

**MARLBOROUGH TOWN COUNCIL
PLANNING COMMITTEE**

Minutes of a **Meeting** of the **Planning Committee** which was held on **Tuesday, 30th May 2017** in
the **Council Chamber, Town Hall, Marlborough** at 6.00 pm

PRESENT	Councillor A. Kirk Wilson	Chairman
	Councillor M. Hall	Town Mayor (<i>ex officio</i>)
	Councillor B. Castle	
	Councillor L. Farrell	
	Councillor N. Barrett-Morton	
	Councillor P. Cairns	
	Councillor M. Cooper	
	Councillor H. Forbes	
	Councillor A. Wilson	
ALSO PRESENT	Mrs S. Parker	Town Clerk
	Mrs D. Whitehall	Administrator
	Councillor S. Dobson	Unitary Councillor – Marlborough East
	Mr T. Millett	Marlborough.News
	Mr R. Mills	Gazette & Herald
	Plus 3 members of the public	

Ahead of the Planning Committee meeting, representatives from Redrow Homes Limited discussed and answered questions about its application for approval for reserved matters following outline approval for development at the former Crown Estate land at Salisbury Road.

PUBLIC QUESTION TIME

Mr Richard Allen, George Lane – asked whether the need for a greater number of smaller bedroom homes and the need for a new hotel had been discussed at an earlier meeting with representatives of Redrow Homes South West. **The Chairman** confirmed that both topics were fully addressed and that an agreement with a national hotel chain was likely to be signed in the next few weeks. Minutes of the meeting would be available in due course.

43/17

APOLOGIES

Apologies for absence were received from Cllrs. Dow, Fogg, Ross, Loosmore, Northeast and Price.

44/17

DECLARATIONS OF INTEREST

Cllr. Farrell – agenda items 6(f), 6(m), 6(n) – planning applications for Marlborough College – non-pecuniary.

45/17

CHAIRMAN'S ANNOUNCEMENTS

All Councillors had been given copies of a letter from Wiltshire Council offering Planning training. Anyone interested in attending one of the sessions was advised to let the Town Clerk know. The letter would also be circulated electronically.

A booklet had been distributed to all Members about the Great West Way. This was the first fruit of an initiative to promote the A4 London (Windsor) to Bristol route as a key tourist destination (with Marlborough a stop off point along the way), and was a project that the Town Council had supported from the outset, being mindful of the importance of tourism for the town. It was already some way towards a launch and we would expect to be more involved with it over the coming months.

46/17

MINUTES

RESOLVED: that the Minutes of the meeting held Tuesday, 2nd May 2017 were approved as a correct record and signed by the Chairman

47/17

PLANNING DECISION NOTICES

Members noted the Planning Decision Notices issued by Wiltshire Council.

Cllr. Castle was pleased to see that Officers at Wiltshire Council had agreed with this Committee's comments about the impact on the street scene in George Lane for planning application 17/01538/VAR.

48/17

PLANNING APPLICATIONS

a) 17/03219/REM – Construction of 167 new 1, 2, 3, 4 & 5 bedroom dwellings (to include 67 (40%) affordable homes) and associated highways and engineering works, landscaping and open spaces on Land at Junction of Blenheim Road and Salisbury Road, Marlborough for Mr Peter Haywood, Redrow Homes South West. Discussion points included:

- A recent Housing Needs Analysis undertaken as part of the Marlborough Area Neighbourhood Plan showed strong evidence for more 2-3 bedroom homes for young families
- The initial outline application had been for 175 houses, now reduced to 167. If eight of the detached houses could be replaced with 16 smaller, terraced homes, this would bring the total number of houses back up to 175 and go some way to addressing the needs of local people for 2 and 3 bedroom homes
- Whether the criteria for allocating social housing would benefit local families
- Whether more houses could be made available to first time buyers under Government schemes (Help-to-Buy/or a 20% discount of market rate)
- Support for the early development of a new hotel
- That the wild flower meadow should be accessible to the public.

