

**MARLBOROUGH TOWN COUNCIL
PLANNING COMMITTEE**

Minutes of a meeting of the **Planning Committee** which was held on **Monday 17th March, 2014** in the **Council Chamber, Town Hall, Marlborough** at 7.00 pm

PRESENT	Councillor Mrs M. Rose Councillor G. Loosmore Councillor B. Castle Councillor Mrs P. Dow Councillor N. Fogg Councillor A. Ross Councillor A. Kirk Wilson Councillor N. Barrett-Morton Councillor Ms. L. Farrell Councillor J. Cook Councillor B. Lam Councillor R. Allen Councillor M. Hall Councillor A Light	Vice Chairman Town Mayor (<i>ex-officio</i>)
ALSO PRESENT	Mrs S. Parker Mrs S. Fry Mrs S. Pryor Mr. G. Isaaman Ms. A. Mauremootoo Plus 29 Members of the Public	Town Clerk Office Manager The Adviser Marlborough News Online Wiltshire Gazette

Due to the number of members of the public attending this meeting it was decided to move to the Court Room.

- 532/13 APOLOGIES**
Apologies for absence were received from Councillors S. Dobson and Mrs E.M. Hannaford-Dobson.
- 533/13 DECLARATION(S) OF INTEREST**
Councillor A. Kirk Wilson – Agenda Item 6 (a)
- 534/13 CHAIRMAN'S ANNOUNCEMENTS**
Claire Perry was to hold an event on Friday, 21st of March between 5pm – 7.30pm for those concerned by recent flooding in their communities. It would take place at the Coronation Hall, East Grafton. Cllr Kirk Wilson, the Town Council's Flood Warden, hoped to attend. Any other Members interested in this should contact the Town Clerk.
- 535/13 MINUTES**
RESOLVED: unanimously that the Minutes of the meeting of the Planning Committee held on the 3rd March, 2014 were a true record and signed by the Chairman.

536/13 PLANNING DECISION NOTICES

No Planning Decision Notices had been received from Wiltshire Council.

537/13 PLANNING APPLICATIONS

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

a) [14/01766/OUT](#) – Residential development and associated works at Land off Rabley Wood View, Marlborough

The Chairman informed Members of the following points before asking Councillors for their views:

- A number of letters and e-mails of objection had been received about this application
- That, although the Town Council had held a licence for the Play Area since 1999, this offered no security of tenure. Wiltshire Council only needed to give 3 months notice to bring this licence to an end
- A Traffic Statement (only recently available to the Town Council) had been carried out, though this was not obligatory on a development of this scale
- Wiltshire Council's Environmental Officers would advise on requirements for a Contamination Statement at the full planning application stage. Again this was not a requirement on development of this size. There may be a condition for this attached to any permissions
- The Manton Estate Statement had indicated that the proposed Nature Reserve would provide low key compensation for loss of amenity
- Some informal information had been offered by the Technical Officer dealing with Open Spaces for Environmental Services at Wiltshire Council. Written confirmation was expected in the following few days
- A clear message was that there had to be quality of amenity to match any loss of amenity – like for like at the very minimum.

The following comments/issues were raised by Councillors:

- This was an outline application only and more information was awaited
- The importance of ensuring that any land swap was on a like for like basis
- Traffic issues were a real concern
- Whether a public meeting was necessary to properly gauge public opinion
- A deferral of a decision on the application would be sensible in the absence of some information
- It was inevitable that there would be more housing in Marlborough but, important that development was in the right places
- Whether there was a need for a Country Park or Nature Reserve when the town was surrounded by countryside
- Ownership of the Nature Reserve should the Town Council not take over responsibilities
- The application had been *called in* by one of the two Unitary Councillors and the outcome would be decided by Wiltshire Council's Eastern Area Planning Committee. It was important that the public was represented at the relevant meeting

During a Suspension of Standing Orders, members of the public spoke as follows:

Mrs J. Baker, speaking on behalf of the Residents Association raised the following points:

- Loss of existing recreation area and unsuitability of replacement offered by the developers and obligations under a Section 52 legal agreement
- The proposed replacement amenity was a flood plain and waterlogged for months at a time
- Safety concerns around distance from the housing estate and proximity to the river and ongoing drainage issues
- Traffic problems were a major concern with the increased volume of vehicles, raising safety, weather related and air quality issues for motorists and pedestrians
- That an independent traffic report should be provided
- Additional pressure on school places, GP services and other infrastructure
- Ongoing cost to the taxpayer should the Town Council accept a commutable sum to take over responsibility for the Nature Reserve and that this amount must be sufficient for the long term
- Sewers and drains were currently inadequate and increased requirement from the proposed new development would put further pressure on an already poor system
- An area had been identified at risk of contamination but to date no work had been carried out to identify the contaminated waste
- Loss of privacy to existing properties.

Mr P Horsnall reiterated a number of points set out in his comprehensive report already submitted during the pre-application stage.

RESOLVED: unanimously that this application be deferred until the next meeting of the Planning Committee to allow time for more information to be received.

Following the decision made on this planning application many members of the public left the meeting so it was agreed that the remainder of the meeting take place in the Council Chamber.

b) [14/01285/LBC](#) – Replace four rotten windows on the rear elevation with new timber windows at 80-83 High Street, Marlborough for Mr Andrew Cady.

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

c) [14/01408/FUL](#) – Removal of existing outbuilding and proposed new family dwelling at Land adjacent to 44 St Margaret's Mead, Marlborough for Mr Alan Lance.

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

d) [14/01654/FUL](#) – Garage conversion and rear extension at 6 Jeffries Close, Marlborough for Mr Neil Hodgson.

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

e) [14/01649/FUL](#) – Redevelopment to create a 64 bed care home and 28 assisted living units together with associated access, cycleway, parking and landscaping at Former Wiltshire Council Depot, Salisbury Road, Marlborough for Beechcroft Development Ltd and Porthaven Care Home Group

Discussion included the following points:

- The lack of detail about the width of the road and how far this continued together with concerns about the existing bus stop and whether or not the new proposals offered the same road conditions. Drawings were needed
- Concerns about pressure on the local Doctor’s Surgery and its ability to meet the increased demands of a new Care Home and that it was for GPs to be proactive in meeting incentivised requirements
- A suggestion that an alternative entrance to the site be considered via the Business Park
- Inadequacy of onsite staff parking, particularly as working patterns involved a predominance of shift working. In addition there was no available local offsite parking to accommodate this
- The lack of clear information about proposals for trees at the site
- The importance of a site visit.

RESOLVED: unanimously that this application be deferred until the next meeting of the Planning Committee to allow time for additional drawings and other information to be obtained so that an informed decision can be made and also so that a site visit can be arranged.

f) [14/01736/FUL](#) – Proposed side extension at 13 Baywater, Marlborough for Mr Tim Newberry.

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

538/13

COMMUNITY AREA TRANSPORT GROUP (CATG)

Cllr Richard Allen (the Town Council’s representative to CATG), Cllr Bryan Castle (the Town Council’s representative to the Manton Traffic Group) and the Town Clerk gave verbal updates on outstanding issues raised at the most recent CATG meeting:

- i) *The Town Council’s role in the monitoring of an experimental Traffic Order for a cycle bay in the High Street.* Councillor Allen suggested that Councillors consider the best way of monitoring the experimental Traffic Order over the required 18 months period and bring suggestions to a future meeting
- ii) *The consultation at Manton around a planned footpath/walkway.* It was agreed that the plans for this be brought to a future meeting of this committee together with details of the associated consultation.

The meeting closed at 8.10pm

Signed
Chairman

Date