

**MARLBOROUGH TOWN COUNCIL
PLANNING COMMITTEE**

Minutes of a **Meeting** of the **Planning Committee** which was held on **Tuesday, 2nd May 2017** in the **Council Chamber, Town Hall, Marlborough** at 7.00 pm

PRESENT	Councillor M. Hall Councillor N. Barrett-Morton Councillor S. Dobson Councillor B. Castle Councillor Mrs E.M. Hannaford-Dobson Councillor Mrs P. Dow Councillor N. Fogg Councillor A. Ross Councillor A. Kirk Wilson Councillor Mrs M. Rose Councillor G. Loosmore Councillor L. Farrell Councillor R. Allen Councillor A. Light	Chairman Town Mayor (<i>ex officio</i>)
ALSO PRESENT	Mrs S. Parker Mrs D. Whitehall Plus 1 member of the public	Town Clerk Administrator

PUBLIC QUESTION TIME

At Full Town Council on 18th April, **Peter Cairns, Resident** asked regarding planning applications 16/02126/FUL and 16/11539/FUL whether clarification had been given of the measures put in place to police the accommodation of contractor and works vehicles during the execution of their development. His understanding was that a commitment was given by Marlborough College that they would make provision for off-site parking of all works vehicles over the duration of the works. This commitment was stated as an essential part of their site management during their site development presentation and stated in their planning submission. The **Town Clerk** had spoken to a representative at Marlborough College who confirmed that a temporary surface had been created behind 'Hollands' where all site traffic would be parked. This parking arrangement had already begun.

635/16 APOLOGIES
Apologies for absence were received from Cllr. Lam.

636/16 DECLARATIONS OF INTEREST
Cllr. Farrell – agenda items 6(f), 6(g), 6(j), 6(k) and 7 – planning applications for Marlborough College – pecuniary. Cllr. Fogg – agenda item 6(d) – alterations at 31 The Green – non-pecuniary. Cllrs Farrell and Fogg did not vote at these items.

637/16 CHAIRMAN'S ANNOUNCEMENTS
We have received two more CIL (Community Infrastructure Levy) payments in the last few days: £3,743.26 linked to the Old Sales Room at Hilliers Yard and £12,966.18 linked to the Old Yard at London Road (this is the first tranche of three for this development where the overall CIL due is £288,137, with the Town Council receiving a total of 15% in all). There are strict rules on how this money can be used and this will be discussed by the new Council.

Disappointingly, the CIL Revised Regulation List 123 listed only one Wiltshire Council infrastructure project for Marlborough. When consulted on this in February 2014, the Town Council asked that the cemetery extension was added. Cemeteries for other towns had been included (e.g. Bradford-on-Avon).

Councillors were reminded that there would be a Highways evening at Kennet House, Devizes on the evening of Wednesday, 24th May. Those who would be remaining on the Council were asked to let the Town Clerk know as soon as possible if they would like to attend. New Councillors would be advised later.

Over the previous few days, Members would have been aware of severe traffic congestion in the town due to emergency works to repair a gas leak. Cllr Dobson confirmed that Wales & West Utilities were working with Highways to try to alleviate the inevitable traffic delays as much as possible.

Finally, as this was the last Planning meeting of this Council, the Chairman thanked his fellow Councillors for their work and input to the meetings which had been invaluable.

638/16

MINUTES

RESOLVED: that the Minutes of the meeting held Monday, 3rd April 2017 were approved as a correct record and signed by the Chairman.

639/16

PLANNING DECISION NOTICES

Members noted the Planning Decision Notices issued by Wiltshire Council. Members were disappointed to note an application to develop new flats on land at 27 The Parade had been approved with conditions despite their strong objections (application 17/00750/FUL).

640/16

PLANNING APPLICATIONS

- a) **17/02702/VAR** – Minor material amendment of outline planning permission 15/02026/OUT (up to 175 dwellings [Use Class C3], hotel [C1], new access from Salisbury Road, open space, landscaping, ecological mitigation, drainage works and ancillary works) in order to allow the development to be phased at Land West of Salisbury Road, Marlborough for Redrow Homes (South West) Ltd.

A named vote was requested.

