

**MARLBOROUGH TOWN COUNCIL
PLANNING COMMITTEE**

Minutes of a meeting of the **Planning Committee** which was held on **Monday 12th January 2015**
in the **Council Chamber, Town Hall, Marlborough** at 7.00 pm

PRESENT	Councillor M. Hall Councillor B. Castle Councillor N. Fogg Councillor Mrs P. Dow Councillor A. Ross Councillor G. Loosmore Councillor A. Kirk Wilson Councillor Mrs M. Rose Councillor N. Barrett-Morton Councillor Mrs L. Farrell Councillor J. Cook Councillor R. Allen Councillor A. Light	Chairman
ALSO PRESENT	Mrs S. Parker Mrs D. Whitehall Ms A. Mauremootoo Mr T. Millett Mrs S. Pryor 23 members of the public	Town Clerk Administrator Wiltshire Gazette & Herald Marlborough News Online The Adviser

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- 395/14 APOLOGIES**
Apologies for absence were received from the Town Mayor, Councillor Mrs. E.M. Hannaford-Dobson and Councillors S. Dobson and B. Lam.
- 396/14 DECLARATION(S) OF INTEREST**
Councillor A. Kirk Wilson – Agenda item 5 (Draft amended proposal for development on land off Rabley Wood View, Marlborough) – Pecuniary interest.
- 397/14 CHAIRMAN’S ANNOUNCEMENTS**
Congratulations were in order for the Tennis Club on receiving planning permission on its outline planning application for courts on the edge of the Common. This was good news especially after much hard work had been put in over the last ten years. Conditions were attached but nothing unexpected, largely related to lighting and landscaping.
- There would be an update from Crown Estates at the next Planning Meeting on 26th January about its outline planning application for land at Salisbury Road.
- As from 21st January, Thames Water would be carrying out trial pit surveys between Bay Bridges Pumping Station and Poulton Hill as part of investigative work to establish the exact route of the existing pipe. This may involve land at Tin Pit and the Council’s tenants would be informed.

398/14

MINUTES

RESOLVED: that the minutes of the meeting of the Planning Committee held on 15th December 2014 were a true record and signed by the Chairman.

399/14

DRAFT AMENDED PROPOSAL FOR RESIDENTIAL DEVELOPMENT ON LAND OFF RABLEY WOOD VIEW, MARLBOROUGH, WILTSHIRE – CONSULTATION

During a suspension of Standing Orders, Mrs Jayne Baker read out a statement on behalf of residents setting out concerns. The main points were that:

- The new proposals indicated a small reduction in the number of houses but, did not address the reasons given for the application's refusal including the size, location and long term upkeep of the play area as well as environmental concerns and flood risk
- Proposals were in conflict with the National Planning Policy Framework
- The proposed development fell outside of the limits of development for Marlborough and also Wiltshire Council's draft settlement boundary

Additional comments from Councillors included that traffic management had not been addressed and changes to the original proposal indicated that large, high value houses had taken the place of smaller ones - the local demand was for 1 and 2-bedroom properties and/or affordable housing.

The Town Clerk was asked to investigate the possibility of applying for a Community Asset Transfer of the land.

RESOLVED: unanimously to pass on all comments to the planning agents dealing with the development proposals.

400/14

PLANNING DECISION NOTICES

It was noted that the following Planning Decision Notices had been received from Wiltshire Council:

- a) **14/10045/FUL** – Erect first floor rear extension over existing ground floor structure at 33 Salisbury Road, Marlborough for Mrs S. Hastings
MTC – No objection
- b) **14/10223/FUL** – Rear extension at 1 Priorsfield, Marlborough for Mrs S. Aubertin
MTC – No objection
- c) **14/10297/FUL** – Erection of a two storey side and single-storey rear extension. Replacement roof finish, entrance porch, demolition of a single-storey garage and rear extension. (Amendment to planning permission 14/03930/FUL) at Grasmere, Forest Dale Road, Marlborough for Mr J. Straw
MTC – No objection
- d) **14/10280/LBC** – Two storey rear extension to form new event room at 136 High Street, Marlborough for Anthony Ralph Ltd, White Horse Bookshop
MTC – No objection
- e) **14/19363/LBC** – Demolition of attached rear outbuildings and partial demolition of rear wall. Two storey rear extension. Minor internal alterations to partitions

and new WCs at 136 High Street, Marlborough for Anthony Ralph Ltd, White Horse Bookshop

MTC – No objection

- f) **14/10552/FUL** – Proposed demolition of existing detached garage, replace with new side extension including an integral garage, rear extension and loft conversion including a new roof and dormer windows at Omega, Elcot Lane, Marlborough for Mr C. Hines

MTC – No objection

- g) **14/10979/FUL** – Replacement of two garden sheds with new shed and studio at 22 Thomson Way, Marlborough for Mr & Mrs Rogers

