

Marlborough Town Council



30 April 2024

Dear Councillor

Planning Committee

You are summoned to a meeting of the **Planning Committee** to be held in the **Court Room, Marlborough Town Hall** on **Tuesday, 7 May 2024** at **7pm**.

Yours sincerely

Richard Spencer-Williams

Richard Spencer-Williams, PSLCC

Town Clerk

If members of the public wish to attend and ask a question they should notify the Town Clerk of this by noon on the Friday prior to the meeting and provide their question in writing at the same time.

If members of the public wish to ask a question, but not attend, they can provide the question in writing to the Town Clerk by noon on the day of the meeting, and a written response will be provided.

PUBLIC QUESTION TIME

In accordance with Standing Order 3(f), members of the public may ask questions of the Planning Committee. The time allocated for this should not exceed 10 minutes and be limited to 1 question per person unless directed otherwise by the Chair. A full response may not be possible without further research, and the Chair may direct that a written or oral response be given.

AGENDA

- 1. Apologies**
- 2. Declaration(s) of Interest**
To receive declarations of interest and consider any requests for dispensation
- 3. Chair's Announcements**
- 4. Minutes**
To confirm the minutes of the meeting held 8 April 2024 and amended minutes of the meetings held 26 February and 18 March 2024
- 5. Action Log**
To receive an update on the action log
- 6. Planning Decision Notices**
To note the Planning Decision Notices issued by Wiltshire Council
- 7. Planning Applications**
To consider applications received from Wiltshire Council
- 8. Works to Trees**
To consider applications received from Wiltshire Council
- 9. Planning Appeal**
To note the outcome of Appeal Ref: APP/Y3940/W/23/3326539 regarding Land at Hightown, Cross Lane, Marlborough, Wiltshire SN8 1JZ
- 10. Request for Litter Bin**
To consider a request for a litter bin
- 11. Speed Indicator Devices**
To note the most recent data report and consider location plan
- 12. Town Centre Working Party**
To receive a verbal update
- 13. Temporary Road Closures**
To note Orders issued by Wiltshire Council

To confirm the minutes of the meeting held 8 April 2024 and the amended minutes of the meetings held 26 February and 18 March 2024

a) To confirm and sign the minutes of the meeting held 8 April 2024

Marlborough Town Council



Planning Committee

Minutes of a meeting of the Planning Committee held Monday, 8 April 2024 in the Court Room, Marlborough Town Hall at 7pm

PRESENT	Councillor James Sheppard	Chair
	Councillor Nicholas Fogg	Town Mayor (<i>ex officio</i>)
	Councillor Andrew Ross	
	Councillor Mervyn Hall	Vice Chair
	Councillor Mark Cooper	
	Councillor Kym-Marie Cleasby	
	Councillor Kelvyn Shantry	
	Councillor Susannah O'Brien	
	Councillor Emily Trow	
	Councillor Caroline Sadler	
	Richard Spencer-Williams	Town Clerk
	Dawn Whitehall	Corporate Services Officer
ALSO		
PRESENT	Neil Goodwin	Marlborough.News
	1 member of the public	

PUBLIC QUESTION TIME

Mr Gordon Wherrall (resident) asked why permission had been allowed to close Stonebridge Lane to vehicular traffic when it was a public footpath/bridleway and so vehicles should not be using it in the first place; and whether, if a new house was erected, the owners would add a garage and expect to drive a car to and from it.

Members agreed with Mr Wherrall's concerns and had questioned the closure at the meeting on 18 March (*TTRO 9420: Min. Nos. 476/23 (d) and 480/23 (a)*). The closure was linked to a planning application currently under consultation at Wiltshire Council where officers had advised that, should permission not be granted, the closure would be rescinded. An earlier application for a smaller dwelling had been approved. The Town Council was a consultee only. Residents could raise concerns or objections

directly with Wiltshire Council. **The Chair** assured Mr Wherrell that the Town Council was in agreement with him and had already raised concerns with Wiltshire Council.

501/23 **APOLOGIES**

Apologies for absence were received from **Councillors Farrell, Davies, Thomas, Luson** and **Khort**.

502/23 **DECLARATIONS**

Councillor Fogg – agenda item 14(b) – temporary road closure at Oxford Street.

503/23 **CHAIR'S ANNOUNCEMENTS**

The applicants for a pending planning application proposing a new grain store at Manton Estate had written to the Town Clerk to invite a delegation from the Town Council to a site meeting. The comments date for this application was now closed and it had been considered at the previous meeting on 18 March (*PL/2024/01824, Min. No. 476/23 (a) where the Town Council resolved to write a letter of objection*). As the application was within Preshute Parish and Marlborough Town Council had already commented at the request of residents, Members were content that their views had already been conveyed and that no visit was required.

A consultee letter with amended plans for a development at Kelham Gardens (*PL/2023/02738 : Former Gas Storage Site*) had been received after the agenda for this meeting had been published with a comments date of 29 April (*the next meeting was scheduled for 7 May*). The Town Council objected to the original application. Should Members have any further comments to add, they could do so online as individuals.

Mr Wherrell left the meeting

504/23 **MINUTES**

RESOLVED: that the minutes of the meeting held 18 March 2024 were approved as a true record and signed by the Chair

505/23 **ACTION LOG**

Members noted the updated action log. Comments included:

#1 – traffic survey and modelling. **Councillor Hall** shared key dates: having agreed the parameters for the modelling exercise, the first run of the model had been completed on 27 March. Results would be provided at a client meeting on 17 April where any adjustments to the model could be agreed to feed into a second run on 8 May, with those results provided on 22 May. Client comments on deliverables would conclude by 19 June and a final report and technical note should be released on 28 June.

Councillor Shantry expressed frustration at the length of time actions remained incomplete, many of which were dependent upon Highway Engineer resource or actions (89, 143, 184). **The Chair** and other Wiltshire Councillors had also complained about the long delays. Proposals to make more effective use of resource had been requested, although no changes had yet been made. **Councillor Hall** questioned

whether a lack of resource and/or funding was the issue. **The Chair** believed funding was available but that perhaps due to cultural issues some quick wins were being missed.

#219 – illuminated advertising signs at Specsavers and Space NK. The **Town Clerk** provided an update on approach and raised wider questions. Members discussed different options to approach both the specific locations already mentioned and other related matters, including planning requirements, dark skies, climate impact, Christmas Lights and the need for a vibrant and secure High Street.

RESOLVED: to ask the Town Centre Working Party to consider the issues raised together with the wider implications for lighting in the High Street and to make a recommendation to the Planning Committee

506/23 **PLANNING DECISION NOTICES**

Members noted the most recent planning decisions issued by Wiltshire Council.

507/23 **PLANNING APPLICATIONS**

a) **PL/2024/02293** – Single storey extension, alterations to existing entrance including replacement porch, removal of chimney breast, formation of 2 no. new windows, and internal alterations at Wakefield House, Cardigan Road, Marlborough for Mr & Mrs Burn

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

b) **PL/2024/02823** – Single storey rear extension at 4 Falkner Close, Marlborough for Mr R Jones

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

c) **PL/2024/03061** – Single storey rear extension at 11 Falkner Close, Marlborough for Mr & Mrs Andrew Kerr

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

d) **PL/2024/02834** – Replace existing uPVC conservatory by building a single storey flat roof extension on the conservatory footprint at Rosslyn, 42 London Road, Marlborough for Mr Benjamin Creed

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

e) **PL/2024/02445** – Installation of air conditioning above the pathway running between No 4 and No 5 Chopping Knife Lane at 5 Chopping Knife Lane for Mr Adam Carlton

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

f) **PL/2024/02716** – Replace 1 no. projecting signage with new 500mm. Replace 1 no. fascia and 1 no. logo with 1 no. new blue fascia and 1 no. new 385mm logo height. Remove window message “building society” and make good as necessary. Replace 1 no. ATM surround and decals with new. Remove existing yellow manifestation from door. Install new safety manifestation to door and windows at 130 High

Street, Marlborough for Nationwide Building Society

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

508/23 **CHANGES TO PERMITTED DEVELOPMENT RIGHTS**

Members noted a consultation by the Department for Levelling Up, Housing and Communities (DLUHC) about changes to permitted development rights and considered whether to make a corporate response.

- Summary:
 - Changes to certain permitted development rights which enable householders to improve and enlarge their homes
 - Changes to the building upwards permitted development rights which enable the upward extension of a range of existing buildings
 - Changes to the permitted development right which allows for the demolition of certain buildings and rebuild as homes
 - Changes to the permitted development rights which enable the installation of electrical outlets and upstands for recharging electric vehicles
 - Changes to the permitted development right for the installation of air source heat pumps
- The consultation deadline was 9 April
- Whether the changes applied to conservation areas
- It was believed restrictions applied to the changes in special areas

Members were encouraged to read the document and respond individually by the deadline of 9 April.

509/23 **WILTSHIRE DESIGN GUIDE**

Members noted the updated Design Guide and the requirement to consider the implications of the regulation changes for future planning applications.

RESOLVED: to purchase one hard copy of the Wiltshire Design Guide

510/23 **HIGHWAY IMPROVEMENTS**

Members considered a quotation to replace globes at two zebra crossings in London Road to improve driver visibility of the crossings.

Discussion points included:

- Final price and confirmation of the % proportion to be paid by the Town Council had not yet been received. An estimate was £9,492 for products, traffic management and labour. 25% would be £2,373
- The LHFIG budget for 2024-25 was £7,500
- Whether the Town Council should be expected to make any contribution to a matter of improving highways safety, or whether this should be part of the Highways Authority routine responsibilities

- Road markings had already been renewed (white lines and zebra crossing painting)
- Whether keeping the existing globes clean was adequate; they had been cleaned recently and it did make a difference
- That the proposed flashing globes would make the crossings even more visible, especially from a distance
- As the proposal was a Wiltshire Council Area Board Local Highway and Footway Improvements Group (LHFIG) project it was usual for the Town Council to fund 25% of the cost

RESOLVED: that Marlborough Town Council agrees to 25% of the cost to replace globes at two zebra crossings in London Road to improve highway safety

511/23 **TRAFFIC SURVEY RESULTS**

Members noted the results of a traffic survey at C6 St Martins/Poulton Hill. The results demonstrated that the combined 85%ile was 38.5mph, meaning that the C6 St Martins/Poulton Hill is eligible for a Community Speedwatch scheme (CSW).

Discussion points included:

- That a combined 85%ile of 38.5mph was too fast
- Similar results had been recorded at various locations
- Six or seven people had expressed interest in becoming CSW volunteers; Members were asked to encourage more people to come forward
- Volunteer opportunities also existed for other community roles, e.g. flood wardens and snow wardens
- Whether to hold a volunteer day at the Town Hall to explain opportunities and encourage volunteer sign-up, perhaps in the summer

RESOLVED: to add C6 St Martins/Poulton Hill to the list of locations for Community Speed Watch, redouble efforts to recruit volunteers and to arrange a more general 'volunteer day' at the Town Hall

512/23 **SPEED INDICATOR DEVICES (SID)**

Members noted the most recent data downloaded from SIDs at London Road (19 February to 13 March 2024), Herd Street (12 March to 1 April 2024) and Kingsbury Street (14 March to 2 April 2024). Members were encouraged that the use of the SIDs appeared to be having the desired effect of reducing speeds.

513/23 **TOWN CENTRE WORKING PARTY**

A comprehensive update had been provided at the previous meeting. The next meeting of the working party was 24 April. **Councillor Shantry** expressed his frustrations about delays to the installation of street furniture, although he recognised that the wet weather had not helped. He hoped all would be in place before the end of May.

514/23 TEMPORARY ROAD CLOSURES

Members noted Orders issued by Wiltshire Council under Section 14(1) of the Road Traffic Regulation Act 1984 to close temporarily to all traffic:

- **Angel Yard**, Marlborough (TTRO 9427) from its junction with A4 to its junction with Kennet Place from 6 May 2024 for 5 days to enable Gigaclear to carry out excavation of a narrow trench to install 4-inch ducting through Angel Yard to provide fibre to nearby properties
- **Oxford Street**, Marlborough (TTRO 9426) from its junction with New Road to its junction with Barn Street from 6 May for 5 days to enable Gigaclear to carry out excavation of a narrow trench to install 4-inch ducting through Oxford Street to provide fibre to nearby properties
- **The Green**, Marlborough (TTRO 9442) from its junction with St Martins to its junction with A346 on 13 May for 5 days to enable Gigaclear to carry out installation of ducting and associated maintenance works
- **Kingsbury Street** (part), Marlborough (TTRO 9451) from its junction with High Street to its junction with Silverless Street from 20 May for 5 nights between 19:00-23:00 to enable Gigaclear to carry out installation of ducting and associated maintenance works

Members expressed concerns about recent installations:

- Completed works by Gigaclear's contractors had not been made good in a way that was in keeping with Marlborough's existing and historic road or footpath surfaces – the usual approach was to use tarmac irrespective of the original surface. Examples given included the pavement in historic Silverless Street replaced with tarmac, and the pavement at the west end of the High Street where slabs had been replaced by tarmac, which was not as robust and where puddles were now forming in wet weather.
- Whether proper compression had been carried out to ensure the repairs did not sink over time.
- It was questioned whether proper care was being taken by the construction teams – an example given was a Thames Water meter reading hub which had been taken out during a recent set of works.
- With historic parts of Marlborough included in the above Orders, whether any proactive representation could be made to ensure like-for-like repairs would be made
- Whether photographs should be taken before and after upcoming works
- Whether photographs could be taken of completed works
- Whether to create a public item online to encourage residents to use MyWilts to report any issues
- Whether to make representation to Gigaclear to address the concerns of the Town Council and the impact on the conservation area
- Whether to invite the Gigaclear Engagement Officer to a site meeting to join Councillors to inspect past/future locations

ACTION: **The Chair** asked Members to take photographs of completed works and pass them to the Town Clerk

ACTION: To take photographs of the surfaces in the planned locations in the Orders, starting with the earliest dates, to compare with the surfaces after the works were completed

ACTION: Town Clerk to arrange site meeting with Gigaclear

The meeting closed at 7.53 pm

b) To sign the updated minutes of meeting held 26 February 2024

Minute numbers have been corrected:

Marlborough Town Council



Planning Committee

Minutes of a meeting of the Planning Committee held Monday, 26 February 2024 in the Court Room, Marlborough Town Hall at 7pm

PRESENT	Councillor Mervyn Hall	Chair
	Councillor Nicholas Fogg	Town Mayor
	Councillor Mark Cooper	
	Councillor Kym-Marie Cleasby	
	Councillor Kelvyn Shantry	
	Councillor Susannah O'Brien	
	Councillor Emily Trow	
	Councillor Bethany Kohrt	
	Richard Spencer-Williams	Town Clerk
	Dawn Whitehall	Corporate Services Officer

ALSO

PRESENT	Neil Goodwin	Marlborough.News
	Plus two members of the public	

PUBLIC QUESTION TIME

David Chandler (resident) asked a question about Air B&Bs on behalf of himself and a neighbour in Alma Place, a small row of 16 dwellings off the High Street. Five years ago, the Alma Place community had earned an 'Its Your Neighbourhood' award from

South West in Bloom. This would be impossible today because the community has been destroyed by an increasing number of properties being converted to Air B&Bs – around a quarter of the homes in Alma Place alone, with tenants being given notice to quit so houses can be rented out for Air B&B. Mr Chandler asked whether planning permission was required to change a domestic property to a business use in this way, and whether owners should be charged business rates. If necessary, would the Town Council contact Wiltshire Council and the MP?

The **Chair** confirmed that the Committee had not seen any planning applications relating to use as Air B&B, and believed that planning permission was not required. However it was recognised as an increasing problem in some parts of the country, with some areas discussing doubling council tax rates – he was unsure whether Wiltshire Council had any plan to do so. The **Town Clerk** agreed to check the legal position with Wiltshire Council and reply in writing to a letter received from another resident.

ACTION: Check whether any permissions are required to convert domestic dwellings into Air B&B

457/23 APOLOGIES

Apologies for absence were received from **Councillors Ross, Barrett-Morton, Farrell, Davies, Sheppard and Thomas.**

458/23 DECLARATIONS

Councillor Cooper – agenda item 8 – Planning Appeals (non-pecuniary).

459/23 CHAIR'S ANNOUNCEMENTS

There were no announcements.

460/23 MINUTES

RESOLVED: that the minutes of the meeting held 5 February 2024 were confirmed as a true record and signed by the Chair

461/23 ACTION LOG

Members noted the updated action log. Comments included:

#1: Traffic Survey – a further meeting was scheduled for w/c 4 March; it was hoped a report would follow soon after. The **Town Clerk** agreed to check the actual cost to the Town Council (the documented estimated cost was £32,666).

#151: Community Speed Watch – **Councillor Trow** confirmed that a few residents had expressed interest in becoming involved; she would liaise with the Deputy Town Clerk to follow up.

