

**MARLBOROUGH TOWN COUNCIL
PLANNING COMMITTEE**

Minutes of a meeting of the **Planning Committee** which was held on **Monday 30th March 2015** in
the **Court Room, 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 N. Fogg
Councillor A. Ross
Councillor A. Kirk Wilson
Councillor N. Barrett-Morton
Councillor L. Farrell
Councillor J. Cook
Councillor R. Allen
Councillor A. Light

Chairman
Town Mayor

**ALSO
PRESENT**

Mrs S. Parker
Mrs D. Whitehall
Mr T. Millett
Mrs S. Pryor
Plus 5 members of the public

Town Clerk
Administrator
Marlborough News Online
The Adviser

568/14

APOLOGIES

Apologies for absence were received from Cllrs. Mrs. M. Rose, Mrs P. Dow, G. Loosmore and B. Lam.

569/14

DECLARATION(S) OF INTEREST

There were no declarations of interest.

570/14

CHAIRMAN'S ANNOUNCEMENTS

The Committee had been informed through a joint statement from Preshute Primary School and Marlborough College about a proposal for the development of land north of Barton Park and College Fields. This proposal is for a mixed use development including a new site for Preshute School, around 100 new homes (including affordable housing) and amenity land. The Chair welcomed the news of a new school for Preshute and reminded Councillors that this had just been submitted to Wiltshire Council for consideration via the Housing Site Allocation Plan, and any draft proposal would be subject to proper public consultation in due course.

571/14

MINUTES

RESOLVED: that the minutes of the meeting of the Planning Committee held on 23rd March 2015 were a true record and signed by the Chairman.

572/15

PLANNING DECISION NOTICES

Members noted the following Planning Decision Notices issued by Wiltshire Council -

APPROVED

- a) **15/00412/LBC** – Removal of partitioning on ground and first floors; insertion of new partitions within basement and first floors; lifting of ground floor floorboards; sand blasting of internal exposed timber work at 13-14 Silverless Street, Marlborough for Mrs H Cleland.
MTC – No objection
WC - Approved with Conditions
- b) **15/01040FUL** – Single storey extension to the rear and side of the property at 22 Thomson Way, Marlborough for Mrs S Rogers.
MTC – No objection
WC - Approved with Conditions

REFUSED

- c) **15/01269/OUT** – Proposed detached bungalow and accessway at Wakefield House, Cardigan Road, Marlborough for Mr V Millen.
MTC Comments – object on the grounds of overdevelopment, risk of damage to trees and as being in breach of the spirit of the former HH11 policy (Marlborough Area of Special Quality)
WC - Refused

573/14

PLANNING APPLICATIONS

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

15/02026/OUT – Outline application for up to 220 dwellings (Use of Class C3), hotel (C1), new access from Salisbury Road, open space, landscaping, ecological mitigation, drainage works and ancillary works at land west of Salisbury Road, Marlborough for Crown Estates

During a brief suspension of Standing Orders Mr Potter, a local resident, raised concerns about increased traffic and risk to pedestrians, especially the narrow footpath near the old railway bridge on Salisbury Road.

The outline plan would be submitted to Wiltshire Council's Strategy Planning Committee, of which Cllr. Dobson is a member. Councillors, members of the public and press are able to attend this meeting.

RESOLVED: by 6 votes for with 2 against and 3 abstentions that Marlborough Town Council has no objection to this proposal. Councillors welcomed the inclusion of a hotel and listed the following comments/informative to the outline application:

- Insistence on 40% affordable housing and clearer clarification on the provision of both affordable and social housing
- That there should be a further impact assessment on traffic involving all the relevant agencies, most particularly the Highways Agency
- Access to the site remained a concern
- An insistence on early and continued consultation with the Town Council on proposed S106/CIL agreements

- Importance of retaining the predicted high quality design status through to development
- Early consultation with the Town Council on the naming of the development

- b) **15/02352/ADV** – Erection of 5 flagpoles, an illuminated V sign board and hoarding with images of road frontages at Clarke and Rodway, Granham Close, Marlborough for McCarthy and Stone Retirement Lifestyles Ltd

Councillors felt the positioning of the proposed flags and illuminated sign at the bottom of a steep and dangerous hill would be a distraction to drivers, and the proposals were not in keeping with the area as the site is on the edge of the conservation area.

RESOLVED: by 7 votes for with 3 against and 1 abstention that Marlborough Town Council objects to this application on the grounds of road safety.

- a) **15/02518/FUL** – Proposed first floor extension at Merlins Crest, Leaze Road, Marlborough for Mr & Mrs M Condon.

RESOLVED: by 10 votes for with 1 abstention that Marlborough Town Council has no objection to this application.

574/14

NEIGHBOURHOOD PLANNING

Cllr. Cook reported on the first meeting of the Steering Group. Attendees were well qualified with relevant skills and experience. The next step is to define the boundary line for the Neighbourhood Plan. Cllr. Dobson proposed that Mr Howard Small be approached as he had expressed an interest in contributing, having prior experience with Neighbourhood Plans in the Oxford area.

575/14

WILTSHIRE HOUSING SITE ALLOCATIONS DEVELOPMENT PLAN – INFORMAL CONSULTATION

RESOLVED: that the following comments be passed on to Wiltshire Council in respect of the Town Council's response to the informal consultation on internal site options as set out in the map for Marlborough:

- 378 – site (Granham Hill) already granted planning permission for retirement flats
- 380 – site partly on a flood plain
- 568 – site already in development (Care Home at former WC depot)
- 569 – site identified for possible reinstatement of rail station
- 3326 – site within parish of Preshute (though will impact Marlborough parish)
- Sites not included on the map were: Old Yard, Rabley Wood and Elcot Lane
- It was important too that policies CP1 (settlement strategy, in particular aspects relating to market towns) and CP43 (sustainable construction relating to a mixed balance of housing) of the Wiltshire Core Strategy were upheld
- Also that the comments from the Neighbourhood Plan group listed at Appendix 3 were also passed as part of this feedback

576/14

CAR PARKING REVIEW

RESOLVED: by 10 votes for with 1 abstention that the Town Council will not be lodging an expression of interest in localism opportunities offered as a result of Wiltshire Council's Car Parking Review.

577/15

NEW CYCLE PARKING ON MARLBOROUGH HIGH STREET

The Committee considered options for new cycle parking put forward in a report by Wiltshire Council's Community Area Manager.

RESOLVED: by 10 votes for with 1 abstention that the Town Council rejects both of these proposals and that the Area Board and Transition Marlborough implement new cycle parking in one of the High Street central paid car parking spaces as recommended at the CATG meeting held 11th July 2014 and not in one of the free spaces at the side of the High Street. The Town Council objects most strongly to the use of the free parking spaces in the High Street for cycle parking.

The meeting closed at 8.05 pm

Signed
Chairman

Date