

**MARLBOROUGH TOWN COUNCIL
PLANNING COMMITTEE**

Minutes of a meeting of the **Planning Committee** which was held on **Monday 9th February 2015**
in the **Council Chamber, Town Hall, Marlborough** at 7.00 pm

PRESENT

Councillor M. Hall
Councillor Mrs E.M. Hannaford-Dobson
Councillor S.R. Dobson
Councillor B. Castle
Councillor G. Loosmore
Councillor A. Kirk Wilson
Councillor Mrs M. Rose
Councillor N. Barrett-Morton
Councillor J. Cook
Councillor A. Light

Chairman
Town Mayor

**ALSO
PRESENT**

Mrs S. Parker
Mrs D. Whitehall
Mr T. Millett
Mrs S. Pryor
Mr G. Lewis

Town Clerk
Administrator
Marlborough News Online
The Adviser
Architect

461/14

APOLOGIES

Apologies for absence were received from Councillors Mrs P. Dow, A. Ross, L. Farrell, R. Allen and B. Lam.

462/14

DECLARATION(S) OF INTEREST

Cllr. J. Cook – Agenda item 7f (rear extension, side alterations and porch at 27 High Street, Manton) – non-pecuniary interest.

463/14

CHAIRMAN'S ANNOUNCEMENTS

The Crown Estates would not now be in a position to let the Town Council have information about its outline planning application for Salisbury Road until March. A campaign had recently been launched which had included a full page advertisement on the front of the Adviser as well as a plane flying over Marlborough the previous weekend towing a banner with the words 'Don't spoil Marlborough.'

The Town Clerk had been notified about an amended planning application for Rabley Wood having been submitted to Wiltshire Council. Full documentation would appear on its website the following day.

The Town Council had been officially informed by Renaissance Retirement Homes about proposals to build apartments at Old Yard. Letters inviting Councillors to a consultation event at the Bowls Club on Thursday 19th February had been circulated.

464/14

MINUTES

RESOLVED: that the minutes of the meeting of the Planning Committee held on 26th January 2015 were a true record and signed by the Chairman.

465/15

TOWN CLERK'S REPORT

The Town Clerk reported that officers at Wiltshire Council had given a verbal response that the council-owned land at Rabley Wood View was likely to be considered as a strategic asset and therefore unlikely to be considered for a Community Asset Transfer.

It was agreed that Cllr S Dobson as Unitary Councillor should 'call in' the amended planning application for Rabley Wood View.

466/14

PLANNING DECISION NOTICES

The following Planning Decision Notices had been issued by Wiltshire Council -

- a) **14/04530/FUL** – Single storey rear extension at 8 London Road, Marlborough for Mr A. Hasan. Approved with conditions.
MTC – Objection: overdevelopment of site. Not appropriate for a Conservation Area. Work to date should be brought to the attention of the Enforcement Officer.
 - b) **14/11004/FUL** – External alterations to Majestic Wine store (which is to be expanded to include the Carphone Warehouse unit) incorporating changes to the shop front and new gate at New Road, Marlborough for Majestic Wine Warehouse Ltd. Approved with conditions.
MTC – No objection
 - c) **14/11205/FUL** – Two storey side extension at 1 Elcot Lane, Marlborough for Mrs L. Heer. Approved with conditions.
MTC – No objection.
 - d) **14/11905/FUL** – Redevelopment of existing retail showroom to create retail units with 4 apartments above. (Resubmission of planning permission E/10/0092/FUL) at Crooks Yard, Hilliers Yard, Marlborough for KSProp Ltd. Approved with conditions.
MTC – No objection
- Work to Trees:**
- e) **14/11772/TCA** – Tree works at The Mound, Bath Road, Marlborough for Marlborough College
MTC – No objection
 - f) **14/00023/TCA** – Hazel – coppice to ground level and allow to regenerate at 76A High Street, Marlborough for Mr Mackay Dilk
MTC – No objection