#214: St Peters School Bell – an assumption that the bell had remained in-situ until relatively recently, when it had been moved to the Aldbourne Heritage Centre ((AHC) where there had been a bell foundry in the past), had proved to be incorrect. The Town Clerk had established that the bell from the belfry at the building in The Parade

(originally Marlborough Grammar School) had been passed to St Johns when it moved premises and the building became St Peter's Primary School. Therefore it was likely the bell had been absent from the building at The Parade for a very long time. AHC confirmed they are happy to return the bell to the owners (St Johns) upon request. Members agreed that if this is the case, it is not a planning matter for the Town Council in relation to the development at the former St Peter's School. As **Councillor Cooper** worked at St Johns the **Chair** suggested that he discuss the matter with the school directly and suggested that perhaps the bell could be borrowed so that the town's Museum could display this item of the town's heritage. It would perhaps be more appropriate to take the matter up directly between interested parties outside of Town Council business.

RESOLVED: that the Town Council will take no further action in relation to the request to restore the old school bell to the former school building at The Parade

#215: write to Cabinet Member about Thames Water causing traffic disruption: this had been done and the Town Clerk believed a fine had been issued. Members recognised the maximum fine would likely have little impact however, and noted that once again Thames Water works in Herd Street had caused more traffic disruption.

#216: possible mirror at Majestic Wines to aid visibility exiting Wye House – the advice from Wiltshire Council's officer had been fed back to the applicant, who had asked whether other solutions could be suggested at the next Planning meeting. Members could consider any further requests or questions from the applicant for submission to the Local Highway and Footway Improvements Group should the applicant wish to pursue it.

462/23 PLANNING DECISION NOTICES

Members noted the planning decisions that had been issued by Wiltshire Council.

463/23 PLANNING APPLICATIONS

a) **PL/2024/00846** – conversion of a small brick garden pavilion set in the grounds of Marlborough College into an information facility promoting the history of the Marlborough Mound. Provide a short path resin bonded with alterations to existing access ramp leading to the Western elevation at Marlborough College, Bath Road, Marlborough for Mr Geraint Morgan

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

b) **PL/2024/00868** – proposed internal alterations and refurbishment, changes to windows/doors and external finishes. Replacement garden room with first floor bedroom extension over at Winds Point, Kingsbury Street, Marlborough for Mr & Mrs Ely

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

c) **PL/2024/00933** – proposal to partially rebuild the rear extension at Yew Tree Cottage, 25 High Street, Manton for Miss Hilary Grandison

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

subject to the satisfaction of the Conservation Officer

- d) **PL/2024/01187** – proposal to partially rebuild the rear extension at Yew Tree Cottage, 25 High Street, Manton for miss Hilary Grandison
RESOLVED: that Marlborough Town Council has no objection to this application subject to the satisfaction of the Conservation Officer
- e) **PL/2024/00954** – to take away cracked/defective areas of render from the front elevation and apply new lime based render to be feathered in to match existing finish. To undertake localised repairs to the existing timber sash windows at First Floor Flat, 131 High Street, Marlborough for Joanne Stringer, Sanctuary Group
RESOLVED: that Marlborough Town Council has no objection to this application
- f) **PL/2024/01368** – comprehensive repair and refurbishment of building externally and internally, including removal of non-original internal partition walls, repair and replacement of defective floorboards, removal of previous tenant’s hanging sign on front elevation, repair maintenance and replacement of roof, windows and doors with like for like, and repair of rear gable wall with associated works at 30 High Street, Marlborough for Mrs J Garside
RESOLVED: that Marlborough Town Council has no objection to this application

464/23

PLANNING APPEALS

Members noted two appeals made to the Planning Inspectorate in respect of refused applications, and considered whether to make corporate representation:

- a) **Land at High Town, Cross Lane, Marlborough (APP/Y/3940/W/23/3326539): PL/2022/09471 - Erection of a detached dwelling with access, car parking and associated works (resubmission of PL/2021/10968)**
Members noted that the Marlborough Area Neighbourhood Plan had been ‘made’ since the application was first considered, giving more weight to the desire to protect the Area of Special Quality. The original objection by the Town Council remains unchanged and no further representation was considered necessary.
- b) **Upcott Cottage, Bath Road, Marlborough (APP/Y/3940/D/24/3337419): PL/2023/03811 – Retrospective permission to install an electric sliding fence across the drive, and to replace a wooden fence along the front of our property and also a post and wire fence around part of the garden overlooking the junction between the Bath Road and Golding Avenue**
Members noted the Officer’s refusal reasons related to the impact to heritage and character caused by the fence and gate. This being the case it was proposed that the Town Council support the Officer’s decision by withdrawing it’s original ‘no objection’ comment from consideration by the Planning Inspector.
- RESOLVED:** that Marlborough Town Council wishes to withdraw its original representation (no objection) so it is not taken into consideration by the Inspector

465/23 APPLICATION TO VARY A PREMISES LICENCE

RESOLVED: that Marlborough Town Council has no objection to the application to vary a premises licence at Castle & Ball, High Street, Marlborough to vary/add:

- Sale or supply of alcohol by retail from 10.00am daily
- Non-standard timings: from the end of permitted hours New Years Eve to the beginning of permitted hours New Years Day

466/23 SPEED INDICATOR DEVICES (SID)

Members noted the most recent data downloaded from SIDs at Kingsbury Street, Herd Street and Bath Road.

467/23 TOWN CENTRE WORKING PARTY

Members noted the Town Clerk's report, and that the new street furniture should be installed in the High Street before the end of March. A dedicated member of the Grounds Team had begun painting railings and other street furniture black to match the scheme; this would continue over the next two weeks weather permitting.

468/23 COUNCILLOR BRIEFING NOTE

Members noted Briefing Note 24-02 concerning partnership with Wessex Rivers Trust to promote the upgrade of private homeowner septic tanks with sewage treatment plants in the Hampshire Avon catchment as part of a nutrient mitigation strategy. Whilst this would have little impact on Marlborough (which was outside the Hampshire Avon catchment), Members asked whether a similar scheme was being considered in partnership with Thames Water in the Kennet catchment.

RESOLVED: to ask Wiltshire Council whether a similar scheme could be considered for the Kennet catchment

469/23 TEMPORARY ROAD CLOSURES

Members noted that Wiltshire Council had issued an Order under Section 14(1) of the Road Traffic Regulation Act 1984 to close temporarily to all traffic:

C6 (part), Mildenhall and Ramsbury; from its junction with Sound Copse Lane for a distance of approximately 500m in an easterly direction between 22:00 on 17 April and 08:00 on 18 April to enable Scottish and Southern Power Distribution to carry out works to change a rotten pole

The meeting closed at 7.46 pm

c) To sign the updated minutes of meeting held 18 March 2024

Minute numbers have been corrected:

Marlborough Town Council



Planning Committee

Minutes of a meeting of the Planning Committee held Monday, 18 March 2024 in the Court Room, Marlborough Town Hall at 7pm

PRESENT	Councillor Mervyn Hall	Chair
	Councillor Nicholas Fogg	Town Mayor (<i>ex officio</i>)
	Councillor Andrew Ross	
	Councillor Noel Barrett-Morton	
	Councillor Mark Cooper	
	Councillor Kym-Marie Cleasby	
	Councillor Jane Davies	
	Councillor Susannah O'Brien	
	Councillor Emily Trow	
	Councillor Bethany Kohrt	
	Richard Spencer-Williams	Town Clerk
	Dawn Whitehall	Corporate Services Officer
ALSO PRESENT	Neil Goodwin	Marlborough.News
	4 members of the public	

PUBLIC QUESTION TIME

Peter Morgan represented **Manton Residents Association (MRA)** at the meeting. He asked the Committee to lodge an objection on the town's behalf to a planning application for a grain store in Preshute parish to support the objection being lodged by Preshute Parish Council. MRA was concerned about the visual impact on the AONB, a recognised 'top walk' for residents and tourists, and the unsuitability of Downs Lane and apparent proposed use of a footpath/farm track for regular heavy goods vehicle movements. The **Chair** confirmed that his comments would be considered when Members discussed the application at agenda item 7(a).

Malcolm Exeter (resident) referred to a previous request and ongoing discussions with Wiltshire Council (WC) Highways Officers for safety improvements for pedestrians at Poulton Hill. He was grateful for recent works to clear vegetation, and asked whether there was any update on other safety requests: triple white lines across the road and a

thick white line alongside the pavement to denote the kerb position. The **Town Clerk** agreed to follow up with a Highways Engineer in the first instance.

ACTION: Town Clerk to discuss white line painting at Poulton Hill with WC Highways officers, and whether this should be raised as a separate Highways Improvement Request

David Hammond (resident) referred to a planning application at land near Little Thatch on Stonebridge Lane. While a 1-bed dwelling had previously been approved, the new application was for a larger dwelling. Mr Hammond raised concerns about the impact on already-compromised parking availability in St Martins and nearby streets. The **Chair** confirmed that his comments would be considered when Members discussed the application at agenda item 7(d), and noted that another planning application in the same area might compound the impact on parking.

Alyson Hesketh (Timefinders senior life specialists) asked what steps the Town Council could take to ensure as a town that the elderly and vulnerable would be provided with financial services when the last remaining bank (Lloyds) closes in November, and whether an approach could be made to create a banking hub at the same location. The **Chair** confirmed that an item would be added to the Full Town Council meeting on 25 March allowing for a full discussion.

Neil Goodwin (Marlborough.News) asked whether anything could be done about bright illuminated advertisements in two shop windows (Specsavers and Space NK) on Marlborough High Street that burned 24-hours, dazzling and disturbing residents. Members confirmed that no advertisement consent planning applications had come before the Committee, and that applications for illuminated signs had been turned down in the past. It was suggested that an informal approach be made in the first instance, while checking the legal status of the signs.

ACTION: Town Clerk to (a) write to Specsavers and Space NK to request that illuminated signs are turned off at night and (b) check planning status

The **Town Clerk** read out a question submitted by a resident who was concerned about the impact of the proposed York Place development and the inadequate provision for parking, which would be to the detriment of existing residents of St Martins. The **Chair** confirmed that the planning application had been called in for discussion at the Eastern Area Committee meeting in Devizes on 21 March 2024.

ACTION: Town Clerk to reply to the resident to inform her about the opportunity to make her case at the Eastern Area Planning Committee

One member of the public left the meeting

470/23 APOLOGIES

Apologies for absence had been received from **Councillors Farrell, Sheppard, Thomas, Lusson and Shantry**

471/23

DECLARATIONS

Councillor Cleasby – agenda item 7(f) – planning application at Cold Harbour Lane – non-pecuniary interest. **Councillor Cooper** – agenda items 11 – Kennet Place Parking and Waiting Restrictions and 12(d) – temporary road closure at Kennet Place – non-pecuniary interest

472/23

CHAIR'S ANNOUNCEMENTS

The **Town Clerk** had circulated a letter to Members confirming that planning application PL/2023/03305 for demolition of the existing buildings and construction of 28 affordable homes together with associated parking, access and landscaping at York Place would be determined at the Eastern Area Planning Committee at Wessex Room - The Corn Exchange, Market Place, Devizes, SN10 1HS on 21 March 2024. The meeting would commence at 3.00pm. **Councillor Davies** confirmed that **Councillor Thomas** was planning to attend and speak against the application on the grounds of inadequate parking provision. Anyone could attend the meeting and she encouraged Members and residents to do so; those wishing to speak would need to register before the meeting started.

473/23

MINUTES

RESOLVED: that the minutes of the meeting held 26 February 2024 were confirmed as a true record and signed by the Chair

474/23

ACTION LOG

Members noted the updated action log.

475/23

PLANNING DECISION NOTICES

Members noted the planning decision notices that had been issued by Wiltshire Council.

476/23

PLANNING APPLICATIONS

a) **PL/2024/01824** – Proposed 1,080 sqm steel portal framed building with lean-to to be used as a grain store together with 720 sqm concrete apron. 1,503 sqm hardstanding area and associated landscaping at Manton Grainstore, Downs Lane, Manton Down for c/o Mike Wilkins, CP Farming Ltd

RESOLVED: that Marlborough Town Council writes a letter of objection to this application, which is in a neighbouring parish but which will have a detrimental impact upon Marlborough Parish residents. Points to emphasise included the proposed development being out of scale for the site; access unsuitable for HGVs; the impact of increased regular HGV movements on the surrounding road network and nearby residents; the archaeological value of the area and harm to visual amenity of the setting in the North Wessex Downs National Landscape and Avebury and Stonehenge World Heritage Site.

b) **PL/2024/01992** – Conversion of outbuildings to the rear of 134-135 High Street, Marlborough to residential use (Use Class C3) comprising of 1 no. 4-bedroom dwelling. Associated internal and external works to include the creation of a series of new window and door openings (utilising existing but bricked up openings

where possible), works to the internal layout of the outbuildings and the blocking up of the existing connection with the adjacent retail unit, rebuild roof and dormer window with raised eaves on lower block, remove existing chimney stack at rear. Form new opening and timber gate, remove abutting wall to Grade II listed wall at the rear of 134-135 High Street, Marlborough for Mr Brown, Habitect Developments Ltd

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

- c) **PL/2024/01980** - Conversion of outbuildings to the rear of 134-135 High Street, Marlborough to residential use (Use Class C3) comprising of 1 no. 4-bedroom dwelling. Associated internal and external works to include the creation of a series of new window and door openings (utilising existing but bricked up openings where possible), works to the internal layout of the outbuildings and the blocking up of the existing connection with the adjacent retail unit, rebuild roof and dormer window with raised eaves on lower block, remove existing chimney stack at rear at the rear of 134-135 High Street, Marlborough for Mr Brown, Habitect Developments Ltd

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

- d) **PL/2024/01251** – Demolition of garage. Erection of 1 no. dwelling with associated landscaping and private amenity space at land adjacent to Little Thatch, Stonebridge Lane, Marlborough for Mr A Knight

RESOLVED: that Marlborough Town Council objects to this development on the grounds of overdevelopment of the site and the impact on residents of St Martins and adjoining roads due to traffic congestion and parking pressures in an area that already has a severe shortage of parking space

ACTION: Councillor Davies to contact Wiltshire Council officers about TTRO 9420 (an Order to close Stonebridge Lane temporarily) to ask whether the Order is related to site preparation work at this site and to check whether the order was premature because planning consent was not yet in place

- e) **PL/2024/00504** – Replace bathroom window at 33 St Martins, Marlborough for Mrs Catherine De Neumann

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

Councillor Cleasby took no part in the discussion of the following item and did not vote

- f) **PL/2024/02526** – Single storey front extension and replacement of existing porch roof at Chandos, Cold Harbour Lane, Marlborough for Mr & Mrs Stokes

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

476/23

WORKS TO TREES

- a) **PL/2024/02136** – T1 Oak: sympathetically reduce lateral canopy spread by 1.5-2 metres and reduce height by 2 metres to a finished height of approximately 14 metres. T2 Ash: fell Ash tree exhibiting early signs of Ash Dieback and

overhanging a care home garden. T3 Tulip Tree: sympathetically reduce lateral canopy spread by 1 metre and reduce height by 2 metres to a finished height of approximately 12 metres at Merlin Court, Hyde Lane, Marlborough for Mr Ferreria
RESOLVED: that Marlborough Town Council has no objection to this application

- b) **PL/2024/02358** – T1: re-pollard Lime tree. T2: re-pollard Lime tree at Wye House and land rear of Wye House, Barn Street, Marlborough for Steve Richardson, SR Tree and Grounds Contractors Limited

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

477/23 HIGHWAY IMPROVEMENTS

RESOLVED: that Marlborough Town Council supports the submission of a request for actions to improve visibility to a blind access at Wye House, Barn Street, Marlborough for consideration at the Wiltshire Council Area Board Local Highway and Footway Improvements Group

478/23 SPEED INDICATOR DEVICES (SID)

Members noted the most recent data downloaded from SIDs at George Lane between 14-28 February and at Herd Street between 2 February-11 March.

479/23 KENNET PLACE PARKING AND WAITING RESTRICTIONS

Members noted the update about a recent consultation, and that as objections had been received a report would be placed before the Wiltshire Council Cabinet Member for Transport, Street Scene and Flooding for decision.

480/23 TEMPORARY ROAD CLOSURES

Members noted Orders issued by Wiltshire Council under Section 14(1) of the Road Traffic Regulation Act 1984 to close temporarily to all traffic:

- a) **TTRO 9420 – Stonebridge Lane**, Marlborough from its junction with Vicarage Close for its entire length between 15 April and 27 August to enable Arch Angel Construction to carry out site preparation, foundation and associated maintenance works
Members noted the action in 276/23 above for **Councillor Davies** to contact Wiltshire Council to check whether the order had been issued prematurely or could be rescinded pending the outcome of planning application PL/2024/01251
- b) **TTRO 9394 – Figgins Lane**, Marlborough from its junction with A4 for a distance of approximately 80m in a south easterly direction between 22-26 April to enable Gigaclear to carry out excavation of a narrow trench to install 4 inch ducting through Figgins Lane to provide fibre to nearby properties
- c) **TTRO 9408 – The Green**, Marlborough from its junction with Oxford Street for its entire length from 29 April for 5 days to enable Gigaclear to carry out excavation of a narrow trench to install 4 inch ducting through The Green to provide fibre to nearby properties

- d) TTRO 9409 – Kennet Place, Marlborough** from its junction with The Parade for a distance of approximately 80m in a south westerly direction to enable Gigaclear to carry out excavation of a narrow trench to install 4 inch ducting through Kennet Place to provide fibre to nearby properties

The meeting closed at 7.47 pm

#	Description	Min No	Assigned to	Status	Meeting Date	Notes
1	Traffic survey - gain support from Wiltshire Council	213/21	Town Clerk and Councillor Hall/ Wiltshire Councillors	In progress	4 October 2021	<p>Pending outcome of Area Board 12.10.21. 15/11/2021: 278/21: Officers have agreed to provide an introduction to Atkins.</p> <p>10.01.22: discussed at a meeting with Wiltshire Councillors. Cllr. Davies to chase the Officer (Dave Thomas)</p> <p>07.02.22: a meeting date arranged for 17 Feb at 3pm</p> <p>21.02.22: positive meeting. get a brief from WC to provide a costed proposal to do a survey – will be data collection. Data will allow modelling e.g. look at junctions etc to improve traffic flow. Cost £5-10K? Will be via cameras at 5 or 6 roads into town, facing different directions</p> <p>15.08.22: Cost amended to £40-45K, WC pay perhaps £15K. If so, are we committed to Atkins? Will WC acknowledge others? CT to follow up</p> <p>05.09.22: CT has followed up</p> <p>13.09.22: response circulated by email - possible, additional cost, tender process would determine best price</p> <p>26.09.22: LHFIG recommendation is to make a substantive bid for funding.</p> <p>17.10.22: Councillor Thomas questioned whether a comment in Min. 161/22 related to LHFIG advice about a traffic survey was correct. 28 11 22 Traffic Survey to be considered in 2023 24 budget. 12 12 22 Budget agreed.</p> <p>20.03.23 BoA confirmed to move forward in parallel. 25 8 23 WC contacted MTC to inform that cost of traffic modelling has increased by £10,029. On FC agenda 11 9 23 to re-agree budget addition of £6017. 12.9.23 FC agreed additional funds on 11 9 23. Cllr CT negotiating with WC.</p> <p>22 9 23 Cllr CT confirmed cost now agreed as £49k, with cost to MTC of £32,666. Initial Project meeting held 22 11 23, Cllr ET, MH and RSW attended on behalf of MTC</p> <p>8.1.24: Modelling in progress. Report expected after 21 February</p> <p>26.2.24 TC to check final cost of the survey</p> <p>25.4.24 Project Group met on 17 4 24 and were presented possible modelling scenarios. Feedback was received by Atkins who will present option/s at next traffic modelling project meeting on 22 5 24</p>

#	Description	Min No	Assigned to	Status	Meeting Date	Notes
5	To ask the originator of the High Street crossing petition (Mrs Vera Hamblin) for views on the current CATG proposals, and to seek a meeting with a Highways Engineer to clarify the options available, to be reviewed at the next meeting		Town Clerk	In Progress	31 August 2021	<p>Town Clerk spoke to Mrs Hamblin on 25.10.21. Mrs Hamblin's view was that what was needed was a 'proper' crossing that suitably assisted those in particular with 'vulnerabilities' such as impaired vision or mobility to safely cross the large and busy High Street. A 'soft' crossing scheme as proposed she felt was inadequate for the needs of many of Marlborough residents. On 1.11.21 Cllrs Hall, Thomas, Sheppard, & Town Clerk met WC Highways engineer, Martin Cook to discuss ideas/options. MR undertook to see what scheme could be devised to cross High St near where Waitrose is located.</p> <p>10.01.22: Cllr Thomas submitted CATG request to MTC on 14.3.22. MTC support - CATG request forwarded to WC on 15.3.22.</p> <p>06 06 2022: Mrs Hamblin indicated that she was now more willing to accept any location rather than no crossing at all. Request with LHFIG but likely to be subject to a substantive bid once assessed by an engineer. WC Highways engineer to do plan and costing. 28 11 22 Discussed at LHFIG on 24 11 22 - WC Highways to do feasibility plan and costing in readiness for 2023 24 substantive bid in June/July 2023(if feasible). 14.2.23 Plan received from WC Highways on 14.2.23, on agenda 27.2.23 for MTC Planning Committee consideration.</p> <p>27.2.23 Scheme deemed not appropriate/suitable by Planning Committee; referred to Town centre Working Party; LHFIG advised.</p>

#	Description	Min No	Assigned to	Status	Meeting Date	Notes
7	To put the Manton 5-point traffic calming scheme forward for a Substantive Highways Grant		Town Clerk	In Progress	31 August 2021	<p>WC Highways emailed on 1.9.21 with proposal/application requesting advice on feasibility; awaiting response, CATG acknowledge would suit substantive scheme, Scheme needs more work re; costing to prepare for next bid fund. CATG agreed on 3.3.22 to proceed with some actions and retain crossing as larger part of scheme. Manton Residents Association contacted on 9.3.22 to invite to be part of project group. Confirmed wanted to be a part of group on 10.3.22. Confirmed with WC Highways on 10.3.22. Meeting date set for 20.5.22.</p> <p>06.06.22: split into 2 phases - first, calming (road markings etc) plus a survey, £5K + £1.5K. MTC agreed to meet 20%-25% of cost in principle pending detailed report. Second phase more expensive - gates, islands etc.. Awaiting phase 1 plan and costing, and phase 2 plan from WC Highways. 28 11 22 Planning Committee to consider initial Phase 1 and Phase 2 funding contributions on 5 12 22</p> <p>6 12 22 Funding contributions agreed by Planning Committee; email confirmation sent to WC Highways on 7 12 22. 2 3 23 LHFIC advised topographic survey undertaken. 15 5 23 WC Highways aim to plan traffic island aspect of scheme for July 2023 in readiness for substantial funding bid.</p> <p>2 8 23 Town Clerk emailed WC Highways engineer to confirm MTC £6k commitment to project. Traffic island submitted as substantive bid to WC; await outcome</p>

76	CATG: raise highways improvement request seeking safety measures at Frees Avenue	431/21	Town Clerk	In progress	14 March 2022	<p>Discussed at LHFIG on 26.5.22. RSW to arrange site meeting with relevant parties to explore options for consideration.</p> <p>06.06.22: Atkins recommended extend 40mph zone to Rockley boundary, but no reduction of speed limit. CT to follow up with cabinet member to check reason for request was taken into account. Preshute parish may need to be contacted. Site meeting held on the 8.7.22 with Cllrs Davies, Thomas, Mark Thomas (MRFC), Marting Cook (WC), and the Town Clerk. Agreed a number of ideas aimed at a 'package of 'psychological driver calming measures/signage'; awaiting lining, soft crossing plan from Martin Cook. Plan to be submitted to LHFIG. Grounds team have been asked to paint barrier gates. White/yellow lining request has been submitted to WC for existing signs. 2 3 23 Speed Limit referred back to Planning Committee at request of LHFIG for re-consideration of contribution to cost of Rockley location or speed limit (re Preshute contributing).</p> <p>05.09.22: safety plan agreed: some to be purchased/installed by MTC, remainder requested via LHFIG.10 10 12:Awaiting final authorisation and clarification from WC Highways for signs and crossing, and for the engineer to offer site visit time to Town Clerk. 28.10.22 ATC and Highways engineer met; engineer advised signs need to be carried out to WC Highways criteria, with exception of 'crossing point; MTC to action. Signs referred back to LHFIG awaiting new costing from WC re approved contractors. 28 11 22 Discussed at LHFIG on 24 11 22,progressed as priority; needs MTC Planning Committee agreement for Speed Limit review. Await revised costings from WC Highways re: approved contractors to do signs. MTC to install 'white crossing posts' where natural crossing point has been established. 14.2 23 Plans for crossing signs and strips at Frees Avenue received (cost of £2150), Town Clerk agreed to proceed. 'Cemetery' signs may obscure 40mph signs - solution being explored. 20.3.23 agreed to share 25% cost with neighbouring parishes to move speed limit to Rockley.</p> <p>15 3 23 Agreed at LHFIG on 11 3 23 for MTC to pay two thirds' costs. 23 Agreed at LHFIG on 11 3 23 for MTC to pay two thirds costs of £750.23 3 23 Speed Limit referred back to Planning Committee at request of LHFIG for re-consideration of contribution to cost of Rockley location or speed limit (re Preshute contributing). 24 11 23 Proposed new speed limit out for consultation. 19.12.23 WC notified that the consultation on the 40MPH speed limit has ended. As objections were received, details of all letters of objection or support will be considered in a report placed before the Cabinet Member for Transport, Waste, Street Scene and Flooding. Email received from WC: notifying that the consultation is on</p>
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#	Description	Min No	Assigned to	Status	Meeting Date	Notes
89	Safe Crossing Point: Port Hill to The Common.	256/20	Town Clerk	In Progress	2 November 2020	<p>02.11.2020: Written motion presented by Cllr Farrell to support petition presented by Hannah Cartwright. RESOLVED That the Town Council supports this request for a safer crossing point, whether a pedestrian crossing, reduction in the speed limit or by other means. It needs a full and urgent review through CATG and Highways officers. Also, to request a pedestrian count and to seek alternative Wiltshire Council funding options to conduct a whole town transport strategy.</p> <p>Planning Cttee, 15.08.22: TC update - traffic survey had been in wrong location for Police to start risk assessment/enforcement. Too dangerous for Community Speed Watch. Town Clerk in discussions with WC to find way forward. 16 8 22 Cllr CT emailed Police to ask for advice and assistance in progressing this issue.</p> <p>19 8 22 - WC emailed Town Clerk to state traffic survey was done in the best possible location given constraints, and that they had planned meeting to look at how best to collaborate with Police in these situations. 19.8.22 Town Clerk emailed WC to ask for how they would advise to proceed given there is a known speeding issue at this location?</p> <p>05.09.22: JS escalated to PCC/Wilts Police/Wilts Council.28 11 22 Post to be installed by MTC for use of SID on green/ junction with Port Hill/Herd St.</p> <p>7 12 22 MTC reviewed SID guidance, due to distance between proposed location for pole and speed limit post cannot be installed for SID use. 31 3 23 SID guidelines being revisited to reassess if can install pole. RSW re-stated to Police the need for enforcement.</p> <p>15 3 23 Enforcement action taken by Police February & March 2023 ; no evidence for speeding.</p> <p>12.6.23: Cllr Thomas to follow up with WP. Town Clerk re-requested enforcement action at Police Tasking meeting 20 7 23.</p> <p>LHFIG request for 40mph speed limit buffer-zone and traffic calming on agenda for 13 11 23; referred by TCWP - supported by MTC 13 11 23 for referral to LHFIG.</p> <p>Considered by LHFIG on 25.1.24 – Highways Engineer to check whether 40MPH buffer zone is feasible</p>

#	Description	Min No	Assigned to	Status	Meeting Date	Notes
123	Resident Parking Kennet Place		Town Clerk	In Progress	5 December 2022	<p>8 12 22 WC has confirmed request has to go to LHFIG. 8 12 22 Application sent to WC on 2 3 23 LYFIG did not support request. 30 5 23 LHFIG supported resubmission on 11 5 23. 2 8 23 Town Clerk emailed WC Highways to confirm revised proposal as agreed on 24 7 23. WC confirmed proposal and that it will be acceptable to include weekends as suggested within the restricted parking period for the public. Restricted parking times out for consultation – on 5 February 2024 MTC resolved to support the application 27 2 24 WC Traffic Order Team contacted MTC to inform us that the consultation has now ended, and ss objections were received details of all letters of objection or support will be considered in a report placed before the Cabinet Member for Transport, Street Scene & Flooding. WC have undertaken to contact MTC again when a decision has been made regarding this proposal.</p>
143	20 MPH Speed Limit review - LHFIG request		Town Clerk	In Progress	6 February 2023	<p>LHFIG request sent 7 2 23. LHFIG supported request on 11 3 23. MTC to provide additional street names for adding to review. 30 5 23 MTC WP to meet 8 6 23 to review. 13 6 23 WC Highways emailed with preferred review locations; 1.London Road – section from Elcot Lane junction to the double mini roundabout 2. Salisbury Road – Tesco roundabout to the double mini roundabout 3.George Lane – end to end 4.Pewsey Road – St Peter’s roundabout to junction with George Lane 5.Bridewell Rd – St Peter’ roundabout to junction with College Fields 6. Herd St – Junction St Martins to junction with The Common 7.The Common – junction Herd St to Kingsbury St 8.Port Hill – junction The Common/Herd St to 50 yards past Golf Club entrance Plus, existing; Kingsbury St, Oxford St, St Martins, High St, New Rd. 4 7 23 WC Highways emailed adding request for Hyde Lane/Cross Lane/ Back Lane/ St Johns Close</p>
145	Liaise to schedule a discussion about a High Street crossing scheme at future TCWP meeting	260/22	Cllr Davies & Town Clerk	In Progress	27 February 2023	TCWP - matter to be fed into process for future agendas.

#	Description	Min No	Assigned to	Status	Meeting Date	Notes
151	Community Speed Watch	359/22	Town Clerk	In Progress	24 April 2023	15 3 23 Town Council to facilitate the creation of local CSW teams and provide publicity to call for people to take part; 12.6.23 Volunteers being recruited 25 9 23 Cllr Trow expressed interest in becoming involved
184	Submit LHFIG application re: High St short stay parking and loading bay	228/23	Town Clerk	In Progress	25 September 2023	Submitted on 2 10 23 24 1 24 Prioritised with action for WC Highways engineer to progress
219	Write to Specsavers and Space NK to ask that illuminated advertisement signs are turned off at night as they disturb residents	PQT	Town Clerk	In progress	18 March 2024	8.4.24 - referred to TCWP to investigate wider implications of High Street lighting to make a recommendation to the Committee
220	Check planning status re illuminated advertisement signs in High Street shops	PQT	Town Clerk	In progress	18 March 2024	25 4 24 TC emailed WC Planning for advice.
223	ACTION: Town Clerk to discuss white line painting at Poulton Hill with WC Highways officers, and whether this should be raised as a separate Highways Improvement request	PQT	Town Clerk	Complete	18 March 2024	25 4 24 WC Highways advised new LHFIG application must be submitted for lining. Resident contacted. LHFIG application received and will be on Planning agenda 20 May. Site meeting with resident & TC scheduled for 8 May to assess.
224	Members to take photos of Gigaclear works and pass to the Town Clerk	514/23	All members as relevant	In progress	8 April 2024	
225	Photograph surfaces prior to TTRO works commencing for Gigaclear in May	514/23	Town Clerk	Complete	8 April 2024	

#	Description	Min No	Assigned to	Status	Meeting Date	Notes
226	Arrange site meeting with Gigaclear	514/23	Town Clerk	Complete	8 April 2024	Had site meeting Oxford St/ Silverless St/The Green on 23 4 24 with Gigaclear & Town Clerk, Cllr Cleasby and Cllr Sadler. Discussed solution for paved footpath along western edge of Green.

To note Planning Decision Notices issued by Wiltshire Council between 1-28 April 2024:

- a) **PL/2024/00504** – 33 St Martins, Marlborough
Replace bathroom window
Decision: Approve with conditions **MTC:** No objection
- b) **PL/2024/01251** – Land adjacent to Little Thatch, Stonebridge Lane, Marlborough
Demolition of garage. Erection of 1 no. dwelling with associated landscaping and private amenity space
Withdrawn by applicant
MTC: Objects on the grounds of overdevelopment of the site and the impact on residents of St Martins and adjoining roads due to traffic congestion and parking pressures in an area that already has a severe shortage of parking space
- c) **PL/2024/01368** – 30 High Street, Marlborough
Comprehensive repair and refurbishment of building externally and internally, including removal of non-original internal partition walls, repair and replacement of defective floorboards, removal of previous tenants hanging sign on front elevation, repair maintenance and replacement of roof, windows and doors with like for like, and repair of rear gable wall with associated works
Decision: Approve with conditions **MTC:** No objection
- d) **PL/2024/02136** – Merlin Court, Hyde Lane, Marlborough
T1 Oak: sympathetically reduce lateral canopy spread by 1.5-2 metres and reduce height by 2 metres to a finished height of approximately 14 metres. T2 Ash: fell, Ash tree exhibiting early stages of Ash dieback and overhangs a care home garden. T3 Tulip Tree: sympathetically reduce lateral canopy spread by 1 metre and reduce height by 2 metres to a finished height of approximately 12 metres
Decision: Approve with conditions **MTC:** No objection
- e) **PL/2024/02293** – Wakefield House, Cardigan Road, Marlborough
Single storey extension, alterations to existing entrance including replacement porch, removal of chimney breast, formation of 2 no. new windows, and internal alterations
Decision: Approve with conditions **MTC:** No objection
- f) **PL/2024/02358** – Wye House and land rear of Wye House, Barn Street, Marlborough
T1: re-pollard Lime tree back to previous pruning points. T2: Re-pollard Lime tree back to previous pruning points
Decision: Approve with conditions **MTC:** No objection
- g) **PL/2024/02526** – Chandos, Cold Harbour Lane, Marlborough
Single storey front extension and replacement of existing porch roof
Decision: Approve with conditions **MTC:** No objection
- h) **PL/2024/02823** – 4 Falkner Close, Marlborough
Single storey rear extension

Decision: Approve with conditions **MTC:** No objection

- i) **PL/2024/03550** – St Peters Mews, The Parade, Marlborough
3 x Lime trees – fell

Decision: Allowed; classified as Dead and Dangerous (DD) (see Appendix 1) **MTC:** Not consulted

ITEM 7

PLANNING APPLICATIONS

To consider Planning Applications received from Wiltshire Council. Councillors and members of the public should contact the Town Clerk by midday on 7 May if they feel any of the following applications need full discussion at the meeting.

- a) [PL/2024/03682](#) – Outline planning permission: some matters reserved
Outline application for a four bedroom dwelling on land adjacent to Glengarry (relating to access, appearance, layout at scale) at Glengarry, Barnfield, Marlborough for Mr K Bridgeman and Mrs C Moylan
- b) [PL/2024/03598](#) – Full planning permission
The development is to add a golf simulator housed in a 7.6M x 5.6M timber structure at Marlborough College, Bath Road, Marlborough for Mr Geraint Morgan
- c) [PL/2024/01992](#) – *Amended plans* – Full planning permission
Conversion of outbuildings to the rear of 134-135 High Street, Marlborough to residential use (Use Class C3) comprising of 1 no. 4-bedroom dwelling. Associated internal and external works to include the creation of a series of new window and door openings (utilising existing but bricked up openings where possible), works to the internal layout of the outbuildings and the blocking up of the existing connection with the adjacent retail unit, rebuild roof and dormer window with raised eaves on lower block, remove existing chimney stack at rear. Form new opening and timber gate, remove abutting wall to Grade II listed wall at Land to the Rear of 134-135 High Street, Marlborough for Habitect Developments Ltd
- d) [PL/2024/01980](#) – *Amended plans* – Listed building consent (Alt/Ext)
Conversion of outbuildings to the rear of 134-135 High Street, Marlborough to residential use (Use Class C3) comprising of 1 no. 4-bedroom dwelling. Associated internal and external works to include the creation of a series of new window and door openings (utilising existing but bricked up openings where possible), works to the internal layout of the outbuildings and the blocking up of the existing connection with the adjacent retail unit, rebuild roof and dormer window with raised eaves on lower block, remove existing chimney stack at rear at Land to the Rear of 134-135 High Street, Marlborough for Habitect Developments Ltd
- e) [PL/2023/11045](#) – *Amended plans* – Householder planning permission
Erection of (H1m) south east west boundary fences; Erection of timber summer house; Erection of timber bin store at 3 Alma Place, Marlborough for Mr Peter Everard

- f) [PL/2024/03683](#) – Listed building consent (Alt/Ext)
Conversion of existing storage area to habitable space with partial removal of an exterior wall and replacement side door at Virginia Cottage, 9 Bath Road, Marlborough for Bob Stacey
- g) [PL/2024/02729](#) – Householder planning permission
Erection of open sided gazebo attached to house to provide shelter for existing patio and provision of cattery running the length of the garden (retrospective) at D’Arenberg House, Chandlers Yard, High Street, Marlborough for Ms Felicity Simpson
- h) [PL/2024/03230](#) – Householding planning permission
Single storey extension at 9 Ducks Meadow, Marlborough for Mrs Emma Rowe
- i) [PL/2024/03286](#) – Consent to display an advertisement
Installation of 3 no. low level fixture/information boards and hanging of temporary advertising boards from the existing segregation barriers from Friday to Sunday during the rugby season (September to April) at Marlborough Rugby Club, Frees Avenue, Marlborough for Mr Mark Thomas

ITEM 8

WORKS TO TREES

To consider an application for Works to Trees received from Wiltshire Council. Councillors and members of the public should contact the Town Clerk by midday on 7 May if they feel the application needs full discussion at the meeting.

[PL/2024/03485](#) – Consent under Tree Preservation Orders
Field Maple trees – line of 6 to 8 – fell 3 – every other Field Maple tree at Little Field/Cotton Field, Thomson Way, Benson Close, Marlborough for Mrs Eleanor Kerrigan, Marlborough College (TPO attached at Appendix 2 as it is not available on the planning portal).

ITEM 9

PLANNING APPEAL

To note that the Inspector has dismissed an appeal (APP/Y3940/W/23/3326539) against refusal of planning application [PL/2022/09471](#) for the erection of a detached dwelling with access, car parking and associated works at Land at High Town, Cross Lane, Marlborough.

The Inspector’s report can be found at Appendix 3 .

Town Clerk
19 4 2024

To consider a request for a litter bin at Cherry Orchard.

Background

The Council has received a request to install a new bin at the top of Cherry Orchard Road, as outlined below:

“I’m emailing on a topic related to my request that is already being processed (residents parking scheme), to ask for your advice please, re: a litter bin.

As you know, the back gate of St John’s School, opens out onto the top of Orchard Road. We have got a big issue with litter being dropped by the students, on a daily basis.

Currently, my neighbour and I do a regular litter pick and we even have our own litter picking sticks! I met with Mr Whittaker, Deputy Head, last week and he’s kindly agreed to look into the students doing a regular litter pick as part of their Duke of Edinburgh activities, or one of the responsibilities of the Student Council.

In addition, I agreed that I would request a litter bin for the top of Orchard Road /outside the back gate of the school, from Marlborough Town Council/Wiltshire Council.”

Tamsin Witt

Implications

Installation

Requires a 600mm paving slab.

Staffing

The Grounds Team can assimilate this into their usual bin run as they already cover the play area at Orchard Road.

Financial

There is £2,000 in the Street Furniture budget. The cost of a bin would be £100-£200 depending on the size and type.

Recommendation

Members are asked to consider the matter and instruct the Town Clerk accordingly.

Town Clerk 25 4 24

ITEM 11

SPEED INDICATOR DEVICES (SID)

To note the most recent data report from the SID at Poulton Hill, 3-15 April 2024 (please see Appendix 4).

SID Locations

There is a SID permanently situated at Herd Street. A second SID is deployed on rotation to:

- Bath Road
- Chopping Knife Lane
- George Lane
- Kingsbury Street
- London Road (2 locations)
- Poulton Hill

The last rotation was Bath Road, and a report will be available for the next meeting. The next rotation will be to George Lane.

Recommendation

Members are asked to note the data report and consider whether any changes are required to the SID location/rotation plan.

Deputy Town Clerk

29 4 2024

ITEM 12

TOWN CENTRE WORKING PARTY

To receive a verbal update.

To note Orders issued by Wiltshire Council under Section 14(1) of the Road Traffic Regulation Act 1984:

a) Temporary Closure of: The Parade (Part), Marlborough (Ref: TTRO 9489)

Notice is hereby given that the Wiltshire Council has made an Order to close temporarily to all traffic:

The Parade (Part), Marlborough;
from its junction with A4 to its
junction with Kennet Place.

To enable: Gigaclear to carry out
excavation of a narrow trench to
install 4-inch ducting through The
Parade to provide fibre to nearby
properties.



Alternative route: via The Parade (unaffected length) – A4 and vice versa.

The closure and diversion route will be clearly indicated by traffic signs.

This Order will come into operation on **3 June 2024** and the closure will be required for **5 days**. It is anticipated that the works will take the stated duration to complete depending upon weather conditions. Access will be maintained for residents and businesses where possible, although delays are likely due to the nature of the works. The Order will have a maximum duration of 18 months.

For further information please contact Gigaclear on 01179 531111.

The closure can also be found on one.network here: <https://one.network/?tm=137869948>

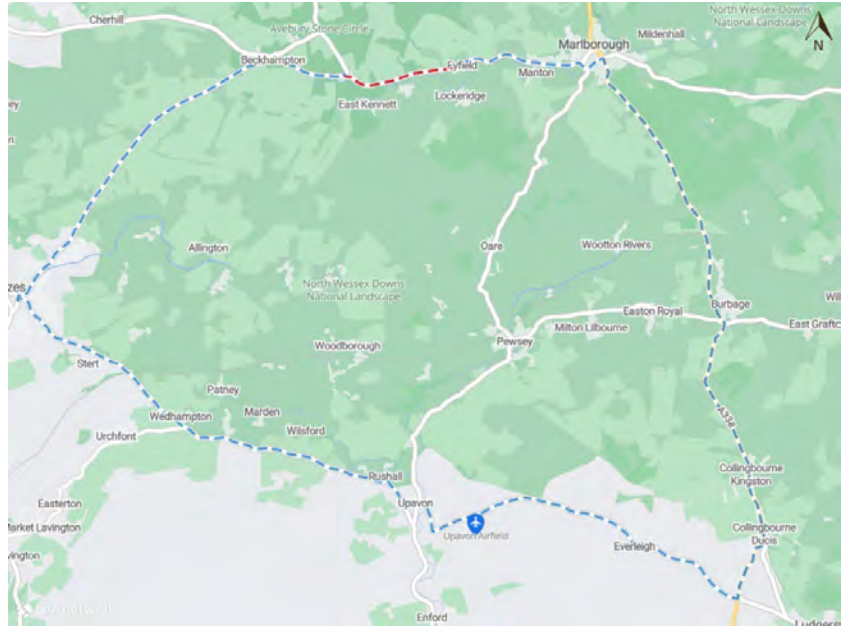
b) A4 (Part), Avebury, West Overton and Fyfield (Ref: TTRO 9522)

Notice is hereby given that the Wiltshire Council has made an Order to close temporarily to all traffic:

A4 (Part), Avebury, West Overton and Fyfield; from its junction with B4003 to outside the property known as Priest Acre Cottage.

To enable: Wiltshire Council to carry out carriageway resurfacing, replacement of road markings, adjustment of ironworks and associated works.

Alternative route: via A4 (unaffected length) – A361 – A342 – A338 – A4 and vice versa.



The closure and diversion will be clearly indicated by traffic signs.

This Order will come into operation on **17 June 2024** and the closure will be required between the hours of **19:00 and 06:00 until 25 June 2024**. It is anticipated that the works will take the stated duration to complete depending upon weather conditions. Access will be maintained for residents and businesses where possible, although delays are likely due to the nature of the works. The Order will have a maximum duration of 18 months.

For further information please contact Wiltshire Council on 0300 456 0105.

The closure can also be found on one.network here: <https://one.network/?tm=137859098>

Town and Country Planning (Tree Preservation) (England) Regulations 2012

Dead Dying or Dangerous Tree(s)

Application Reference Number: PL/2024/03550

Decision Date: 15 April 2024

Agent: Seb Macleod
Particulars of Development: 3 x Lime trees - fell
At: St Peters Mews, The Parade, Marlborough, Wiltshire, SN8
1FG

The Council confirms that the above trees are classified as Dead and Dangerous (DD). The trees can be removed under the Town and Country Planning (Tree Preservation) (England) Regulations 2012. This allows the removal of any protected tree, which is dead or imminently dangerous, without the need to make a formal Tree Work Application to the Council.

Parvis Khansari - Corporate Director, Place

Notes

Section 213 of the Town and Country Planning Act places a duty on landowners to plant replacement trees of an appropriate size and species, in the same or nearby place.

The new trees should be planted within the first available planting season following the removal of the DD tree. The replacement trees should be a suitable species and of similar stature (at maturity).

The applicant should note that this notice does not affect any private property rights and therefore does not authorise the carrying out of any work on land, or entering land outside his/her control.

If such works are required, it will be necessary for the applicant to obtain the landowners consent before work starts.

If the property is sold, the requirement to plant replacement trees passes to successive owners of the land.

TPO NUMBER	453
ADDRESS	TREES TO REAR OF COTTON HOUSE
RESURVEY LAST CARRIED OUT	
SPECIES OF TREES	<p>W1 - Shelterbelt of mixed species including: Whatever species standing within the Area.</p> <p>W1, including: field maple x19, Ash x10, Beech x4, whitebeam x17, Yew x23, pines - spp x1.</p>

TPO 453 – Marlborough

K/54004/TR1 22/03/2006 *App. Type:* WORK TO TPO TREES
Proposal: Works to trees to the rear of the property, within the belt of trees protected by tree preservation order 453_W1. The work is to consist of the felling and stump removal of 1 field maple, 1 beech and 1 ash tree and the crown raising and thinning of two field maple trees by 20%.

Location: Land to the rear of 17 College Fields Marlborough Wiltshire.
Applicant: Estate Manager: Marlborough College, Marlborough College, Marlborough, Wiltshire, SN8 1PA

Agent: Mr Oliver, Newlands, West Overton, Nr Marlborough, Wilts, SN8 4ER

Grid Ref: SU17905,68868
Case Officer: **Simon Turner**

Decision: Approved with conditions **Dated: 04/05/06**

Town and Country Planning Act 1990

*Insert title
of Order
(including year)*

**Trees to the rear of Cotton House
Bath Road, Marlborough, Wiltshire 2005**

TREE PRESERVATION ORDER, 2005

*Insert name
of Council*

The District Council of Kennet
in exercise of the powers conferred on them by sections 198 [201^(a)] [and] 203 [~~and 300~~] of the Town
and Country Planning Act 1990^(b) [~~and with the consent of the Name of appropriate Authority~~]

*Insert name
of
appropriate
authority*

hereby make the following Order :-

Citation

Insert title **1.** This Order may be cited as Trees to the rear of Cotton House, Bath Road, Marlborough, Wiltshire 2005

*of Order
(including
year)*

Interpretation

*Name of
Council
making the
Order*

2. In this Order “the authority” means the District Council of Kennet
and unless the context otherwise requires, any reference in this Order to a numbered section is a
reference to the section so numbered in the Town and Country Planning Act 1990.

[Application of section 201

Insert date

3. The authority hereby direct that section 201 (provisional tree preservation orders) shall apply to this
Order and, accordingly, this Order shall take effect provisionally on *16th May 2005*.

Prohibited acts in relation to trees

4. Without prejudice to subsections (6) and (7) of section 198 (power to make tree preservation orders)^(c)
[or subsection (3) of section 200 (orders affecting land where Forestry commissioners interested)], and
subject to article 5, no person shall –

- (a) cut down, top, lop, uproot, wilfully damage or wilfully destroy: or
- (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful
destruction of,

any tree specified in Schedule 1 to this Order or comprised in a group of trees or in a woodland so
specified, except with the consent of the authority and, where such consent is given subject to conditions,
in accordance with those conditions.

Exemptions

- 5.** (1) Nothing in article 4 shall prevent–
- (a) the cutting down, topping, lopping or uprooting of a tree by or at the request of statutory
undertaker, where the land on which the tree is situated is operational land^(d) of the statutory
undertaker and the work is necessary–

(a) Under section 199(1), tree preservation orders generally do not take effect until confirmed, but a direction may be given under section 201
for an order to take provisional effect immediately.

(b) Where the Order is to be made under the sections cited *and* section 300 of the Town and County Planning Act 1990, all those provisions
should be cited, as should the fact of the consent of the appropriate authority. As to the circumstances in which the consent of the Forestry
Commission is required (and should be cited) see section 200(1) of the Act.

(c) Subsection (6) of section 198 exempts from the application of tree preservation orders the cutting down, uprooting, topping or lopping of
trees which are dying, dead or have become dangerous, or the undertaking of those acts in compliance with obligations imposed by or under
an Act of Parliament or so far as may be necessary for the prevention or abatement of a nuisance. Subsection (7) of that section makes
section 198 subject to section 39(2) of the Housing and Planning Act 1986 (c.63) (saving for effect of section 2(4) of the Opencast Coal Act
1958 on land affected by a tree preservation order despite its repeal) and section 15 of the Forestry Act 1967 (c.10) (licences under that Act
to fell trees comprised in a tree preservation order).

- (i) in the interest of the safe operation of the undertaking;
 - (ii) in connection with the inspection, repair or renewal of any sewers, mains, pipes, cables or other apparatus of the statutory undertaker; or
 - (iii) to enable the statutory undertaker to carry out development permitted by or under the Town and Country Planning (General Permitted Development) Order 1995^(e);
- (b) the cutting down, topping, lopping or uprooting of a tree cultivated for the production of fruit in the course of a business or trade where such work is in the interests of that business or trade;
 - (c) the pruning, in accordance with good horticultural practice, of any tree cultivated for the production of fruit;
 - (d) the cutting down, topping, lopping or uprooting of a tree where that work is required to enable a person to implement a planning permission (other than an outline planning permission or, without prejudice to paragraph (a)(iii), a permission granted by or under the Town and Country Planning (General Permitted Development) Order 1995) granted on an application under Part III of the Act, or deemed to have been granted (whether for the purposes of that Part or otherwise);
 - (e) the cutting down, topping, lopping or uprooting of a tree by or at the request of the Environment Agency to enable the Agency to carry out development permitted by or under the Town and Country Planning (General Permitted Development) Order 1995;
 - (f) the cutting down, topping, lopping or uprooting of a tree by or at the request of a drainage body where that tree interferes, or is likely to interfere, with the exercise of any of the functions of that body in relation to the maintenance, improvement or construction of watercourses or of drainage works, and for this purpose “drainage body” and “drainage” have the same meanings as in the Land Drainage Act 1991^(a); or
 - (g) without prejudice to section 198(6)(b), the felling or lopping of a tree or the cutting back of its roots by or at the request of, or in accordance with a notice served by, a licence holder under paragraph 9 of Schedule 4 to the Electricity Act 1989^(b)
- (2) In paragraph (1), “statutory undertaker” means any of the following –
- a person authorised by any enactment to carry on any railway, light railway, tramway, road transport, water transport canal, inland navigation, dock, harbour pier or lighthouse undertaking, or any undertaking for the supply of hydraulic power,
 - a relevant airport operator (within the meaning of Part V of the Airports Act 1986)^(c),
 - the holder of a licence under section 6 of the Electricity Act 1989,
 - a public gas transporter,
 - the holder of a licence under section 7 of the Telecommunications Act 1984^(d) to whom the telecommunications code (within the meaning of that Act) is applied,
 - a water or sewerage undertaker,
 - the Civil Aviation Authority or a body acting on behalf of that Authority,
 - the Post Office.