RESOLVED: that Marlborough Town Council has no objections to this application and welcomes it subject to the following:

(i) As evidenced by the recent independently produced Housing Needs Analysis, commissioned as part of the Marlborough Area Neighbourhood Plan, there is clear local need for smaller houses. The Town Council suggests that 8 of the detached houses are replaced with 16, 2-3 bedroomed terraced houses of which at least 3 will be affordable and for sale.

(ii) As assured by Redrow Homes Ltd, we can look forward to the development of the hotel coming to fruition and public access to the meadow.

- b) **17/00246/ADV** – Allow to repair and make good the existing timber shop front. New decoration and signage applied to match the latest Clarks design concept comprising 1 no. non-illuminated fascia sign and 1 no. non-illuminated hanging sign at 133 High Street, Marlborough for Mr Richard Smith, Shusmith Ltd
RESOLVED: that Marlborough Town Council has no objection to this application
- c) **17/00248/LBC** – Allow to repair and make good the existing timber shop front. New decoration and signage applied to match the latest Clarks concept at 133 High Street, Marlborough for Mr Richard Smith, Shusmith Ltd
RESOLVED: that Marlborough Town Council has no objection to this application
- d) **17/00777/LBC** – Install shower in basement, replace front door, remove back porch and replace with lean-to, build airing cupboard, replace rear upstairs window and install wood burner in upstairs dining room at 34 St Martins, Marlborough for Mrs Kathleen Black
RESOLVED: that Marlborough Town Council has no objection to this application
- e) **17/02795/ADV** – Fixed illuminated lettering on the gable end of the building at The Savernake Dental Practice, 1 Hertford Road, Marlborough for Mr Simon Turton
RESOLVED: that Marlborough Town Council has no objection to this application
- f) **17/03016/FUL:** Installation of new window to second floor of North West elevation at Turner House, Bath Road, Marlborough for Mr William Roe, Marlborough College
RESOLVED: that Marlborough Town Council has no objection to this application
- Cllr. Farrell did not vote. Mr Mills left the meeting.*
- g) **17/03050/FUL** – Extensions and alterations consisting of demolition of rear conservatory and garage, proposed part 2 storey, part single storey extension to side/rear elevation, single storey extension to front/side elevation, alterations to house and layout, and revised landscape and boundary treatments at Coldharbour, Cold Harbour Lane, Marlborough for Mr James Smith
RESOLVED: that Marlborough Town Council has no objection to this application
- h) **17/03215/FUL** – Loft conversion and side extension at 56 London Road, Marlborough for Mrs Sherry Ghent
RESOLVED: that Marlborough Town Council has no objection to this application
- i) **17/03281/FUL** – Proposed extension & alterations and small garden store at The Coach House, 51B High Street, Marlborough for Mr & Mrs G Eccleston
RESOLVED: that Marlborough Town Council has no objection to this application
- j) **17/03970/LBC** – Proposed extension & alterations and small garden store at The Coach House, 51B High Street, Marlborough for Mr & Mrs G Eccleston
RESOLVED: that Marlborough Town Council has no objection to this application

k) 17/03378/ADV – 1 no. internally illuminated fascia, 1 no. externally illuminated hanging sign, window vinyls and new ATM surround at 130 High Street, Marlborough for Mr Chris Pawlin, Nationwide
RESOLVED: that Marlborough Town Council has no objection to this application

l) 17/03404/ADV – Set of individual vitreous enamelled flat letters pinned off from building façade. Timber projecting sign panel fitted to existing projecting sign bracket at 97 High Street, Marlborough for Mr Barry Chan, Jack Wills
RESOLVED: that Marlborough Town Council has no objection to this application

m) 17/03747/VAR – Variation of condition 2 (approved drawings) of planning approval 16/11115/FUL (internal and external alterations to the Memorial Hall with access improvements); the revised drawings to include amendments to the acoustic ceiling and air conditioning units at Memorial Hall, Marlborough College for Mr Peter Bryan
RESOLVED: that Marlborough Town Council has no objection to this application