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PLANNING APPLICATIONS

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

- a) **14/10017/ADV** – Two interpretive panels and one notice board on Land at Stonebridge Meadow, Marlborough for Mrs Charlotte Hitchmough
RESOLVED: unanimously that Marlborough Town Council has no objection to this application.
- b) **14/11421/LBC** – Affix gas boiler flue on rear elevation at 33 St Martins, Marlborough for Mrs Catherine De Neumann
RESOLVED: by 8 votes for with 1 abstention that Marlborough Town Council has no objection to this application.
- c) **15/00237/ADV** – One non-illuminated timber fascia sign and one externally illuminated hanging sign at 108A High Street, Marlborough for Ms Donna Crossley of Cancer Research UK
Comment included concerns about too many charity shops filling vacant units in the High Street.
RESOLVED: by 4 votes for with 3 against and 2 abstention that Marlborough Town Council objects to this application on the grounds that it is not in keeping with the conservation area.
- d) **15/00407/LBC** – Replace existing UPVC windows with painted timber sash windows, conversion of existing ensuite and bathroom into family bathroom, blocking up of internal and external openings, removal of stud partition walls and installation of WC and drainage at 52 St Martins, Marlborough for Mr I. Way
RESOLVED: by 8 votes for with 1 abstention that Marlborough Town Council has no objection to this application.
- e) **15/00412/LBC** – Retrospective application for removal of partitioning on ground and first floors; insertion of new partitions within basement and first floors; lifting of ground floor floorboards; sand blasting exposed timber work at 13-14 Silverless Street, Marlborough for Mrs Helen Cleland

During a suspension of Standing Orders, Mr. George Lewis, Architect, answered Councillors' questions and summarised the background to this application:

- When the property was bought, the previous owner had carried out work resulting in the building being stripped back almost to a shell without proper permissions being granted
- In terms of this retrospective application, the floor boards and partitions that had been removed were contemporary. The sanding of the exposed timber work had been carried out to remove the grey paint applied by the previous owner without planning consent and a party wall agreement was in place with the owner of the adjoining property
- The Architect had employed an independent Conservation Specialist to advise on all stages of the work and made every effort to contact Wiltshire Council's Conservation Officer over a number of months but, this had proved difficult. As a result, all work had stopped and the property had been lying empty for almost a year
- The application under discussion was an attempt to move things forward so that the current owner could sympathetically restore and then occupy the building
- All future work would only be carried out once proper permissions had been granted

RESOLVED: by 6 votes for with 1 against and 2 abstentions that Marlborough Town Council has no objection to this application.

Mr. Lewis left the meeting.

- f) **15/00428/FUL** – Rear extension, side alterations & porch. Stand-alone car port at 27 High Street, Manton for Mrs Dawn Twelftree
RESOLVED: by 7 votes for with 2 abstentions that Marlborough Town Council has no objection to this application.
- g) **15/00470/FUL** – Change of use from retail to residential at 4 London Road, Marlborough for Ms Imke Du Ry
RESOLVED: by 4 votes for with 3 against and 2 abstentions that Marlborough Town Council has no objection to this application.
- h) **15/00639/FUL** – First floor side extension at Poulton View, 30 St Margarets Mead, Marlborough for Mr Omer Cetin
RESOLVED: by 8 votes for with 1 abstention that Marlborough Town Council has no objection to this application.

468/14

CARRIAGEWAY RESURFACING IN MILDENHALL

The Committee noted resurfacing and road marking works to be carried out on Kings Drive, Mildenhall, involving temporary road closures between 0700-1700 for four days beginning Friday 20th February. During the works period, access to enable residents and businesses to enter and egress from their properties would be maintained, however this could be temporarily restricted due to site operations.

469/14

FOOTPATH IN MARLBOROUGH HIGH STREET NEAR OLD LION COURT

Cllr. Barrett-Morton had written a report concerning utility company works in the High Street which had resulted in flagstones and cobbles being removed from the pavement and replaced with tarmac.

This was a frequent problem in many areas of the town, although it was recognised that utility companies had the right to make a temporary repair followed by a 6-month period in which to restore surfaces to their original condition. These repairs should be properly reported via the issues log managed by Wiltshire Council which can be accessed online and via a dedicated App for smartphones.

Cllr. Dobson had contacted Wiltshire Council's Area Highway Engineer to highlight these concerns.