Applications for consent under the Order

6. An application for consent for the cutting down, topping, lopping or uprooting of any tree in respect of which this Order is for the time being in force shall be made in writing to the authority and shall –

- (a) identify the tree or trees to which it relates (if necessary, by reference to a plan);
- (b) specify the work for which consent is sought; and
- (c) contain a statement of the applicant's reasons for making the application.

Application of provisions of the Town and Country Planning Act 1990 relating

7. (1) The provisions of the Town and Country Planning Act 1990 relating to registers, applications, permissions and appeals mentioned in column (1) of Part I of Schedule 2 to this Order shall have effect, in relation to consents under this Order and applications for such consent, subject to the adaptations and modifications mentioned in column (2)

(a) 1991 c.59 *see* section 72.
 (b) 1989 c.29.
 (c) 1986 c.31.
 (d) 1984 c.12.

- (2) The provisions referred to in paragraph (1), as so adapted and modified are set out in Par II of that Schedule.

Directions as to replanting

8. (1) Where consent is granted under this Order for the felling in the course of forestry operations of any part of a woodland area, the authority may give to the owner of the land on which that part is situated (“the relevant land”) a direction in writing specifying the manner in which and the time within which he shall replant the relevant land.

- (2) Where a direction is given under paragraph (1) and trees on the relevant land are felled (pursuant to the consent), the owner of that land shall replant it in accordance with the direction.
- (3) A direction under paragraph (1) may include requirements as to—
- species;
 - number of trees per hectare;
 - the preparation of the relevant land prior to the replanting; and
 - the erection of fencing necessary for the protection of the newly planted trees.

Compensation

9. (1) If, on a claim under this article, a person establishes that loss or damage has been caused or incurred in consequence of –

- the refusal of any consent required under this Order; or
- the grant of any such consent subject to conditions,

he shall, subject to paragraphs (3) and (4), be entitled to compensation from the authority.

- (2) No claim, other than a claim made under paragraph (3), may be made under this article—
- if more than 12 months have elapsed since the date of the authority’s decision or, where such a decision is the subject of an appeal to the Secretary of State, the date of the final determination of the appeal; or
 - if the amount in respect of which the claim would otherwise have been made is less than £500.

(3) Where the authority refuse consent under this Order for the felling in the course of forestry operations of any part of a woodland area, they shall not be required to pay compensation to any person other than the owner of the land and such compensation shall be limited to an amount equal to any depreciation in the value of the trees which is attributable to deterioration in the quality of the timber in consequence of the refusal.

- (4) In any other case, no compensation shall be payable to a person—
- for loss of development value or other diminution in the value of the land;
 - for loss or damage which, having regard to the statement of reasons submitted in accordance with article 6(c) and any documents or other evidence submitted in support of any such statement, was not reasonably foreseeable when consent was refused or was granted subject to conditions;
 - for loss or damage reasonably foreseeable by that person and attributable to his failure to take reasonable steps to avert the loss or damage or to mitigate its extent; or
 - for costs incurred in appealing to the Secretary of State against the refusal of any consent required under this Order or the grant of any such consent subject to conditions.

(5) Subsections (3) to (5) of section 11 (terms of compensation on refusal of licence) of the forestry Act 1967 shall apply to the assessment of compensation under paragraph (3) as it applies to the assessment of compensation where a felling licence is refused under section 10 (application for felling licence and decision of commissioners thereon) of that Act as if for any reference to a felling licence there were substituted a reference to a consent required under this Order and for the reference to the Commissioners there were substituted a reference to the authority.

(6) In this article—

“development value” means an increase in value attributable to the prospect of development; and, in relation to any land, the development of it shall include the clearing of it; and

“owner” has the meaning given to it by section 34 of the Forestry Act 1967.

[Application to trees to be planted pursuant to a condition

10. In relation to the tree[s] identified in the first column of Schedule 1 by the letter "C", being [a tree] [trees] to be planted pursuant to a condition (being a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees)), this Order takes effect as from the time when [that tree is planted] [those trees are planted.]

[Orders made by virtue of section 300

11. This Order takes effect in accordance with subsection (3) of section 300 (tree preservation orders in anticipation of disposal of Crown land).]

Dated this 16th day of May 2005 (month and year)

(if the Council's Standing Orders require the sealing of such documents:)

[The common Seal of the District Council of Kennet was hereunto affixed in the presence of -

Chairman of Common Development Executive Committee

Solicitor to the Council Main Miller

(if the Council's Standing Orders do not require the sealing of such documents:)

[Signed on behalf of the (name of Council)]



Authorised by the Council to sign in that behalf]

MIN No.	65 Case 23402
CHECK BY	<i>[Signature]</i>

[CONFIRMATION OF ORDER

[This Order was confirmed by the (name of Council) without modification of the 22nd day of July 2005.

(month and year)]OR

~~[This Order was confirmed by the (name of Council) subject to the modifications indicated by (state how indicated)~~

on the day of (month and year)]

[Signature]
Authorised by the Council to sign in that behalf]

[DECISION NOT TO CONFIRM ORDER

A decision not to confirm this Order was taken by the (name of Council) on the day of (month and year)

Authorised by the Council to sign in that behalf]

[VARIATION OF ORDER

This Order was varied by the (name of Council) on the day of (month and year) under the reference number

Authorised by the Council to sign in that behalf]

[REVOCATION OF ORDER

This Order was revoked by the (name of Council) on the day of (month and year) under the reference number

Authorised by the Council to sign in that behalf]

**SCHEDULE 1
SPECIFICATION OF TREES**

Article 4

**Trees specified individually
(encircled in black on the map)**

<i>Reference on Map</i>	<i>Description</i>	<i>Situation*</i>
None	-	-

Trees specified by reference to an area

(within a dotted black line on the map)

<i>Reference on Map</i>	<i>Description</i>	<i>Situation*</i>
None	-	-

Groups of Trees

(within a broken black line on the map)

<i>Reference on Map</i>	<i>Description</i>	<i>Situation*</i>
None	-	-

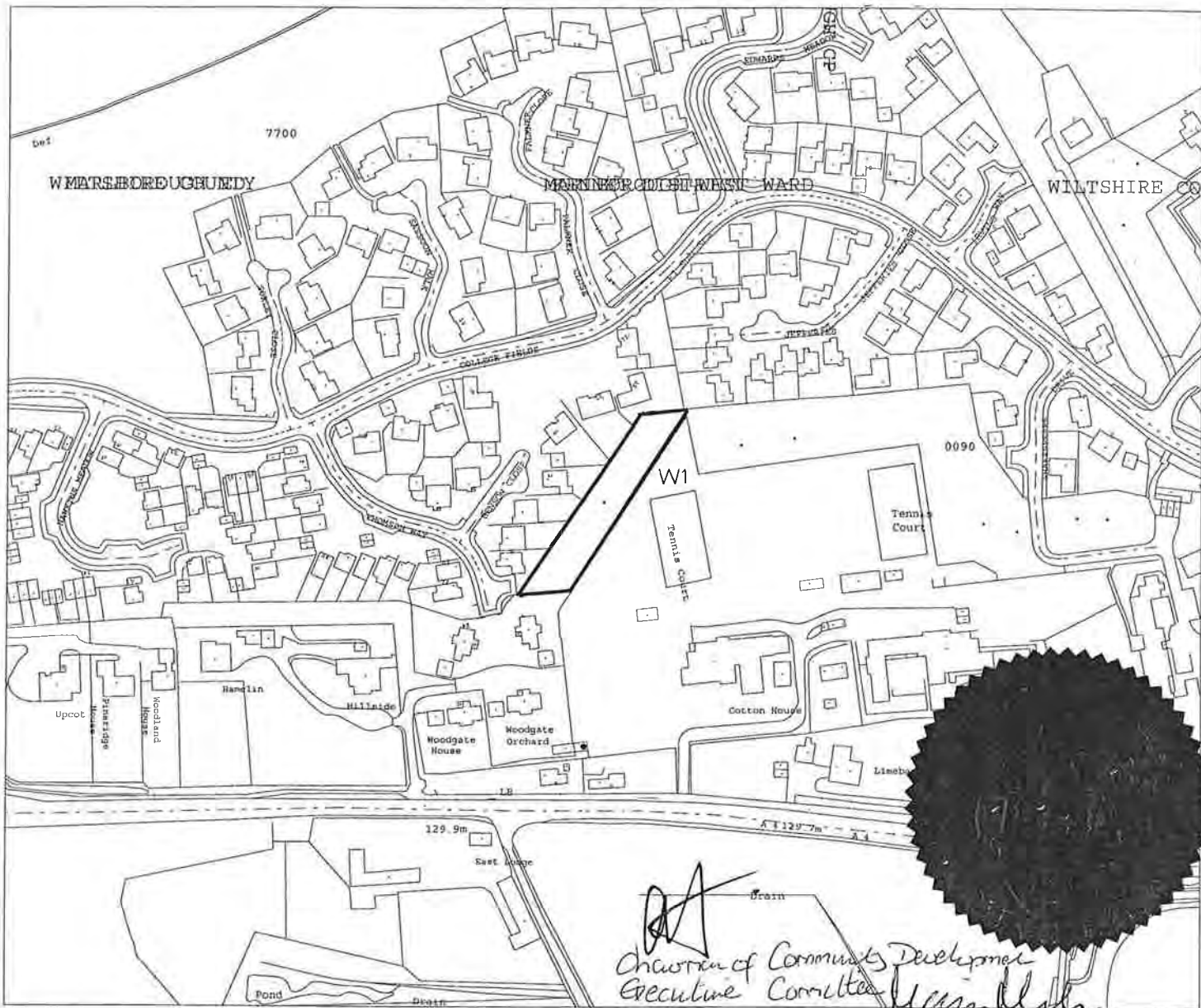
Woodlands

(within a continuous black line on the map)

<i>Reference on Map</i>	<i>Description</i>	<i>Situation*</i>
W1	Shelterbelt of mixed species including whatever species standing within the area W1 including: Field maple x 19 Ash x 10 Beech x 4 Whitebeam x 17 Yew x 23 Prunus species x 1	Belt of regimentally planted trees to the east of Benson Close planted around the 1970's. Group now uneven due to past thinning operations National Grid Reference SU 1792 6886

* complete if necessary to specify more precisely the position of the trees.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Kennet District Council, Licence No. 078328, 1999.



[Signature]
 Chairman of Community Development
 Executive Committee
 Solicitor to the Council

TOWN AND COUNTRY PLANNING ACT, 1990, SECTION 20
Provisional Tree Preservation Order
Trees to the rear of Cotton House
Bath Road, Marlborough, Wiltshire 2005

MIN No.	65 Council 23-402
CHK'D BY	<i>[Signature]</i>

KENNET
 District Council



Scale 1:2500

Browfort, Bath Road, Devizes, Wiltshire SN10 2AT
 Tel: (Devizes) 01380 724911 Fax: 01380 729146

Date 09/03/05

SCHEDULE 2
PART I

Provisions of the Town and Country Planning Act 1990 applied with adaptations or modifications

Provisions of the Town and Country Planning Act 1990	Adaptation or Modification
Section 69 (registers)	<p>(a) In subsection (1) –</p> <p>(i) omit –</p> <p>“in such manner as may be prescribed by a development order”,</p> <p>“such” in the second place where it appears, and</p> <p>“as may be so prescribed”, and</p> <p>(ii) substitute “matters relevant to tree preservation orders made by the authority” for “applications for planning permission”.</p> <p>(b) In subsection (2) –</p> <p>(i) after “contain” insert “, as regards each such order”; and</p> <p>(ii) for paragraphs (a) and (b) substitute –</p> <p>“(a) details of every application under the order and of the authority’s decision (if any) in relation to each such application, and</p> <p>(b) a statement as to the subject-matter of every appeal under the order and of the date and nature of the Secretary of State’s determination of it.”</p> <p>(c) Omit subsections (3) and (4) (as required by section 198(4)).</p>
Section 70 (determination of applications: general considerations)	<p>(a) In subsection (1) –</p> <p>(i) substitute –</p> <p>“Subject to subsections (1A) and (1B), where” for “Where”;</p> <p>“the authority” for “a local planning authority”;</p> <p>“consent under a tree preservation order” for “planning permission” where those words first appear; and</p> <p>“consent under the order” for “planning permission” in both of the other places where those words appear;</p> <p>(ii) after “think fit”, insert –</p> <p>“(including conditions limiting the duration of the consent or requiring the replacement of trees)”; and</p> <p>(iii) omit “subject to sections 91 and 92.”.</p> <p>(b) After subsection (1) insert –</p> <p>“(1A) Where an application relates to an area of woodland, the authority shall grant consent so far as accords with the practice of good forestry, unless they are satisfied that the granting of consent would fail to secure the maintenance of the special character of the woodland or the woodland character of the area.</p> <p>(1B) Where the authority grant consent for the felling of trees in a woodland area they shall not impose conditions requiring replacement where such felling is carried out in the course of forestry operations (but may give directions for securing replanting).”.</p> <p>(c) omit subsections (2) and (3).</p>
Section 75 (effect of planning permission)	<p>(a) In subsection (1) substitute –</p> <p>(i) “Any” for the words from “Without” to “any”;</p> <p>(ii) “consent under a tree preservation order” for “planning permission to develop land”;</p> <p>(iii) “the consent” for “the permission”; and</p> <p>(iv) “the land to which the order relates” for “the land”.</p> <p>(b) Omit subsections (2) and (3).</p>
Section 78 (right to appeal against planning decisions and failure to take such decisions)	<p>(a) In subsection (1) substitute –</p> <p>(i) “the authority” for “a local planning authority”;</p> <p>(ii) “consent under a tree preservation order” for “planning permission” in the first place where those words appear;</p> <p>(iii) “consent under such an order” for “planning permission” in the second place where those words appear;</p> <p>(iv) for paragraph (c) substitute –</p> <p>“(c) give a direction under a tree preservation order, or refuse an application for any consent, agreement or approval of that authority required by such a direction; or</p> <p>(d) fail to determine any such application as is referred to in paragraph (a) to (c) within the period of 8 weeks beginning with the date on which the application was received by the authority.”.</p> <p>(b) Omit subsection (2)</p> <p>(c) In subsection (3) for “served within such time and in such manner as may be prescribed by a development order.” substitute –</p> <p>“in writing addressed to the Secretary of State, specifying the grounds on which the appeal is made; and such notice shall be served –</p> <p>(a) in respect of a matter mentioned in any of paragraphs (a) to (c) of subsection (1), within the period of 28 days from the receipt of notification of the authority’s decision or direction or within such longer period as the Secretary of State may allow;</p> <p>(b) in respect of such a failure as is mentioned in paragraph (d) of that subsection, at any time after the expiration of the period mentioned in that paragraph, but if the authority have informed the applicant that the application has been refused, or granted subject to conditions, before an appeal has been made, an appeal may only be made against that refusal or grant.”.</p> <p>(d) For subsection (4), substitute –</p> <p>“(4) The appellant shall serve on the authority a copy of the notice mentioned in subsection (3).”.</p> <p>(e) For subsection (5), substitute –</p> <p>“(5) For the purposes of the application of section 79(1), in relation to an appeal made under subsection (1)(d), it shall be assumed that the authority decided to refuse the application in question.”.</p>
Section 79 (determination of appeals)*	<p>(a) In subsections (1) and (2), substitute “the authority” for “the authority” for the “local planning authority”.</p> <p>(b) Omit subsection (3).</p> <p>(c) In subsection (4), substitute –</p> <p>(i) “section 70(1), (1A) and (1B)” for “sections 70, 72(1) and (5), 73 and 73A and Part I of Schedule 5”;</p> <p>(ii) “consent under a tree preservation order” for “planning permission”; and</p> <p>(iii) “the authority” for “the local planning authority and a development order may apply, with or without modifications, to such an appeal any requirements imposed by a development order by virtue of section 65 or 71.”.</p> <p>(d) Omit subsections (6) and (6A).</p> <p>(e) In subsection (7), omit the words after “section 78”.</p>

* Section 79 was amended by the Planning and Compensation Act 1991 (c.34), section 18 and Schedule 7, paragraph 19.

