

**MARLBOROUGH TOWN COUNCIL
PLANNING COMMITTEE**

Minutes of a meeting of the **Planning Committee** which was held on **Monday 2nd November, 2015** in the **Court Room, Town Hall, Marlborough** at 7.00 pm

PRESENT	Councillor Mrs E.M. Hannaford-Dobson Councillor M. Rose Councillor S. Dobson Councillor B. Castle Councillor Mrs. P. Dow Councillor N. Fogg Councillor A. Ross Councillor N. Barrett-Morton Councillor A. Kirk Wilson Councillor G. Loosmore Councillor L. Farrell Councillor R. Allen Councillor B. Lam Councillor M. Hall Councillor A. Light	Chairman Town Mayor (<i>ex officio</i>)
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ALSO PRESENT	Mrs S. Parker Mrs D. Whitehall Mrs S. Pryor Mr T. Millett Mr N. Goodwin Plus 19 members of the public .	Town Clerk Administrator The Adviser Marlborough News Online Marlborough News Online
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PUBLIC QUESTION TIME

A number of questions were raised about Item 6a) 15/02026/OUT - Outline Planning Application for land west of Salisbury Road

Mr Sainsbury, (resident of Priorsfield) – asked if any thought had been given to site traffic and parking during the build period. There had been considerable disruption experienced during the development of the Care Home on Salisbury Road.

Chairman thanked Mr Sainsbury and agreed that this would be an important point to take forward as a comment on the revised application.

Mr Geoff Green (resident) – was concerned about the increased volume of traffic that would be generated by the proposed houses and hotel in the already congested Salisbury Road. The Highways Traffic Assessment was inadequate and likely to have been undertaken in an off-peak period.

Chairman thanked Mr Green for his comments and confirmed that his concerns considered during agenda item 6a.

Mr Peter Ridal (resident) – considered the Traffic Assessment to be not at all realistic and the conclusions drawn from it misleading. It would be good to ask the Crown Estate to come to Marlborough and explain its findings.

The Chairman assured all who had spoken that their comments and concerns would be passed back to Wiltshire Council.

335/15

APOLOGIES

An apology for absence was received from Cllr. Cook.

336/15

DECLARATION(S) OF INTEREST

Cllr. Ross – Agenda item 6(a) – outline development on land off Salisbury Road – non-pecuniary.

337/15

CHAIRMAN'S ANNOUNCEMENTS

Members and the public were reminded that the meeting was being filmed in line with legislation enabling the press and public to film, photograph or record meetings.

A recent Transition Marlborough Newsletter had highlighted that cycle racks in the High Street had not been reinstated since their removal to accommodate the Mop Fairs and it advised cyclists to chain their cycles to the railings of the Town Hall as an alternative. This action might cause a hazard for pedestrians. The Town Clerk explained that there was a problem with the fixtures for the racks which Wiltshire Council was resolving and they would be reinstated as soon as the problem had been rectified. In the meantime, there were cycle racks on the planter in the same area. This message had been passed on via the Town Council's website and Facebook page.

338/15

MINUTES

RESOLVED: with 1 abstention that the minutes of the meeting of the Planning Committee held on the 19th October 2015 were a true record and signed by the Chairman.

339/15

PLANNING DECISION NOTICES

Councillors noted the following Planning Decision Notices which had been issued by Wiltshire Council –

APPROVED

- a) **15/03522/ADV** – existing external ATM replaced with upgraded model and lowered to be DDA compliant at 141 High Street, Marlborough for HSBC Banking PLC
MTC – no objection
WC – approve with conditions
- b) **15/05126/FUL** – two storey rear extension together with access and parking at 93 London Road, Marlborough for Mr Trevor Ayers
MTC – objects to this application on the grounds of road access and highway safety. The Committee has no objection to the extension itself
WC – approve with conditions
- c) **15/08252/FUL** – installation of new outdoor seating and removal of existing benches adjacent to the rear entrance, car park and associated works at land rear of Alma Place, Marlborough for Mr Jamie Charlesworth (Waitrose)
MTC – no objection
WC – approve with conditions
- d) **15/08360/FUL** – single storey rear extension and loft conversion at 13 Jeffries Close, Marlborough for Mr & Mrs A Sumner
MTC – no objection
WC – approve with conditions

- e) **15/08768/FUL** –two storey rear extension and single storey side extension at 5 Police Houses, Five Stiles Road, Marlborough for Emma Brown and Justin Kimber
MTC – no objection
WC – approve with conditions

REFUSED

- f) **15/01052/OUT** – residential development and associated works (resubmission of 14/01766/OUT) on land off Rabley Wood View, Marlborough for Manton House Estate
MTC – objects to this application on the grounds of highway safety, road access, nature conservation, traffic generation, layout of buildings and general safety issues with regard to children
WC – refuse
- g) **15/03587/LBC** – existing external ATM replaced with upgraded model and lowered to be DDA compliant at 141 High Street, Marlborough for HSBC Bank PLC
MTC – no objection
WC – refuse

APPROVED WORK TO TREES

- h) **15/08705/TPO** – fell one lime tree at 5 Hazel Close, Marlborough for Mr D Smithers
MTC – no objection subject to Wiltshire Council's Tree Officer having final approval
WC – no objection
- i) **15/10136/DDD** – fell horse chestnut tree – at Bath Road for Marlborough College
WC – decision letter

340/15

PLANNING APPLICATIONS

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

- a) **15/02026/OUT** – outline application for up to 175 dwellings (Use 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.

The Chairman reminded Members that this was an outline application. If approved, the Crown Estate was likely to sell the scheme on to a developer who would need to return with a detailed, full planning application. Main points of discussion were that:

- The application was in line with the agreed strategic housing allocation set out in CP14 of Wiltshire Council's Core Strategy (page 126) identifying 220 new homes for Marlborough
- These were revised plans where the major change involved a scaling back of the development to 175 homes but retaining the hotel. This reduced development on the southern slope to maintain the AONB landscape and avoid visual sight of development from other areas of the town
- The Crown Estate had an exemplary reputation in terms of its involvement with developments ensuring subsequent building works met its high standards. Examples included similar schemes in Chester and Leicester. Representatives had consulted with the Town Council and others at an early stage and had amended plans to take into account many local concerns

- The key concern was traffic. Congestion would be exacerbated with only one point of access to the development and traffic lights to support a proposed pelican crossing on Salisbury Road. Already, at peak times, traffic was queued back as far as Cadley (*a hamlet in neighbouring Savernake*)
- There was a need for an independent Traffic Assessment and disappointment with the one submitted by Highways which was felt to be inadequate
- If traffic issues were not dealt with properly and at this early stage, there would be further gridlock in the town. There was a risk that if the outline plans were accepted, any concerns from the Town Council could be rejected at later stages in the planning process
- Members agreed that a relief road linking Salisbury Road with the Pewsey Road would alleviate pressure on roads in the town centre. It was disappointing that this had not been considered at an early stage (The Town Clerk reminded Members that a relief road was not part of the outline application for consideration)
- Planning Officers were able to set certain conditions, such as restrictions around construction traffic during development
- There was disappointment that access would be restricted to the proposed flower meadow, denying local residents full enjoyment of this amenity
- Design build and sustainability were also important factors to consider.

As a Unitary Councillor, Cllr. Dobson served on both the Eastern Planning Committee and the Strategic Planning Committee. As such he would abstain from voting at this meeting and cast his vote at Wiltshire Council's meetings.

During a Suspension of Standing Orders, members of the public were invited to speak.

Mr Ian Mellor (resident, Fellow of the Royal Town Planning Institute, and a member of the Neighbourhood Plan Steering Group) – referred to a report from the North Wessex Downs Area of Outstanding Natural Beauty raising concerns about preserving landscape, boundaries and stressing the importance of public enjoyment. The AONB had felt the analysis supporting the application had been flawed. He congratulated Officers of the Council and Crown Estate on removing the development from the upper slopes of the escarpment and asked for confirmation that this important planning principle would be applied in future to avoid compromising Marlborough's setting within the Kennet Valle, and that this be reflected in the Neighbourhood Plan.

Mr Green (resident) suggested that if the problems with traffic were not resolved at this outline stage, the opportunity would be lost. He urged Councillors not to approve the revised application unless they were satisfied that traffic issues would be satisfactorily addressed.

A recorded vote was requested.

Cllr. Dow proposed that Members vote there be no objection, conditional upon completion of a coherent, independent traffic management plan.

For: Cllrs. Dow, Kirk Wilson, Castle, Fogg, Barrett Morton (5)

Against: Cllrs. Loosmore, Farrell, Allen, Lam, Hall, Light, Hannaford-Dobson (7)

Abstained: Cllrs. Ross and Dobson (2)

The motion, therefore, failed.

Cllr. Allen then proposed a motion to object to the outline application.

RESOLVED: by 8 votes for with 3 against and 3 abstentions that Marlborough Town Council objects to this application on the grounds that there has been insufficient resolution of existing and future traffic issues which will result from this development, i.e. including provision of a relief road.

For: Cllrs. Hannaford-Dobson, Castle, Allen, Loosmore, Farrell, Lam, Hall and Light (8)

Against: Cllrs. Dow, Fogg and Kirk Wilson (3)

Abstained: Cllrs Dobson, Ross and Barrett-Morton (3)

Several members of the public left the meeting

- b) **15/10248/LBC** – existing internal self-service machine replaced with newer model in same location at 141 High Street, Marlborough, for HSBC Bank PLC.

RESOLVED: by 13 votes for with 1 abstention that Marlborough Town Council has no objection to this application.

341/15 TEMPORARY ROAD CLOSURE ORDER – REMEMBRANCE DAY PARADE

Members noted an order from Wiltshire Council to close various roads in Marlborough between 10.00 am and 11.30 am on Sunday 8th November 2015 for a Remembrance Day Parade.

342/15 COMMUNITY SPEEDWATCH

Members noted a report by the Town Clerk setting out the Metro Count results for London Road, and the next stages to establish a Community Speedwatch Team for Marlborough. Members welcomed Cllr. Light's offer to act as co-ordinator to take this scheme forward.

343/15 SPEED INDICATOR DEVICES (SIDs)

Members noted a report by the Town Clerk about an offer from Wiltshire Council to obtain a SID for Marlborough and neighbouring parishes.

RESOLVED: that Savernake, Mildenhall, Preshute and Ogbourne St Andrew Parish Councils be contacted by the Town Clerk with a view to submitting a request for a SID to be shared between them and stored by Marlborough Town Council.

344/15 NEIGHBOURHOOD PLANNING

Cllr. Hall reported that the first formal stage of the process had been reached. Mildenhall, Preshute and Savernake parishes had confirmed they would join with Marlborough as part of the Neighbourhood Plan, and at the following Full Town Council meeting there was a proposal to submit an application to Wiltshire Council for a designated Neighbourhood Area. He confirmed the timescale may result in a referendum around the time of the May 2017 local elections.

345/15 FOR INFORMATION – VARIOUS PARKING ORDERS

Members noted sealed Traffic Regulation Orders received from Wiltshire Council, which came into effect on 26th October 2015:

- The County of Wiltshire (Northern Wiltshire) (Off Street Parking Places) Order 2015
- The County of Wiltshire (Eastern Wiltshire) (Off Street Parking Places) Order 2015

- The County of Wiltshire (Marlborough and the District of Kennet) (Prohibition and Restriction of Waiting, Taxi Rank Clearways and On Street Parking) Consolidation Order 2006 (Amendment No 6) Order 2015
- The County of Wiltshire (Malmesbury and Malmesbury Without) (Prohibition and Restriction of Waiting, Taxi Rank Clearways and On Street Parking) Consolidation Order 2010 (Amendment No 1) Order 2015

The meeting closed at 7.40 pm

Signed
Chairman

Date

