

**MARLBOROUGH TOWN COUNCIL
PLANNING COMMITTEE**

Minutes of a meeting of the **Planning Committee** which was held on **Monday 8 July 2019** in the **Council Chamber, Town Hall, Marlborough** at 7 pm

PRESENT	Councillor S. Price Councillor M. Hall Councillor B. Castle Councillor Mrs P. Dow Councillor N. Fogg Councillor N. Ross Councillor G. Loosmore Councillor N. Barrett-Morton Councillor P. Cairns Councillor M. Cooper Councillor H. Forbes Councillor E. Northeast Councillor A. Wilson	Chair Town Mayor (<i>ex officio</i>)
ALSO PRESENT	Mrs S. Parker Mrs D. Whitehall Councillor S. Dobson Mr R. Stephens Plus 9 members of the public	Town Clerk Administrator Wiltshire Councillor – Marlborough East GreenSquare Ltd

PUBLIC QUESTION TIME

Charmaine Bartlett, Resident, Barton Park spoke in support of the upcoming petition and had separately written to the Town Council, Wiltshire Council and Public Health England to raise concerns about the impact on health. Her question was whether members of the public would be informed of any application for a permanent licence and be given the opportunity to comment.

The **Chair** thanked Ms Bartlett for her question, which would be discussed at agenda item 5. The **Town Clerk** was in discussions with the relevant officer at Wiltshire Council who was keeping the Town Council informed.

PETITION – LICENCE FOR A KEBAB VAN

Mrs Pauline Smith, Resident, River Park presented a petition signed by 77 people and read a full statement with several reasoned arguments supporting the petition:

“Despite this application having been rejected by the Marlborough Town Council, Wiltshire Council has given a temporary licence until 31 July, when a permanent licence could be issued. It has so far made only occasional appearances. This van will be sited by the river in a peaceful setting which gives pleasure to all of us. It may well cause rowdy behaviour at night, and will certainly cause litter, as well as noise and pollution from its generator and smell from its cooking. We strongly oppose the granting of a permanent licence.”

Residents **Mr Robertson** and **Anne Crawley** both added their support to the petition and the concerns about the impact of anticipated noise, smells, litter and anti-social behaviour for local residents, particularly the elderly, as well as the impact on health.

124/19

APOLOGIES

Apologies for absence were received from Cllrs. Kirk Wilson and Heath.

125/19

DECLARATIONS OF INTEREST

Cllr. Price – agenda item 7(d) – planning application at 6A The Green – pecuniary interest.
Cllr. Wilson – agenda item 7(p) – planning application at Marlborough College – pecuniary interest.
Cllr. Cooper – agenda item 7(b) – planning application at St John’s – pecuniary interest.

126/19

CHAIR’S ANNOUNCEMENTS

There were no announcements.

127/19

MINUTES

RESOLVED: that the minutes of the meeting held 17 June 2019 were confirmed as a true record and signed by the Chair

128/19

PETITION

Members considered a petition objecting to the granting of a permanent licence for a kebab van in George Lane car park:

- Mrs Smith’s points were well made, and Members thanked and congratulated her on a well-reasoned supporting statement
- Residents had made their views very clear and Members were in full support of them
- That the vendor had reportedly only been trading at the site on a couple of occasions
- The 6-month trial period had been insufficiently used by the vendor for the Town Council, Police or Wiltshire Council to gather enough evidence to check whether there was any negative effect on the environment or residents
- The original licence application had been rejected by both the Town Council and the Police and there was no reason for the Town Council to change its position
- The Wiltshire Council Licensing Committee had issued the temporary licence on appeal following refusal by WC officers of the original application
- The licence appeared to directly contravene Wiltshire Council’s obesity strategy
- Whether to present the petition to the Marlborough Area Board at its meeting on 23 July 2019

The **Town Clerk** agreed to check whether the petition should be presented to the Area Board at its meeting on 23 July.

RESOLVED: that Marlborough Town Council supports the petitioners and would strongly object to a permanent licence being issued. The trial period has been insufficiently used by the vendor to enable judgement on its suitability at the location. Ideally, the petition should be presented to Wiltshire Council’s Area Board which meets on 23 July 2019 and that comment be made that the issue of a licence is also contradicting Wiltshire Council’s own obesity strategy.

A member of the public left the meeting

129/19

PLANNING DECISION NOTICES

Members noted the Planning Decision Notices that had been issued by Wiltshire Council.

130/19

PLANNING APPLICATIONS

a) **19/05549/REM** – Erection of 39 dwellings with associated details of access, appearance, layout, landscaping and scale (reserved matters pursuant to outline planning permission reference 15/01052/OUT) at land off Rabley Wood View, Marlborough for Jeremy

Browne (RBC Trustees (Guernsey) Limited), Mark Hunnybun (Wiltshire Council) and Richard Stephens (GreenSquare Homes)

During a suspension of Standing Orders **Mr Richard Stephens** (GreenSquare Limited) and residents **Mrs Jayne Baker** and **Mrs Marian Hannaford-Dobson** and **Wiltshire Councillor, Stewart Dobson** took part in an open discussion that included:

- When and how planning conditions would be applied and monitored
- That applying for Reserved Matters permission was only the first stage of the process and that this application had had to be submitted to Wiltshire Council by a certain date which meant that not all details had been submitted
- That it was too early in the process to answer questions about trees and hedges, which concerned whether they would be retained and how they would be managed
- Once all reports (including an ecology report, which would include reference to the trees and hedges) were ready, formal detailed applications for drainage schemes etc would be submitted
- The number of dwellings designated as affordable and the type of dwellings (there was a concern that the original number had been reduced from 16 to 15)
- It was hoped that a meeting between the developer and Wiltshire Council's Case Officer (not yet designated) would take place before the end of August
- The contents of an email submitted to Wiltshire Council by Mrs Baker raising a number of concerns

RESOLVED: that Marlborough Town Council has no objection to this application, subject to concerns about trees and hedges, the final affordable housing number, the proposed temporary play area and whether trees would need to be removed to accommodate it as well as issues raised by local residents about how the compensatory casual open space is to be created in the water meadow, what drainage and landscaping work will be undertaken there, what contamination and unexploded WW11 ordinance investigation will take place so that local people can be assured of their safety and what future maintenance regime will be followed in that area.

6 members of the public left the meeting; Cllr. Cooper left the room for the following item

- b) 19/04545/FUL** – Improvements to the boundary security of St John's, Marlborough – a secondary school of 1,680 students and approximately 175 staff. St John's open plan site design results in safeguarding concerns for both staff and students. This application is for 69m of green weldmesh fencing and associated gates at and near the Eastern pedestrian entrance to the school. The proposed fencing is 2.4 high which, although shorter than the existing surrounding fencing, is designed to match that which already exists surrounding the tennis courts in the same area. The work will also benefit local residents in greatly restricting the ability of students to exit the site into private lanes or gardens through the southern boundary. At St John's School, Granham Hill, Marlborough for Mr Martin Cook (Wiltshire Council)

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

- c) 19/05859/FUL** – Two storey side and rear extensions. Boundary fence at 23 River Park, Marlborough for Ms Julia Wall

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

Cllr. Price left the room for the following item and Cllr. Wilson took the Chair; a member of the public left the meeting

- d) **19/04466/FUL** – Proposed lean-to side porch/conservatory extension at The Limes, 6A The Green, Marlborough for Mr M Maclachlan
RESOLVED: that Marlborough Town Council has no objection to this application

Cllr. Price returned to the meeting and resumed the Chair

- e) **19/05886/FUL** – Single storey extension to sitting room at Lansdown House, 29 St Martins, Marlborough for Mr & Mrs Tarring
RESOLVED: that Marlborough Town Council has no objection to this application
- f) **19/06104/FUL** – Roof alterations to existing side and rear extension including internal alterations at 11 Blowhorn Street, Marlborough for Mr Dryland
RESOLVED: that Marlborough Town Council has no objection to this application
- g) **19/06162/FUL** – Single storey ground floor extension to front of house in space between house and garage 3 x 5 metres at 11 Macneice Drive, Marlborough for Mr & Mrs Harvey and Frances Carpenter
RESOLVED: that Marlborough Town Council has no objection to this application
- h) **19/06234/FUL** – Garage and car port with room over at Partacre, Downs Lane, Manton for Mr & Mrs David Axford
RESOLVED: that Marlborough Town Council has no objection to this application
- i) **19/05635/FUL** – Alterations, extension and change of use from offices (A2) to 2B/4P apartments (C3a) at 29-31 High Street, Marlborough for Ceres Estates
RESOLVED: that Marlborough Town Council has no objection to this application
- j) **19/04553/ADV** – Proposed internally illuminated fascia sign and non-illuminated wall sign and hanging sign at 6 London Road, Marlborough for Bramham Therapy
RESOLVED: that Marlborough Town Council has no objection to this application
- k) **19/05385/LBC** - Proposed internally illuminated fascia sign and non-illuminated wall sign and hanging sign at 6 London Road, Marlborough for Bramham Therapy
RESOLVED: that Marlborough Town Council has no objection to this application
- l) **19/05308/FUL** – Single storey kitchen extension at 25A Kingsbury Street, Marlborough for Mr Adam Pensotti
RESOLVED: that Marlborough Town Council has no objection to this application
- m) **19/05648/LBC** – Single storey kitchen extension at 25A Kingsbury Street, Marlborough for Mr Adam Pensotti
RESOLVED: that Marlborough Town Council has no objection to this application
- n) **19/12083/FUL** – The erection of a single dwelling; the provision of parking and turning for the existing house at 53 London Road, Marlborough for Mrs J Ward
RESOLVED: that Marlborough Town Council has no objection to this application
- o) **19/06065/FUL** – The development of former public conveniences to a new dwelling. The current use class is considered 'sui generis'. The new use class would be C3 Dwelling Houses at Public Conveniences, Chantry Lane, Marlborough for Mr Aubrey Newman
RESOLVED: that Marlborough Town Council has no objection to this application