PART II
PROVISIONS OF THE TOWN AND COUNTRY PLANNING ACT 1990,
AS ADAPTED AND MODIFIED BY PART I

The following provisions of the Town and Country Planning Act 1990, as adapted and modified by Part I of this Schedule, apply in relation to consents, and applications for consent, under this Order.

Section 69

- (1) Every local planning authority shall keep a register containing information with respect to matters relevant to tree preservation orders made by the authority.
- (2) The register shall contain, as regards each such order –
- (a) details of every application under the order and of the authority's decision (if any) in relation to each such application, and
 - (b) a statement as to the subject-matter of every appeal under the order and of the date and nature of the Secretary of State's determination of it.
-
- (5) Every register kept under the section shall be available for inspection by the public at all reasonable hours.

Section 70

- (1) Subject to subsections (1A) and (1B), where an application is made to the authority for consent under a tree preservation order –
- (a) they may grant consent under the order, either unconditionally or subject to such conditions as they think fit (including conditions limiting the duration of the consent or requiring the replacement of trees); or
 - (b) they may refuse consent under the order.

(1A) Where an application relates to an area of woodland, the authority shall grant consent so far as accords with the practice of good forestry, unless they are satisfied that the granting of consent would fail to secure the maintenance of the special character of the woodland or the woodland character of the area.

(1B) Where the authority grant consent for the felling of trees in a woodland area they shall not impose conditions requiring replacement where such felling is carried out in the course of forestry operations (by may give directions for securing replanting).

Section 75

Any grant of consent under a tree preservation order shall (except in so far as the consent otherwise provides) enure for the benefit of the land to which the order relates and for all persons for the time being interested in it.

Section 78

- (1) Where the authority –
- (a) refuse an application for consent under a tree preservation order or grant it subject to conditions;
 - (b) refuse an application for any consent, agreement or approval of that authority required by a condition imposed on a grant consent under such an order or grant it subject to conditions;
 - (c) give a direction under a tree preservation order, or refuse an application for any consent, agreement or approval of that authority required by such a direction; or
 - (d) fail to determine any such application as is referred to in paragraphs (a) to (c) within the period of 8 weeks beginning with the date on which the application was received by the authority,

the applicant may by notice appeal to the Secretary of State.

-
- (3) Any appeal under this section shall be made by notice in writing addressed to the Secretary of State, specifying the grounds on which the appeal is made; and such notice shall be served –
- (a) in respect of a matter mentioned in any of paragraphs (a) to (c) of subsection (1), within the period of 28 days from the receipt of notification of the authority's decision or direction or within such longer period as the Secretary of State may allow;
 - (b) in respect of such a failure as is mentioned in paragraph (d) of that subsection, at any time after the expiration of the period mentioned in that paragraph, but if the authority have informed the applicant that the application has been refused, or granted subject to conditions, before an appeal has been made, an appeal may only be made against that refusal or grant.
- (4) The appellant shall serve on the authority a copy of the notice mentioned in subsection (3).
- (5) For the purposes of the application of section 79(1), in relation to an appeal made under subsection (1)(d), it shall be assumed that the authority decided to refuse the application in question.

Section 79

- (1) On an appeal under section 78 the Secretary of State may –
- (a) allow or dismiss the appeal, or
 - (b) reverse or vary any part of the decision of the authority (whether the appeal relates to that part of it or not),

and may deal with the application as if it had been made to him in the first instance.

(2) Before determining an appeal under section 78 the Secretary of State shall, if either the appellant or the authority so wish, give each of them an opportunity of appearing before and being heard by a person appointed by the Secretary of State for the purpose.

.....

(4) Subject to subsection (2), the provisions of section 70(1), (1A) and (1B) shall apply, with any necessary modifications, in relation to an appeal to the Secretary of State under section 78 as they apply in relation to an application for consent under a tree preservation order which falls to be determined by the authority.

(5) The decision of the Secretary of State on such an appeal shall be final.

.....

(7) Schedule 6 applies to appeals under section 78.

TOWN AND COUNTRY PLANNING ACT 1990

REVOCATION ORDER

KENNET DISTRICT COUNCIL

Devizes Rural District
TREE PRESERVATION ORDER - 1993
Trees on land adjacent to Cotton House, Bath Road
Marlborough, Wiltshire

Made by the District Council on
24th May 1994

Revoked by the District Council on
22nd July 2005

TAKE NOTICE that the Kennet District Council in exercise of the powers conferred upon it in that behalf has this day confirmed the revocation of the above Order.

Further copies have been deposited at the Council Offices, Browfort, Bath Road, Devizes, Wiltshire and may be seen there during normal working hours.

Given under the seal of the Kennet District Council

the *22nd* day of *July* 2005

THE COMMON SEAL of the]

KENNET DISTRICT COUNCIL]

was affixed hereto in the presence of:]

[Signature]
Chairman of *Community Development Executive Committee*

Solicitor to the Council
Rev-Or2.Sty

[Signature]



98/2005

MIN No.	<i>65</i> <i>Case</i> <i>23-402</i>
CHGD BY	<i>[Signature]</i>

TOWN AND COUNTRY PLANNING ACT 1990

REVOCATION ORDER

The Kennet District Council in pursuance of the powers conferred in that behalf by Sections 198 and 333(7) of the Town and Country Planning Act 1990 hereby make the following Order:-

**TREES ON LAND ADJACENT TO COTTON HOUSE
BATH ROAD, MARLBOROUGH,
WILTSHIRE**

TREE PRESERVATION ORDER, 1994

Given under the seal of Kennet District council

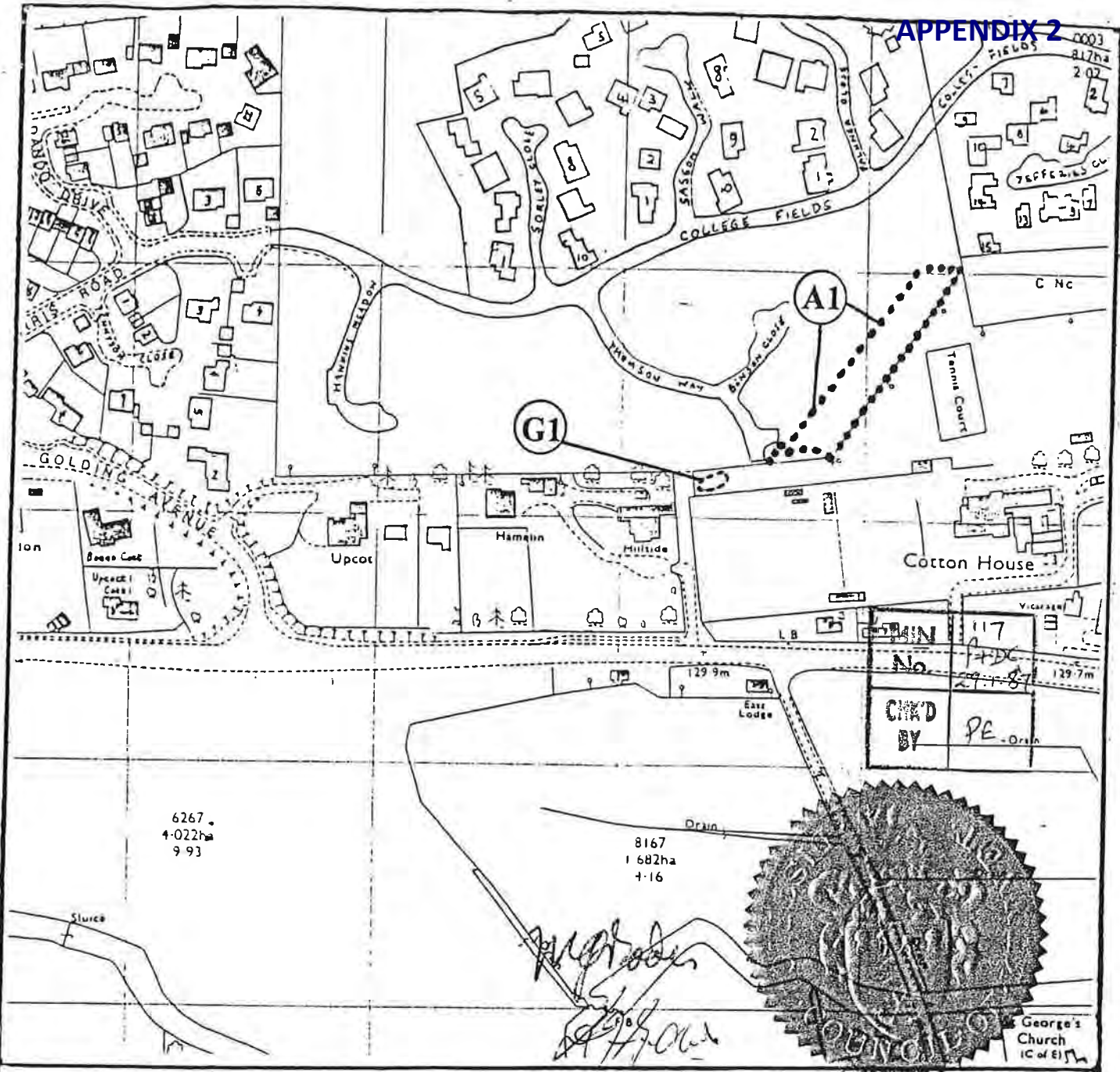
the 16th day of May 2005

THE COMMON SEAL of the)
KENNET DISTRICT COUNCIL)
was affixed hereto in the presence of:-)



[Signature]
Chairman of the Community Development
Executive Committee
[Signature]
Solicitor to the Council

MIN No.	65 23402
CHK'D BY	<i>[Signature]</i>
Agenda	



Town and Country Planning Act, 1990, Section 201.
Provisional Tree Preservation Order
LAND ADJACENT TO AND AT COTTON HOUSE
BATH ROAD, MARLBOROUGH.

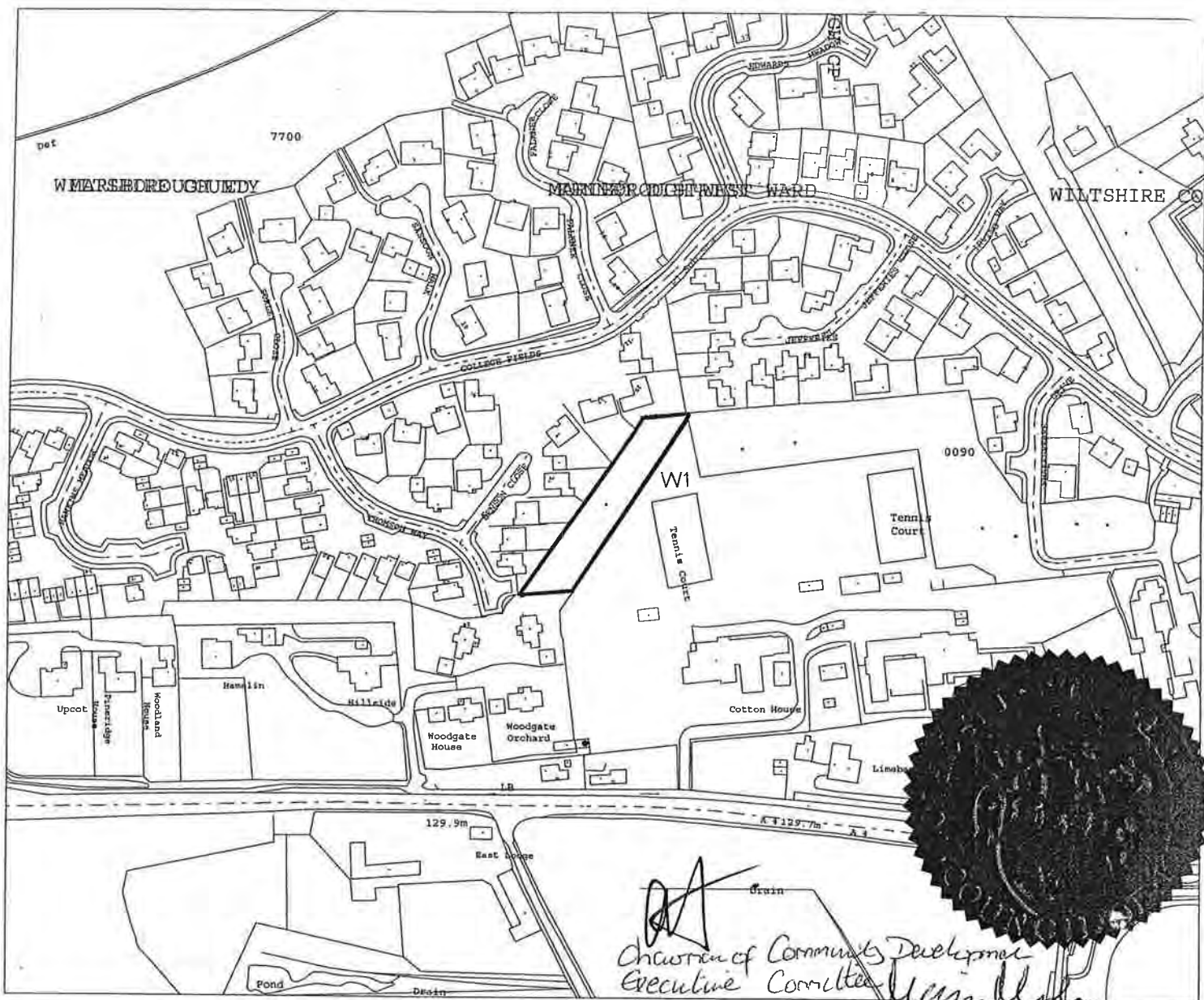
KENNET

District Council

Director: J. W. LEE BA, Dip. TP, MRTPI
 PLANNING AND ENVIRONMENTAL SERVICES GROUP.
 Browfort, Bath Road, Devizes, Wilts. SN10 2AT.
 Tel: Devizes (0380) 4911 Ext.
 Fax 0380-729146.



Scale - 1: 2500
 Drawn by - SHP
 Date - 3/11/93



TOWN AND COUNTRY PLANNING ACT, 1990, SECTION 20
 Provisional Tree Preservation Order
 Trees to the rear of Cotton House
 Bath Road, Marlborough, Wiltshire 2005

MIN No.	65 Cave 23-402
CHK'D BY	<i>[Signature]</i>

KENNET
 District Council



Scale 1:2500

Browfort, Bath Road, Devizes, Wiltshire SN10 2AT
 Tel: (Devizes) 01380 724911 Fax: 01380 729146

Date 09/03/05

Target date not met. New
confirmation document made
for 22 July 05.
ST.

TOWN A

TRE

Trees on land adjacent to COTTON HOUSE, BATH ROAD
Marlborough, Wiltshire

Made by the District Council on
24th May 1994

Revoked by the District Council on
22nd June 2005

TAKE NOTICE that the Kennet District Council in exercise of the powers
conferred upon it in that behalf has this day confirmed the revocation of the
above Order.

Further copies have been deposited at the Council Offices, Browfort, Bath
Road, Devizes, Wiltshire and may be seen there during normal working
hours.

Given under the seal of the Kennet District Council

the day of 2005

THE COMMON SEAL of the]
KENNET DISTRICT COUNCIL]



was affixed hereto in the presence of:]

Chairman of *Community Development Executive Committee*

Director of Resources
Solicitor to the Council
Rev-Or2.Sty

*ma bs
Came
23.402*

MEMO

CONSERVATION SECTION
COMMUNITY SERVICES

From: Simon Turner

To: Julie Marsh

Cc:

Fao:

My Ref.: ST/ 64:42:00

Your Ref.:

Date: 12 July 2005

RE: CONFIRMATION OF REVOCATION ORDER AT COTTON HOUSE, BATH ROAD, MARLBOROUGH

Julie,

I am looking to confirm the PTPO on trees to the rear of Cotton House, Bath Road, Marlborough along with the revocation of the old Order dated 1994. However, I will be letting the PTPO on 24 Thompson Way lapse, as I wish to serve a fresh Order covering a different selection of trees. ST.

Please could you arrange to have the attached confirmation Order signed and stamped.

Thank you



Simon



Mr S. Eveleigh, Estate Bursor
Farm Estate Office, Barton Dene
Marlborough, Wiltshire SN8 1PA

Director: B. FLEET, BA (Hons), DMS, MRTPI
COMMUNITY SERVICES GROUP
Browfort, Bath Road, Devizes, Wilts SN10 2AT
Tel: 01380 724911 Fax: 01380 729146
DX 42909 www.kennet.gov.uk

Please ask for Simon Turner ext 837

Your reference

Our reference ST/TPO 64:42:00.

Date 16 May 2005

Dear Mr Eveleigh, Estate Bursor,

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (TREE PRESERVATION ORDER) REGULATIONS
1969 (AS AMENDED) REGULATION 5
TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999**

**TREES ON LAND ADJACENT TO COTTON HOUSE, BATH ROAD MARLBOROUGH,
WILTSHIRE – TREE PRESERVATION ORDER, 1994**

In accordance with section 333(7) and paragraph 13(2) of Schedule 1 of the Town and Country Planning Act 1990 and with its policy of updating and clarifying the Tree Preservation Orders of the District, this Council has decided to revoke the above-named Tree Preservation Order (1) and make **new** Tree Preservation Orders (2).