470/14

STATEMENT OF ADOPTION OF THE WILTSHIRE CORE STRATEGY DEVELOPMENT PLAN DOCUMENT

The Committee noted that the Wiltshire Core Strategy Development Plan Document was formally adopted by Wiltshire Council on 20th January 2015. A copy should be retained in the Town Council Offices.

471/14

WILTSHIRE HOUSING SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT – IDENTIFICATION OF POTENTIAL HOUSING SITES – STAKEHOLDER ENGAGEMENT

RESOLVED: unanimously that Cllr. M. Hall will attend an informal workshop on Wednesday, 4th March at the Corn Exchange in Devizes as part of a consultation

exercise with town and parish councils on the emerging findings of the site assessment process.

472/14 APPLICATION FOR PREMISES LICENCE

Cllr. S. Dobson informed the Committee that in future Marlborough Town Council would be included in the circulation of Licencing Applications for comment.

RESOLVED: by 8 votes for with 1 abstention that Marlborough Town Council has no objection to an application for a Premises Licence for Mercer's of Marlborough, Unit B, Hilliers Yard, Marlborough

473/14 NEIGHBOURHOOD PLANNING

The Town Clerk's report was noted. Cllr J Cook highlighted the following points:

- The talk given to the Town Council by representatives from the Malmesbury Neighbourhood Plan Steering Group on 3rd February had been both informative and illuminating
- As Front Runners, Malmesbury had a mandate to help steer other towns through the Neighbourhood Planning process and were keen to support Marlborough with experience and modelling techniques which could help to save time and money
- The Neighbourhood Plan remained the right thing for Marlborough and it was likely that it could be tailored to reflect those services and infrastructure strains associated with the supply of the core housing quota
- Through the Neighbourhood Plan, guidance could also be given about the mix of housing needed and the preferred sites
- The current high level of interest from developers made it imperative to continue with the scoping process by setting up a steering committee soon and applying for grant funding.

The Town Clerk would issue a short press statement about Malmesbury's visit to Marlborough to offer guidance on Neighbourhood Planning.

RESOLVED: Unanimously to apply for a grant under the new Support Neighbourhood Planning Support Programme.

474/14 YELLOW LINES

The Town Clerk's report about progress on requests for waiting and parking restrictions submitted to Wiltshire Council in 2014 was noted. It was disappointing to note that little progress had been made, especially given the time and effort made by local residents to contribute to the submission and by continued efforts to move things forward by the staff at the Town Council.

475/14 STREET NAMING

Beechcroft Development Ltd. had submitted a second proposal to name a new street created at the site of the new Care Home in Salisbury Road.

RESOLVED: by 8 votes for with 1 against that Marlborough Town Council prefers the name 'Priory Court.'

476/14 TREE WARDEN SCHEME

The Town Clerk's report about Wiltshire Council's Tree Warden Scheme was noted. Main points of discussion were that:

- The Tree Warden held an advisory role, particularly important with respect to planning applications
- That Town Councillors had no powers to enter properties without permission from owners to do so whether for tree or property inspection
- The role should be reviewed on a regular basis, perhaps at the start of each Council term and that it did not have to be filled by a Councillor and that more than one warden could be appointed

Cllr. B. Castle was commended on his role as Marlborough's Tree Warden.

477/14

FOR INFORMATION ONLY

a) **Appeal Decision: APP/Y3940/A/14/220058** – It was noted that an appeal had been dismissed on 23rd January 2015 relating to an outline application to determine access and layout for a detached dwelling (Resubmission of E/2012/1286/OUT) on land adjacent to Wakefield House, Cardigan Road, Marlborough, Wiltshire.

478/14

b) **Wiltshire Council (Land adjacent to Crabbes, Hyde Lane, Marlborough) Tree Preservation Order 2015**

A notice from Wiltshire Council was noted that a Tree Preservation Order took effect on a provisional basis on 4th December 2014. The Council made the order because the trees were a significant part of the landscape and contribute to the area of special quality. Objections and comments to be submitted by 26th February 2015.

The meeting closed at 8.07 pm

Signed
Chairman

Date