Cllr. Farrell did not vote for (m) or (n)

n) 17/03759/LBC – Variation of condition 2 (approved drawings) of planning approval 16/11115/FUL (internal and external alterations to the Memorial Hall with access improvements); the revised drawings to include amendments to the acoustic ceiling and air conditioning units at Memorial Hall, Marlborough College for Mr Peter Bryan
RESOLVED: that Marlborough Town Council has no objection to this application

o) 17/03788/FUL – Replace the roof while raising the roofline to create habitable space; proposed single storey rear extension at 33 High Street, Manton for Mrs Claire Graham
RESOLVED: that Marlborough Town Council has no objection to this application

p) 17/03794/FUL – Two storey rear extension at Ferndale, Barnfield, Marlborough for Mrs Myra Hay
RESOLVED: that Marlborough Town Council has no objection to this application

q) 17/04046/FUL – Proposed detached dwelling on Land at Longdon, Bath Road, Marlborough for Mrs K Robinson
RESOLVED: that Marlborough Town Council has no objection to this application

r) 17/04101/FUL – Proposed side and rear extensions and internal alterations at The Beeches, Downs Lane, Manton for Mr & Mrs M Ashley and Lightowler
RESOLVED: that Marlborough Town Council objects to this application on the grounds of overdevelopment of the site and being out of keeping in an Area of Outstanding Natural Beauty

49/17

WORK TO TREES

17/04106/TCA – T1 – Cedar – Reduce canopy by 30% at 24 River Park, Marlborough for Mrs Hawes

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

50/17

LICENSING APPLICATION – MANTON FEST

Members considered a licensing application received by Wiltshire Council for Live & Recorded Music – Friday, 30th June 2017 from 19:00 to 23:00 and Saturday, 1st July 2017 from 12:00 to 23:00 for Manton Fest, Watermeadow, Manton Grange from Roger Grant

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

51/17

**SECTION 14(1) OF THE ROAD TRAFFIC REGULATION ACT 1984 –
TEMPORARY ROAD CLOSURES**

Members noted that Wiltshire Council has given Orders to close temporarily to all traffic:

a) A346 Herd Street (part), Marlborough (Ref TTRO 4817) to enable Cappagh to carry out sewer repairs on behalf of Thames Water on Sunday 11th June 2017 for one day

- Members were concerned that a large event, the Oare Show, fell on the same date and would create a higher than usual volume of traffic passing through the town
- The proposed diversion, Kingsbury Street, has signage to denote it as unsuitable for large vehicles. To minimise disruption and risk to buildings Members suggested major diversion signage should be erected at major road junctions, e.g. Junction 15 of the M4 and along the A34
- It was suggested that restricting the timing of such works, perhaps between early evening and up until midnight, might limit the traffic disruption

The Town Clerk would pass these comments back to Wiltshire Council together with a request for an indication of how long the works would take.

b) C265 (Part), Clench Common, Savernake (Ref TTRO 4816) to enable BT Openreach to lay BT ducts between 12th and 23rd June 2017

52/17

HIGHWAYS NEWSLETTER

Members noted the recent newsletter received from Wiltshire Council's Highways Service for May 2017 and that there was a change of portfolio holder. This was now Councillor B. Wayman.

53/17

EVENT PARKING

Members considered requests under the Town Council's allocation of free parking spaces

RESOLVED: (i) to agree that an allocation for 2 free parking spaces be given to the Marlborough & District Rotary Club for a charity Christmas tree as requested and agreed in principle by the last Council and for a total of up to 110 days

RESOLVED: (ii) to agree that an allocation for free parking be allocated to High Street parking on the 2 Friday mornings in the lead-up to the Mop Fairs

RESOLVED: (iii) to delegate to the Town Clerk to offer part of the balance remaining to the Chamber of Commerce/High Street Retailers Association as a

potential free parking day and that an allocation also be reserved for the Christmas Lights Switch-on event.

54/17

MOP FAIRS

Members considered a draft agreement for providing services to the Showmen's Guild

RESOLVED: to approve the draft 5 year agreement with the Showmen's Guild subject, at the Town Clerk's request, to review by a solicitor.

55/17

NEIGHBOURHOOD PLANNING

The Housing Needs Analysis was complete and due to be published. The Business Needs Analysis was also complete, although High Street retailers had not responded in great number and so further input may be required. A full parking survey was due to be carried out over four days in mid-June.

The meeting closed at 7.15 pm

Signed: Date:
Chairman