1. Revocation Order

I attach copies of the Order that formally revokes the above-named Tree Preservation Orders, which will take effect immediately.

In light of forthcoming Government changes regarding the re-classification of Area Tree Preservation Orders, and as part of the Council's ongoing monitoring of its Tree Preservation Orders, the above named Order is considered to be outdated.

2. New Tree Preservation Order

The Council has decided that more specific Tree Preservation Orders be made on the trees in question (as specified in the First Schedule of each Order). I enclose a Notice relating to the new Tree Preservation Order together with a copy of the new Order affecting your property and a plan showing the trees affected by it.

These Orders take effect provisionally from the date of the Notice, for a period of six months or, if it is confirmed, indefinitely. Any person aggrieved by the making of the Order/s has the right to object but any objections must be received by the Authority within the statutory period of twenty-eight days. The Council has set the objection deadline as 17th June 2005.

Should you require any further information about your rights in connection with this decision, please contact the Arboricultural Officer at the above address.

Yours sincerely



for Ted Howles
Planning Services Manager

Enc.

Revocation Orders
New Tree Preservation Order
Formal Notice
Explanatory Leaflet



The Planning
Inspectorate

3E
Temple Quay House
2 The Square
Bristol
BS1 6PN

Direct Line: 0303 444 5382
Customer Services:
0303 444 5000

Email: West3@planninginspectorate.gov.uk
www.gov.uk/planning-inspectorate

Your Ref: PL/2022/09471
Our Ref: APP/Y3940/W/23/3326539

Planning Appeals
Wiltshire Council
Monkton Park Office
Chippenham
Wiltshire
SN5 1ER

19 April 2024

Dear Sir/Madam,

Town and Country Planning Act 1990
Appeal by REDACTED
Site Address: Hightown, Cross Lane, MARLBOROUGH, WILTSHIRE, SN8 1JZ

I enclose a copy of our Inspector's decision on the above appeal(s).

If you have queries or feedback about the decision or the way we handled the appeal(s), you should submit them using our "Feedback" webpage at <https://www.gov.uk/government/organisations/planning-inspectorate/about/complaints-procedure>.

If you do not have internet access please write to the Customer Quality Unit at the address above.

If you would prefer hard copies of our information on the right to challenge and our feedback procedure, please contact our Customer Service Team on 0303 444 5000.

Please note the Planning Inspectorate is not the administering body for High Court challenges. If you would like more information on the strictly enforced deadlines for challenging, or a copy of the forms for lodging a challenge, please contact the Administrative Court on 020 7947 6655.

The Planning Inspectorate cannot change or revoke the outcome in the attached decision. If you want to alter the outcome you should consider obtaining legal advice as only the High Court can quash this decision.

We are continually seeking ways to improve the quality of service we provide to our customers. As part of this commitment we are seeking feedback from those who use our service. It would be appreciated if you could take some time to complete this short survey, which should take no more than a few minutes complete:

Thank you in advance for taking the time to provide us with valuable feedback.

Yours sincerely,

Paul Howell

Paul Howell

<https://www.gov.uk/government/publications/planning-inspectorate-privacy-notice>

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through GOV.UK. The address of the search page is - <https://www.gov.uk/appeal-planning-inspectorate>



Appeal Decision

Site visit made on 9 April 2024

by **O Marigold BSc DipTP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 19th April 2024

Appeal Ref: APP/Y3940/W/23/3326539

Land at Hightown, Cross Lane, Marlborough, Wiltshire SN8 1JZ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
- The appeal is made by REDACTED against the decision of Wiltshire Council.
- The application Ref is PL/2022/09471.
- The development proposed is erection of a detached dwelling with access, car parking and associated works.

Decision

1. The appeal is dismissed.

Preliminary Matters

2. Since the appeal was lodged, the Marlborough Area Neighbourhood Plan (NP) has been successfully 'made' in March 2023, and so forms part of the Development Plan. The Council has also recently endorsed the Wiltshire Design Guide (WDG). The parties have had the opportunity to comment on these changes and I have made my decision on the most up-to-date policies.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the area, including Area of Special Quality 'A' (ASQ), a Non-designated Heritage Asset within which the site sits.

Reasons

4. The area around the appeal site consists predominantly of dwellings, many of which are set in deep or extensive grounds. Although not widespread, some others are within smaller, denser plots. These include those between the dwelling at Princes Paddock and Cardigan Road, and around Rosewood House. Close to the appeal site, Wyvern, Byways and Cross Patch are also on small plots, with the latter being an earlier sub-division of the garden of Hightown.
5. There is an eclectic mix of dwelling designs and positions in the area, and many gardens have verdant mature trees and planting. The ASQ 'A' designation covers Cross Lane, Cardigan Road, Leaze Lane and Back Lane (north side). In contrast to its south side, the north side of Back Lane is identified in NP Policy MARL10 as consisting of dense mature hedges and secluded houses. As such, relevant to the appeal, the significance of the ASQ is its distinctive informal, semi-rural pattern of development.
6. The appeal site itself is part of the garden at Highcross, at the corner of Back Lane and Cross Lane. The roadside boundary is formed of trees and thick

hedgerows, giving it a secluded character. As a result, the site positively contributes to the significance of the ASQ. NP Policy MARL10 requires proposals to respond to the status and guidance of the ASQ.

7. The proposal seeks to sub-divide the existing garden to create a new plot, within which a new bungalow would be erected. It would have a separate access point from Cross Lane and a parking area between the proposed dwelling and Hightown itself. There is no particularly important building line hereabouts and only a few trees and shrubs are shown in the Arboricultural Assessment as requiring removal from the site boundary as part of the proposal.
8. Nevertheless, the space created for the access and visibility splay, together with the additional built form of the proposed dwelling and hard surfacing areas, would open-up and urbanise the site. This would reduce its sense of informal seclusion. Furthermore, even in the context of its immediate surroundings, the proposal would have a relatively small plot size, with few others within the ASQ being smaller, or having a denser plot-size-to-footprint ratio. The proposed dwelling would also be lower but closer to Cross Lane than Hightown. For these reasons, the proposal would appear excessively dense.
9. The Daylight and Sunlight Assessment demonstrates no unduly adverse effects on the occupiers of Cross Patch in respect of light. However, overlooking from windows within Hightown means that the only private outdoor areas serving the proposal would be those closest to the roadside vegetation. Having regard to the WDG, these outdoor areas would be small and dominated by the tall trees and shrubs, as would the outlook from some of the windows within the proposed dwelling.
10. Consequently, to improve their living conditions, future occupiers of the proposal are likely to want to significantly prune or fell the roadside greenery. Given the proposed layout, the Council would find this difficult to resist, even if a condition requiring landscaping retention were imposed. Such reductions in vegetation would further undermine the character of the area and the seclusion of the appeal site. For the above reasons, I find that the proposal would harmfully diminish the informal, semi-rural development pattern of the ASQ.
11. As such, I conclude that the proposal would harm the character and appearance of the area, including the ASQ as a Non-designated Heritage Asset. It would conflict with Policy 57 of the Wiltshire Core Strategy (WCS), adopted January 2015, which requires proposals to positively relate to the pattern of development, including building layouts and plot sizes. It would similarly conflict with NP Policy MARL10 and the requirement of the National Planning Policy Framework (the Framework) to take into account Non-designated Heritage Assets, and to positively contribute to local distinctiveness. Therefore, I give this conflict substantial negative weight.

Other Considerations

12. At application stage, the parties disputed whether the Council can currently demonstrate an adequate supply of housing land. Accordingly, I have considered whether the adverse impacts of the proposal would significantly and demonstrably outweigh the benefits inherent in providing an additional dwelling to assist the Council in addressing any undersupply, as set out in Paragraph 11 of the Framework. <https://www.gov.uk/planning-inspectorate> 2

13. I have found conflict with WCS Policy 57 and NP Policy MARL10, which are consistent with the Framework. As such, the proposal would conflict with the Development Plan as a whole. Against that, it would make a positive contribution to the supply of housing. However, the proposal is for only a single unit. Consequently, its benefits to housing supply would be small and so I give them limited positive weight.
14. Construction of the proposal would make a positive economic contribution locally, as would its future occupiers both socially and economically. It would provide an additional two-bedroom house, thus helping to address affordability, housing diversity and the effects of in-commuting. The proposal would make efficient use of land, close to services and facilities and could be built quickly. However, as a single dwelling, these benefits would be modest, to which I give limited positive weight.

Planning Balance and Conclusion

15. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission, and therefore appeals, must be determined in accordance with the Development Plan, unless material considerations indicate otherwise. For the reasons already given, I consider that the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole.
16. I have found conflict with the Development Plan for the reasons set out above. The material considerations in this case do not indicate a decision other than in accordance with the Development Plan. This leads me to conclude that the appeal should be dismissed.

O Marigold

INSPECTOR



Élan Cité

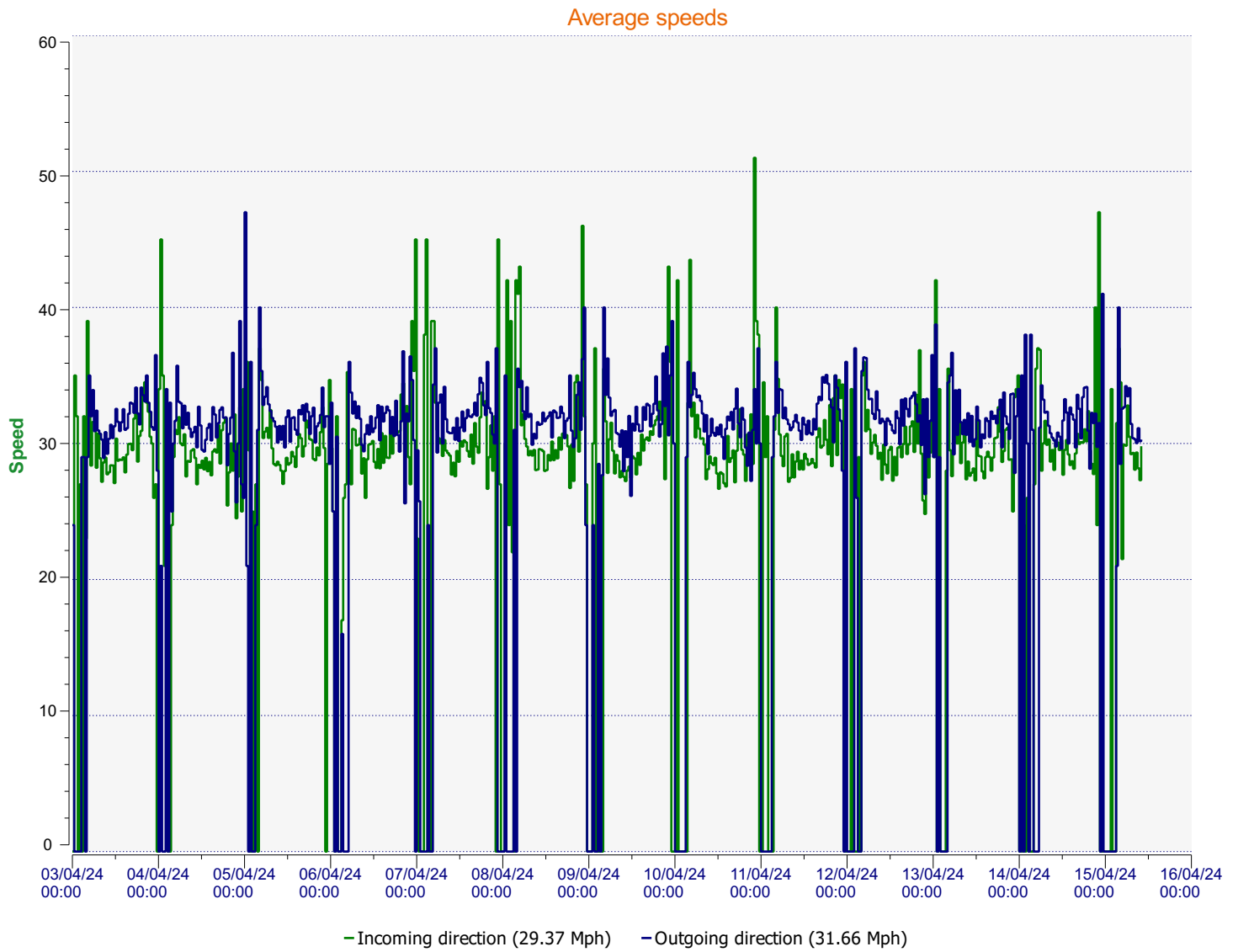
DÉTECTER • INFORMER • SÉCURISER



Start date: Wednesday, April 3, 2024 12:00 AM
End date: Monday, April 15, 2024 10:00 AM

Location: Poulton Hill 30mph - 1st deployment in this location

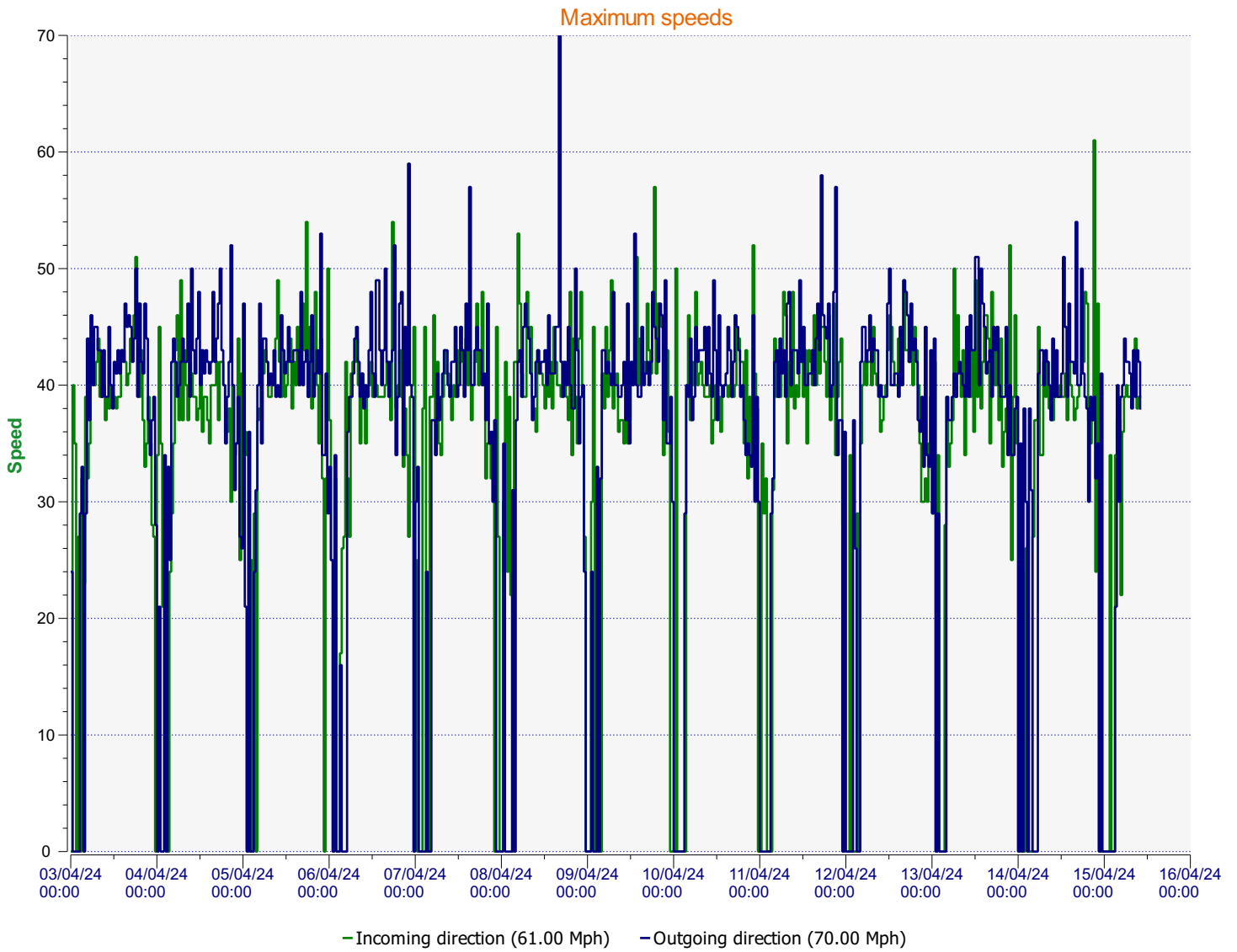
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Start date: Wednesday, April 3, 2024 12:00 AM
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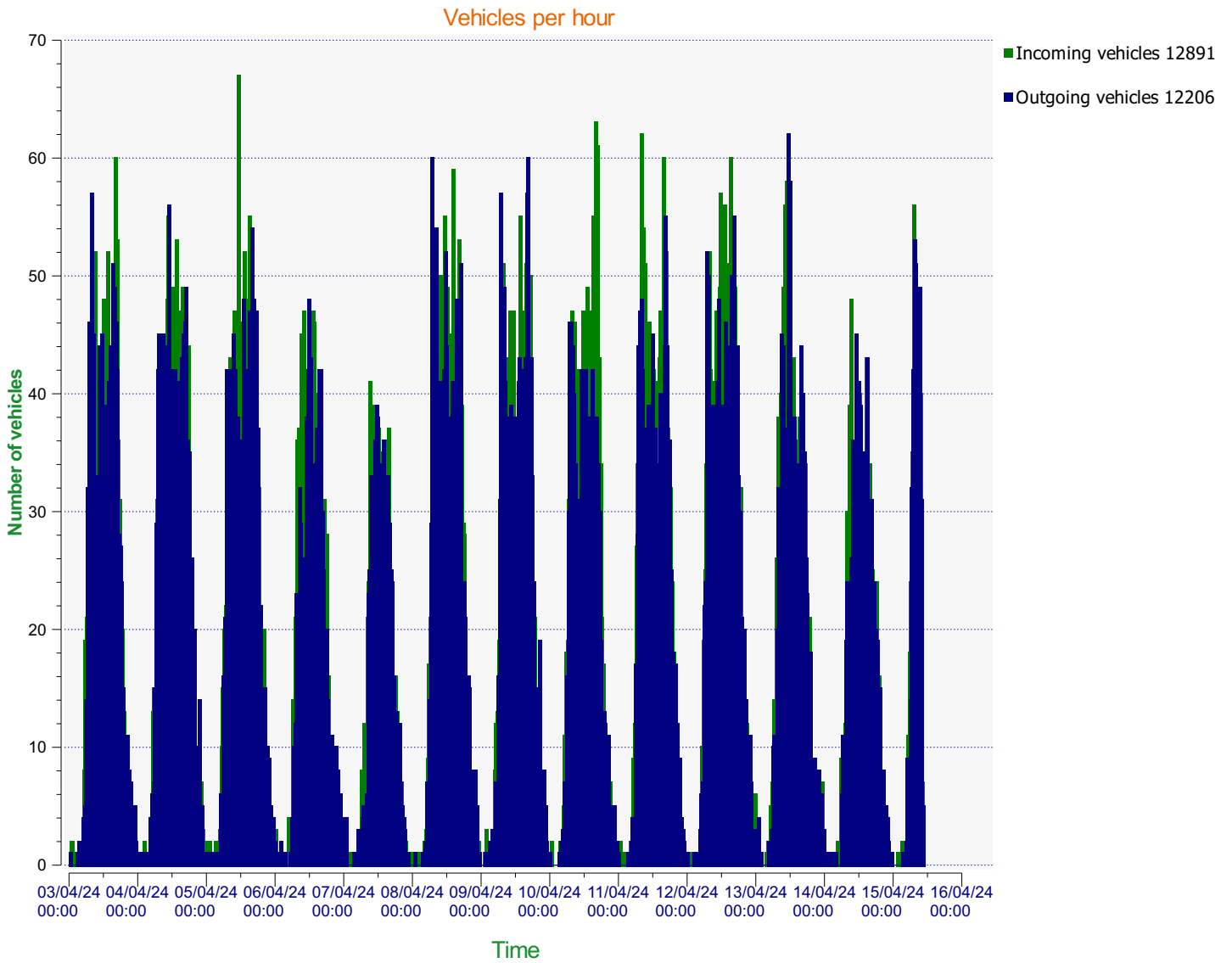
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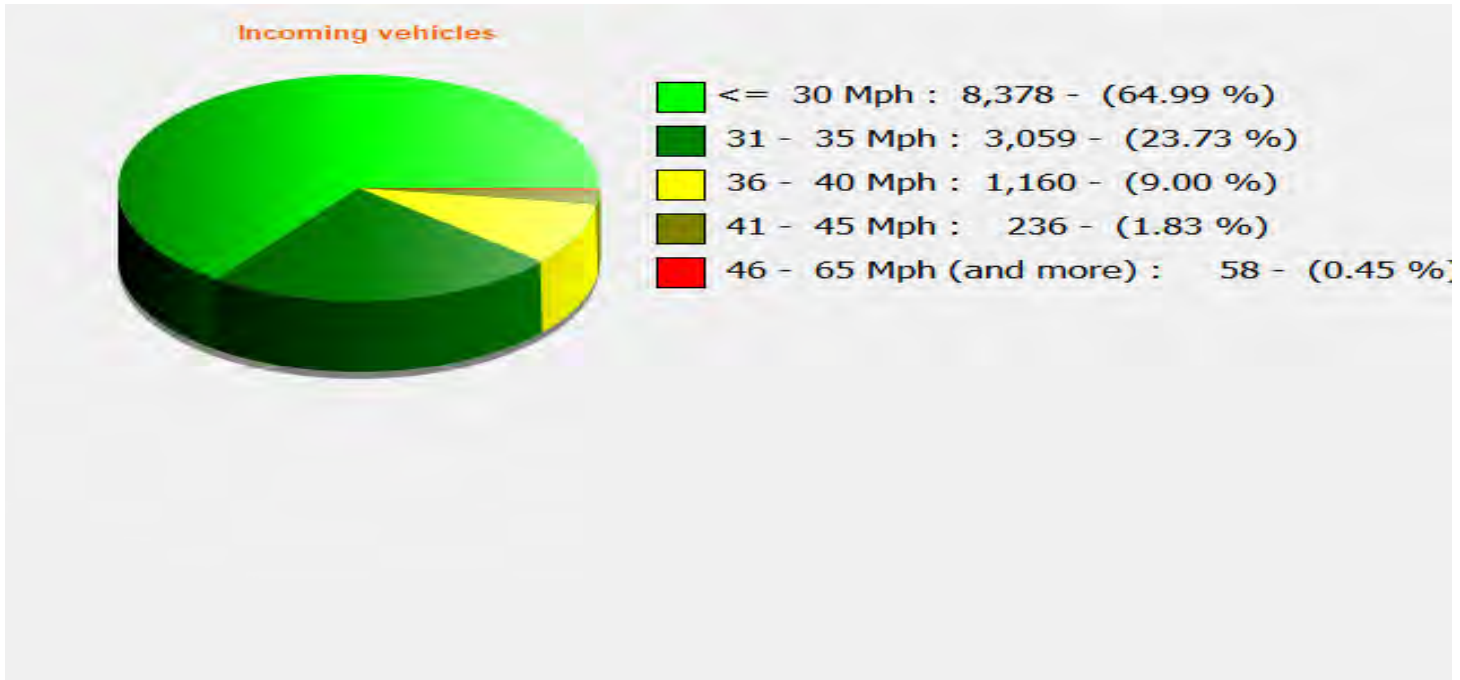
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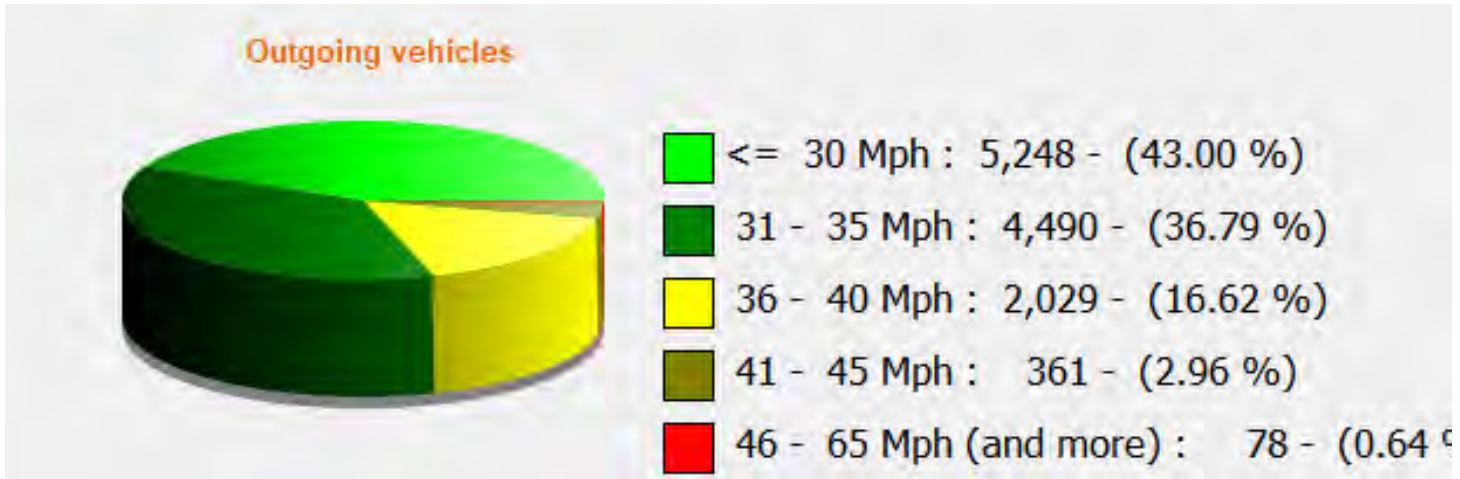
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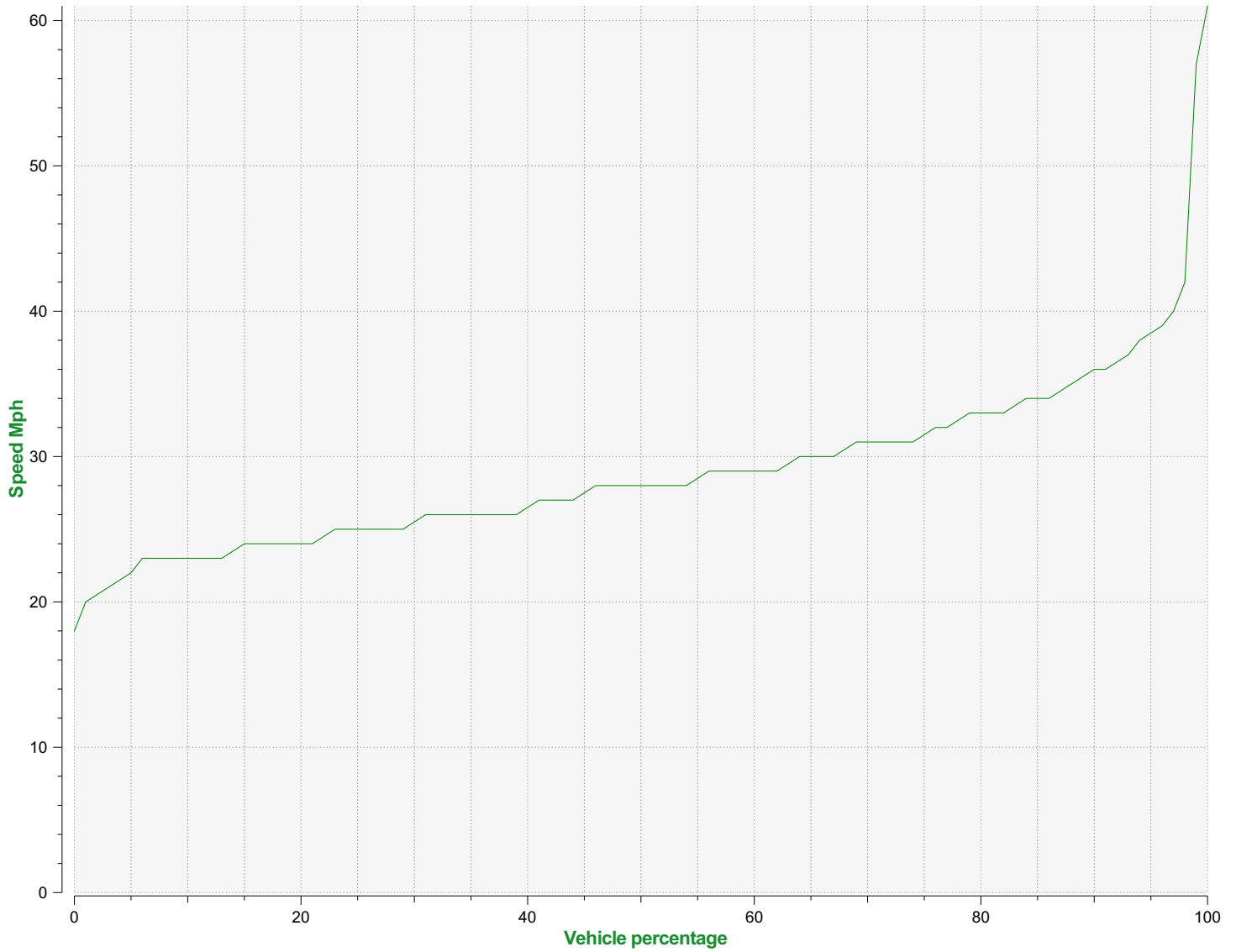
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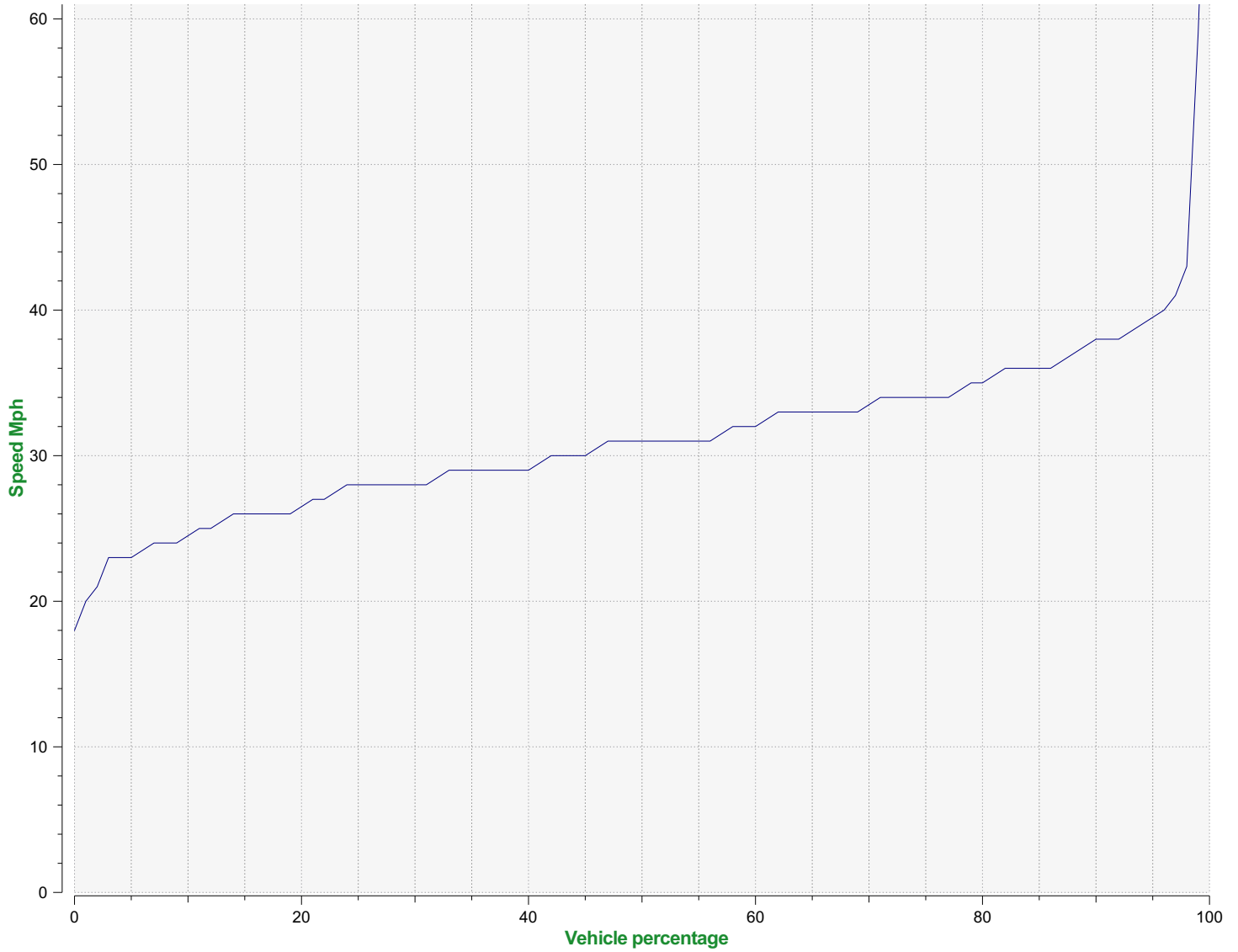
Speed percentiles (incoming)

V30: 25.00Mph **V50:** 28.00Mph **V85:** 34.00Mph

Start date: Wednesday, April 3, 2024 12:00 AM
End date: Monday, April 15, 2024 10:00 AM

Location:

Comments:



Speed percentile(outgoing)

V30: 28.00Mph **V50:** 31.00Mph **V85:** 36.00Mph

Start date: Wednesday, April 3, 2024 12:00 AM
End date: Monday, April 15, 2024 10:00 AM

Location:

Comments: