the meeting

- j. 18/06668/FUL** – Proposed attic dormer to main house and raised roof to garage to create further sleeping and living accommodation at 39 London Road, Marlborough for Mr Ed Riches

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

The Town Mayor and Cllr. Wilson left the room for the following item and Cllr. Price took the Chair

- k. 18/06288/LBC** – Internal alterations and repairs to existing office building including moving internal partition wall, replastering ceilings and walls and rerunning services at

Barton Farm, Barton Dene, Marlborough for Marlborough College

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

The Town Mayor and Cllr. Wilson returned and Cllr. Wilson resumed the Chair

188/18

WORK TO TREES

18/06685/TCA – Acer (Maple) tree – remove reversion & shape. Willow tree – re-pollard at The Granary, 37 Kingsbury Street, Marlborough for Mr Ferguson

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

189/18

BUS SERVICES TO GREAT BEDWYN

Members noted the Town Clerk's report and considered a request about improving the bus service for commuters and visitors using Great Bedwyn railway station. The discussion included:

- Starting in January 2019 Great Western Railways (GWR) would be running new five-car bi-mode Intercity Express Trains between Great Bedwyn and London Paddington
- Increased train services were likely to have an impact on car parking pressures at Great Bedwyn
- Current bus services between Great Bedwyn and Marlborough were infrequent and not always married up with train times, leaving visitors and local users with no public transport option between Great Bedwyn and Marlborough and surrounding destinations
- The reduction in bus services had already had a detrimental impact on parking in Great Bedwyn
- GWR was known to support the Great West Way tourist route, the promotion of which was likely to bring an increase in tourist numbers to the area
- The Bedwyn Trains Passenger Group and Transition Marlborough had raised concerns about the lack of connecting bus services between Great Bedwyn and Marlborough
- Whether to ask GWR to consider subsidising a connecting bus service between the station and Marlborough
- Whether to ask Wiltshire Council to consider reinstating a more frequent bus service matched to the train timetable

RESOLVED: to write to GWR and Wiltshire Council to request their support towards improving bus services between Great Bedwyn Railway Station and Marlborough to serve the needs of both local rail users and visitors. This should be copied to the Bedwyn Trains Passenger Group and Transition Marlborough.

190/18

ACCESS TO THE EAST SIDE OF THE GREEN

Members noted the Town Clerk's report and considered a request about vehicle and pedestrian access as well as parking on the east side of The Green:

- A letter had been received raising concerns that emergency services vehicles might not be able to access residents and properties to the east of The Green due to the narrow road bordered by parked cars, sarsen stones and posts
- Possible solutions discussed included widening the road, increasing the areas covered by double yellow lines and removing sarsen stones and/or posts
- The Green was registered as a Village Green, meaning that reducing part of the grassed area to allow the road to be widened would be difficult as well as being undesirable and unpopular

- Members recognised that while parked vehicles might sometimes cause difficulties for access, they were reluctant to take steps that would reduce the availability of unrestricted parking to Marlborough residents
- The sarsen stones were in place both to prevent vehicles damaging The Green and to protect underground cabling
- Whether to allow the emergency services to drive across The Green if necessary, and whether this would need slight changes to the boundary arrangements to facilitate access

RESOLVED: to make slight changes to the boundary arrangements set out with posts to allow emergency service vehicles to drive across The Green when necessary

191/18

COMMUNITY AREA TRANSPORT GROUP (CATG)

Members noted the minutes of the meeting of CATG held 21 June 2018 and the Town Clerk's report. **Cllr. Hall** had attended the meeting and confirmed there were two priority projects ongoing for Marlborough: pedestrian safety/cycling signs at Figgins Lane, and implementing 20mph speed limits in parts of the town. Other issues were also listed but had not yet been scoped as projects. He stressed that in order to represent Marlborough at this Group it was important that issues were raised via the Issues Log.

Members considered a number of issues to take forward to the next meeting on 21 September 2018:

Access to High Street, north of St Peter's Church

Local residents, particularly those living in St Peter's Place, had asked the Town Council for support to resolve issues with access due to illegally parked cars blocking the narrow entrance. Members considered whether this was an enforcement issue or a candidate for a potential change to either highway access or road markings. It was agreed that more information should be gathered and a site visit before a specific solution could be considered to propose to CATG in September.

RESOLVED: (i) to defer to the next Planning Meeting on 20 August 2018

5910: Request for Safety Works at London Road

Savernake Parish had requested works to the stretch of the A4 near Savernake Hospital to improve pedestrian safety and reduce speed limits. If implemented the changes would likely also fall partially within Marlborough Parish.

RESOLVED: (ii) that Marlborough Town Council supports the request from Savernake Parish that work should continue in order to identify solutions to resolve safety issues on the A4 near the entrance to Savernake Hospital

Requests via Cllr. Jane Davies, Wiltshire Councillor for West Selkley

1. Whether motorists were allowed to turn right by the Town Hall to go up Kingsbury Hill
2. Whether to make the archway entrance to Hilliers Yard from the High Street a semi-pedestrianised area with a flat, even surface

RESOLVED: (iii) that Members did not support taking these issues forward

Other Issues

The **Town Mayor** asked about an issue previously raised seeking improvements to widen the footpath for children and parents using the Van Deimens entrance to St Mary's Marlborough Primary School as it no longer appeared to be listed at CATG. **Cllr. Hall** believed it had been dropped as the issue was one of overgrown vegetation rather than

warranting a highways solution. The **Town Clerk** agreed to investigate whether the Parish Steward would be able to help.

Cllr. Dobson left the meeting

192/18 ALLOCATION OF FREE PARKING SPACES

Members considered suggestions for how some of the remaining 263 free spaces granted to Marlborough Town Council by Wiltshire Council could be allocated for 2018 which would include spaces in the George Lane car park to be used in early October for the Cooper's Meadow play area build and spaces for the new festival, Marlborough Rising, for set up and clear up of stages and for band parking in September.

RESOLVED: to delegate to the Town Clerk to liaise with Parking Services on the free allocation of parking spaces for the Coopers Meadow play area build and to support Marlborough Rising

193/18 SECTION 14(1) OF THE ROAD TRAFFIC REGULATION ACT 1984: TEMPORARY ROAD CLOSURES

Members noted that Wiltshire Council had issued orders as follows:

1. Recommencement of TTRO 5481 – A4361 (part) Broad Hinton from 1 to 3 August for carriageway resurfacing
2. TTRO 5467 – Cross Lane (part) Marlborough from 13 to 24 August for installation of a new electricity supply

194/18 NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

Members noted that a revised NPPF had been issued setting out the government's planning policies for England and how these were expected to be applied, replacing the previous NPPF published March 2012.

195/18 NEIGHBOURHOOD PLANNING

There was a tight programme of work alongside new consultants which was now starting and would continue through the autumn to prepare a draft plan ready for initial public consultation in early 2019.

The meeting closed at 8.27 pm

Signed: Date:
Chairman