MTC – No objection

401/14

PLANNING APPLICATIONS

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

- a) **14/09995/FUL** – Side and rear extensions and alterations to the house. Replacement garage and relocated vehicular access. Associated landscape works at Hyde Leaze, Hyde Lane, Marlborough for Mr & Mrs Ian Moody.
RESOLVED: unanimously that Marlborough Town Council has no objection to this application.
- b) **14/11581/FUL** – Single storey rear extension and loft extension including two dormer windows and internal alterations at Eastholme, Blowhorn Street, Marlborough for Mr D.G. Morris
RESOLVED: unanimously that Marlborough Town Council has no objection to this application.
- c) **14/11645/FUL** – Erection of single detached dwelling and single garage (amended design following decision 13/07170/FUL) at The Beacon, Leaze Road, Marlborough for Mr A. Mack
RESOLVED: by 10 votes for with 1 against and 2 abstentions that Marlborough Town Council has no objection to this application.
- d) **14/11683/FUL** – Detached dwelling at land north east of Crabbes Close, Hyde Lane, Marlborough for Mr & Mrs P Wood
RESOLVED: by 11 votes for with 1 against and 1 abstention that Marlborough Town Council objects to this application on the grounds that it breaches policy HH11 dealing with Marlborough's Area of Special Quality which sets out that within a particular area (Hyde Lane being within it), existing trees and landscape features should be retained.
- e) **4/11688/FUL** – Proposed construction of games room at low level (an addition to approved application 14/06413/FUL) at 32 High Street, Manton for Mr C. White
RESOLVED: by 12 votes for with 1 abstention that Marlborough Town Council has no objection to this application.
- f) **14/11885/VAR** – Removal of condition 3 of planning permission K/16962 to allow the occupation of Upper Quarry as a separate dwelling at Upper Quarry, Tin Pit, Marlborough for Mr C. Gamblin
RESOLVED: unanimously that Marlborough Town Council has no objection to

this application.

- g) 14/11905/FUL** – Redevelopment of existing retail showroom to create retail units with 4 apartments above (resubmission of E/2010/0092/FUL) at Crooks Yard, Hillier's Yard, Marlborough for KSProp Ltd
RESOLVED: by 10 votes for with 1 against and 2 abstentions that Marlborough Town Council has no objection to this application.

402/14

WORK TO TREES

- a) 14/11772/TCA** – Work to trees in a conservation area at The Mound, Bath Road, Marlborough for Marlborough College
RESOLVED: by 12 votes for with 1 against that Marlborough Town Council has no objection to this application.
- b) 15/0023/TCA** – Conservation area – Hazel – coppice to ground level and allow to regenerate at 76a High Street, Marlborough for Mr M. Dilk
RESOLVED: unanimously that Marlborough Town Council has no objection to this application.

403/14

NEIGHBOURHOOD PLANNING

Members of Malmesbury's Neighbourhood Plan Steering Group had agreed to attend an informal meeting with Town Councillors and other interested parties at a date to be confirmed to discuss the process around Neighbourhood Planning from the scoping stage through to inspection.

404/14

COMMUNITY AREA TRANSPORT GROUP (CATG)

A verbal update was received from the Town Council's representative to CATG, Cllr R. Allen, who gave feedback from the most recent CATG meeting held on 8th January. The Highways major maintenance plan for 2014/15/16 had been discussed (the plan would be circulated to Councillors.) Main points raised at that meeting had been:

- Confirmation that the resurfacing of Salisbury Road was scheduled for 2015/16
- That resurfacing of The Parade would be undertaken by June 2015
- That major work to address flooding at the western end of George Lane was likely to take place in 2015/16
- Confirmation that ownership of the bridge between the Waitrose/George Lane car parks was not with Wiltshire Council and work towards reversing the right of way for drivers was ongoing.

Any other major works should be logged with Wiltshire Council in the next few weeks.

Other items raised included whether there were plans to resurface London Road, a request for a new street light in Ironmonger Lane, that a review by the Town Council of street lighting in the High Street had been requested, Ark's concerns around the new footpath proposed on the river bank at the George Lane car park and the possibility of signage to warn that the Silverless Street/Kingsbury Street junction was not suitable for HGVs – a concern raised by a number of residents.

405/14 CHANGES TO BUS SERVICES IN THE KENNET VALLEY AND CALNE AREAS
New bus timetables were noted. The change for Marlborough was that all services were now timetabled and could no longer be booked by phone or online.

406/14 WILTSHIRE COMMUNITY INFRASTRUCTURE LEVY (CIL) EXAMINATION AND FURTHER CONSULTATION
Details of the consultation were noted.
RESOLVED: unanimously that no response was necessary.

407/14 WILTSHIRE COUNCIL CONSULTATION – CAR PARKING REVIEW

The Town Clerk’s report was noted. Main points around discussion included:

- Overall lack of parking provision for residents, workers and visitors which had been borne out, in part, through the recent Benchmarking exercise
- The findings of the public meeting held in Marlborough and the area workshop held in Devizes on 19th November
- Parking problems faced by low paid workers
- Lack of enforcement around illegal parking, particularly outside of the High Street
- That the increase in development within the town would exacerbate the situation and proper consideration had not been given to this by Highways and Planners
- That it was imperative not to lose free parking on a Sunday.

RESOLVED: unanimously to send a response to the consultation as follows:

There is a strong overall need for increased car parking capacity for residents, workers and visitors both in the town centre and for longer-term parking on the periphery of Marlborough. A recently completed Benchmarking exercise provides firm evidence of this demand and shows that parking provision is poor compared to other similarly sized market towns. The lack of provision is further compounded by increasing development without proper thought by the relevant agencies in meeting this and other infrastructure concerns.

This would be supported by the notes of the public meeting held at the Town Hall on 10th November and evidence from the recently undertaken Benchmarking report highlighting the lack of car parking provision in the town.

408/14 FOR INFORMATION ONLY

Temporary closure of Silverless Street for carriageway resurfacing was noted.

The meeting ended at 8.05 pm

Signed

Date

Chairman