Cllr. Wilson left the room for the following item

- p) **19/02012/FUL** – Erection of new two storey drama costume and props store, including removal of trees within conservation area at Marlborough College for Mr Kurt Hudson
RESOLVED: that Marlborough Town Council has no objection to this application

131/19

WORK TO TREES

19/05861/TCA – Cherry (T1) – fell at 14 Herd Street, Marlborough for Miss Kate Philp

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

132/19

COMMUNITY AREA TRANSPORT GROUP (CATG)

Members noted the Town's Clerk report and update from the most recent CATG meeting held 20 June 2019. Main points included:

- The implementation of new 20mph limits would start in October to coincide with the Mop Fair weekends to help minimise disruption
- The new layout and safety improvements at London Road and the entrance to Savernake Hospital would be tested over the coming months
- Advice was expected soon on the location for a Speed Indicator Device in Kingsbury Street
- New 'school' signs for Marlborough St Mary's would be in place during July, with the proposed new crossing investigated by Highways in the autumn
- It was unlikely the request for safety railings at A4 Bath Road would be agreed due to both cost and width restrictions of the walkway

Highways Improvement/Traffic Survey Requests

Under a new process, all requests for Highways works and metro counts (traffic surveys) must come through the Town Council which, if approved, would be passed to CATG for approval. Three requests had been submitted:

- a) 'No Through Road' sign at the entrance to Manton Hollow
RESOLVED: (i) that Marlborough Town Council supports this request to be submitted to CATG
- b) Metro count on A4 Bath Road approximately 50m east of the current speed limit change signage (between Downs Lane and Bridge Street)
RESOLVED: (ii) to defer this item to the meeting on 29 July when further information would be available to support the request
- c) The installation of a fixed bollard or other barrier to prevent vehicles mounting the pavement directly outside Harley House at London Road
RESOLVED: (iii) to defer this item to the meeting on 29 July pending a request for advice from a Highways Engineer

133/19

WEST OF MARLBOROUGH TRAFFIC GROUP ACTIVITIES

Members noted two reports from the Manton Residents Association and that representatives would be presenting at the Planning Committee meeting on 29 July.

134/19

CONSULTATION – TRAFFIC REGULATION ORDER

Members considered a consultation (The County of Wiltshire (Marlborough) (Prohibition and Restrictions of Waiting, Taxi Rank Clearways and On Street Parking) Consolidation Order 2010 (Amendment No 9) Order 2019) about proposed Order LJB/TRO/MARL9 to introduce No Waiting areas in seven locations and to extend No Waiting areas at part of The Green:

RESOLVED: that the consultation was noted

135/19 APPLICATIONS FOR PREMISES LICENCES

a) 5 Old Hughenden Yard

The sale of alcohol (ON sales) Monday-Sunday 11:00-22:00h

b) Unit D, Hilliers Yard

Recorded music and sale of alcohol

RESOLVED: that Marlborough Town Council has no objections to these applications

136/19 TEMPORARY ROAD CLOSURE

Members noted that Wiltshire Council had issued an Order (TTRO 6101) under Section 14(1) of the Road Traffic Regulation Act 1984 to close temporarily to all traffic:

Coldharbour Lane (part) on 26-28 August to enable Thames Water to repair a service pipe

137/19 NEIGHBOURHOOD PLANNING

A final informal consultation would begin soon, with roadshows taking place in Manton, the Town Hall, prior to the Area Board and Mildenhall. Formal consultation (Regulation 14) would then complete in November, to be followed by a 6-week consultation period for Wiltshire Council leading to a referendum.

The meeting closed at 8.30 pm

Signed: Date:
Chair