RESOLVED: that Marlborough Town Council objects to this variation due to a major element – the early delivery of a much-needed hotel – being excluded

For: Cllrs. Dobson, Castle, Hannaford-Dobson, Fogg, Loosmore, Rose, Farrell, Allen, Light

Against: Cllr. Dow

Abstained: Cllrs. Ross, Kirk Wilson and Hall

- b) **17/03219/REM** – Construction of 167 new 1, 2, 3, 4 & 5 bedroom dwellings (to include 66 (40%) affordable homes) and associated highways and engineering works, landscaping and open space at land at junction of Blenheim Road and Salisbury Road, Marlborough for Mr Peter Haywood, Redrow Homes South West. Discussion points included:

- A conflict of the proposed mix of dwelling types with actual local housing needs as recently confirmed by the Marlborough Area Neighbourhood Plan Housing Needs Analysis (a document that would be of interest to Redrow)
- A preference for a greater proportion of two to three bedroom dwellings
- The Design & Access Statement section on parking provision referred to Stroud, Gloucestershire, not Marlborough

- That adaptations to properties for those with special needs should have been included
- That consideration should be given to the inclusion of bungalows
- Concerns about increased traffic and congestion
- Members would welcome an opportunity to discuss the proposals with Redrow Homes
- An extension to the consultation period had been given to the Town Council by the Planning Officer.

RESOLVED: to defer a decision to the Planning Committee on 30th May 2017 and invite a representative from Redrow Homes to attend

- c) **16/12319/LBC** – Amended plans – installation of six antennas and internal equipment cabinets and associated apparatus, with additional supporting steel framework within the bell tower at St Peter’s Church, High Street, Marlborough for Vodafone Limited
RESOLVED: that Marlborough Town Council has no objection to this application
- d) **17/02653/LBC** – Change the style and arrangement of the roof lights and doors to the rear of the single storey rear element, increase the size of the low level area outside the rear doors by excavating material and pushing back the retaining wall & addition of wrought iron railings to the front of the house (Amendments to 16/09264/LBC) at 31 The Green, Marlborough for Mr & Mrs Awbery
RESOLVED: that Marlborough Town Council has no objection to this application
- e) **17/02731/FUL** – Proposed single storey extensions and alterations at 45 River Park, Marlborough for Mr Anthony Elkington
RESOLVED: that Marlborough Town Council has no objection to this application
- f) **17/02806/FUL** – Internal and external alterations at Marlborough College Science Building, Bath Road, Marlborough for Ms Joanna Morgan
RESOLVED: that Marlborough Town Council has no objection to this application
- g) **17/03409/LBC** - Internal and external alterations at Marlborough College Science Building, Bath Road, Marlborough for Ms Joanna Morgan
RESOLVED: that Marlborough Town Council has no objection to this application subject to the approval of Wiltshire Council’s Conservation Officer
- h) **17/03002/FUL** – Demolish existing garage, erect two storey side and rear extensions, porch and interior modifications. Erection of a timber frame detached garage at Hunters Moon, Downs Lane, Manton for Mr Ben Bailey
RESOLVED: that Marlborough Town Council has no objection to this application
- i) **17/03023/LBC** – Retrospective application for the boarding over of ceiling on the ground floor (street level) in the front room only at 61 High Street, Marlborough for Ms Wythe
RESOLVED: that Marlborough Town Council has no objection to this application
- j) **17/03077/FUL** – Installation of railings at The Master’s Lodge, Bath Road, Marlborough for Marlborough College
RESOLVED: that Marlborough Town Council has no objection to this application
- k) **17/03853/LBC** – Installation of railings at The Master’s Lodge, Bath Road, Marlborough for Marlborough College
RESOLVED: that Marlborough Town Council has no objection to this application

l) **17/03085/FUL** – Proposed conservatory to rear at 60 Vespasian Road, Marlborough for Mr A Tomlin
RESOLVED: that Marlborough Town Council has no objection to this application

m) **17/03131/FUL** – Proposed two storey side and rear extension at 88 Five Stiles Road, Marlborough for Mr Mathew Dopson
RESOLVED: that Marlborough Town Council has no objection to this application

641/16

WORK TO TREES

17/03367/TPO – T1 – Elmhurst House – Lime tree – Remove epicormic growth, deadwood and 1 lower branch. T2 – The Nursery – Ash – reduce in height & spread by 20% and crown thin by similar amount at College Fields Nursery, College Fields, Marlborough for Mr Robert Tindall, Marlborough College

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

642/16

SECTION 14(1) OF THE ROAD TRAFFIC REGULATION ACT 1984 – TEMPORARY ROAD CLOSURE OF HYDE LANE (PART), MARLBOROUGH

Members noted that Wiltshire Council had issued a notice to close part of Hyde Lane from its junction with Frees Avenue from 08:00 to 17:00 on 3rd May 2017 to carry out carriageway hand patching and associated maintenance works

643/16

NEIGHBOURHOOD PLANNING

Draft copies of the Housing Needs and Business Needs Analyses had been received. A car parking study would begin soon which was being funded by an+ external grant.

The meeting closed at 7.55 pm

Signed:

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Chairman

Date: