

**MARLBOROUGH TOWN COUNCIL  
PLANNING COMMITTEE**

Minutes of a meeting of the **Planning Committee** which was held on **Monday 7<sup>th</sup> March 2016** in the **Council Chamber, Town Hall, Marlborough** at 8.47 pm

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<b>PRESENT</b>	Councillor E.M. Hannaford-Dobson Councillor M. Rose Councillor S. Dobson Councillor B. Castle Councillor Mrs P. Dow Councillor N. Fogg Councillor A. Ross Councillor N. Barrett-Morton Councillor L. Farrell Councillor J. Cook Councillor M. Hall Councillor A. Light	Chairman Town Mayor ( <i>ex officio</i> )
<b>ALSO PRESENT</b>	Mrs S. Parker Mrs D. Whitehall Mrs S. Pryor Ms A. Hicks Mr T. Millett Plus 7 members of the public	Town Clerk Administrator The Adviser Gazette & Herald Marlborough News Online

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**PUBLIC QUESTION TIME**

**Mr Hutt and Mr Knight, residents of Ducks Meadow:** raised concerns and asked questions about the risk to the public (residents, staff, pupils and parents) resulting from the increase in traffic movements following the establishment of the new combined junior school. **The Chairman** thanked them – this would be covered under agenda item 6(a).

- 566/15      APOLOGIES**  
Apologies for absence were received from Cllrs. Kirk Wilson, Loosmore, Allen and Lam.
- 567/15      DECLARATION(S) OF INTEREST**  
Cllrs. Dobson and Hannaford-Dobson – agenda item 6(b) – creation of off-street parking at 44 George Lane – non-pecuniary; Cllr. Fogg – agenda item 6(c) – planning application for change of use from restaurant to dwelling at 27 Kingsbury Street – non-pecuniary, and 6(d) – proposed conservatory at 30A St Margaret’s Mead – non-pecuniary.
- 568/15      CHAIRMAN’S ANNOUNCEMENTS**  
The period for Wiltshire Council’s consultation on its review of subsidised bus services would close on 4<sup>th</sup> April 2016. Marlborough Town Council would be considering a corporate response at the Planning Committee on 21<sup>st</sup> March 2016.

Members were reminded of Wiltshire Council’s Annual Town and Parish Involvement Meeting at Kennet House to receive an update from Street Scene and

Highways officers. It was agreed that the Chairman, Cllr Hannaford-Dobson, Cllr Cook and the Town Clerk would attend. Cllr Dobson would be attending as a Unitary Councillor.

**569/15 MINUTES**

**RESOLVED:** that the minutes of the meeting of the Planning Committee held on the 22<sup>nd</sup> February 2016 were a correct record and signed by the Chairman.

**570/15 PLANNING DECISION NOTICES**

Members noted the following Planning Decision Notices which had been issued by Wiltshire Council –

**APPROVED**

- a) **15/12807/FUL** – single storey rear extension at 4 Police Houses, Five Stiles Road, Marlborough for Mr Wayne Presley

**MTC – no objection**

**WC – approve with conditions**

- b) **15/00515/TCA** – T1 – Yew tree – Crown raise to 5m, T2 – Scots Pine – Remove 2 or 3 lower branches to crown raise at The Master's Lodge, Marlborough College

**MTC – no objection**

**WC – no objection**

- c) **16/01576/DDD** – fell dead willow tree at 17-18 High Street, Marlborough for UK Landscapes

**WC – DD Decision Letter**

**REFUSED**

- d) **15/12168/FUL** – demolition of existing stable block and construction of bungalow in paddock at Princes Paddock, Cross Lane, Marlborough for Mr Antony Ward

**MTC – no objection**

**WC - refuse**

**571/15 PLANNING APPLICATIONS**

The Committee considered the following Planning Applications which had been received from Wiltshire Council -

- a) **16/01263/FUL** – demolition of existing primary school building and associated structures, erection of new primary school building, car parking and external landscaping at St Mary's School, George Lane, Marlborough for Education Funding Agency. Main points of discussion included:

- That all Members fully supported the need for the new school and had campaigned for this for many years
- The problems faced by residents living in Ducks Meadow - these houses were built in 1972, prior to any school being built in the vicinity
- That traffic would increase significantly once both schools were combined at one site and that the Travel Plan did not satisfactorily address this
- Inadequate provision for vehicular drop-off points which would lead to congestion in adjacent residential roads
- The Travel Plan (dated January 2010) was already out of date and contained contradictory information. Although it referred to consideration of the relationship between properties in George Lane and the proposed new building, there was no indication that the Ducks Meadow properties had been considered

- That it was not clear whether the current arrangement to issue St Mary's parents with 15 minute parking permits for the George Lane Car Park would continue – a key component in the overall resolution of parking issues
- Ongoing discussions between the developers and planning officers concerning pedestrian and vehicular access
- The potential implications for the school being awarded Academy status
- That if Members were not wholly satisfied with the application then an objection would have to be lodged but, it should be made clear that the reasons for this would be solely linked to the inadequate proposals put forward for resolving traffic issues.

Cllr. Fogg, Ward Member for Marlborough West, indicated that he would call in the application

In a named vote, Members

**RESOLVED:** by 6 votes for with 5 against that Marlborough Town Council objects to this application. An inadequate and contradictory Travel Plan dated 2010 had been submitted in support of the application. The problems faced by residents of Ducks Meadow had not been properly recognised and serious consideration must be given to drop off points and other access issues as well as assurances that the current parking permit scheme would continue.

It was noted that discussion continued between planning officers and the applicant and it was hoped that the Town Council's comments would inform these.

Cllrs. Hannaford-Dobson, Dobson, Castle, Fogg, Cook and Light voted for the resolution. Cllrs. Dow, Barrett-Morton, Ross, Farrell and Hall voted against.

*Six members of the public left the meeting*

- b) 16/00683/FUL** – creation of off-street parking in front garden at 44 George Lane, Marlborough for Mr & Mrs Thomas Greenman.

This item was chaired by the Vice Chairman, Cllr. Hall.

During a suspension of Standing Orders, a member of the public raised concerns that if the application was approved, this would lead to reduced availability of on-street parking in George Lane. As well as local residents, people using the Scout Hut often parked in this vicinity and there was a risk they would be forced to park closer to the junction of George Lane with the A345 (Pewsey Road/Granham Hill) causing a hazard to traffic and pedestrians.

A proposal of no objection resulted in 3 votes for with 6 against, and therefore was not carried.

**RESOLVED:** that Marlborough Town Council objects to this application due to the loss of public parking in George Lane.

*Cllr. Fogg left the meeting*

- c) 16/01208/FUL** – proposed change of use of Restaurant/Bar with living accommodation, to 2 no. self-contained dwellings, erection of conservatory, and 1<sup>st</sup> floor terrace at 27 Kingsbury Street, Marlborough for Mr & Mrs M Coles.
- RESOLVED:** by 8 votes for with 1 against and 1 abstention that Marlborough Town

Council has no objection to this application.

d) **16/01338/FUL** – proposed rear conservatory at 30A St Margaret’s Mead, Marlborough for Mr Cetin.

**RESOLVED:** by 9 votes for with 1 abstention that Marlborough Town Council has no objection to this application.

**572/15 NEIGHBOURHOOD PLANNING**

A decision on the proposed boundary of the Neighbourhood Area was expected very soon (9<sup>th</sup> March 2016). It was noted that issues raised during the course of the meeting underlined the need to have a Neighbourhood Plan in place.

*Cllr. Farrell left the meeting*

**573/15 SECTION 14(1) OF THE ROAD TRAFFIC REGULATION ACT 1984 – TEMPORARY CLOSURE OF FOOTPATH 12, MARLBOROUGH**

Members noted an Order from Wiltshire Council to close temporarily to all traffic Footpath 12 from its junction with C18 Kingsbury Street to its junction with Back Lane to enable Wales and West Utilities to carry out mains gas replacement. Commencing 4<sup>th</sup> April 2016 and anticipated to be required until 15<sup>th</sup> April 2016.

The meeting closed at 9.30 pm

Signed .....  
Chairman

Date .....