

**MARLBOROUGH TOWN COUNCIL
PLANNING COMMITTEE**

Minutes of the **Planning Committee** which was held on Monday, 9th April 2018 in the **Council Chamber, Town Hall, Marlborough** at 7.00 pm

PRESENT:	Councillor A. Kirk Wilson	Chairman
	Councillor M. Hall	Town Mayor (<i>ex officio</i>)
	Councillor B. Castle	
	Councillor N. Fogg	
	Councillor G. Loosmore	
	Councillor L. Farrell	
	Councillor N. Barrett-Morton	
	Councillor M. Cooper	
	Councillor H. Forbes	
	Councillor S. Price	
	Councillor A. Wilson	
	Councillor D. Heath	
	ALSO PRESENT:	Mrs S. Parker
	Mrs D. Whitehall	Administrator
	Councillor S. Dobson	Wiltshire Councillor – Marlborough East
	Mr T. Millett	Marlborough.News
	Ms J. Corbett	Gazette & Herald
	Plus 7 members of the public	

The meeting was preceded by an informal discussion with Wiltshire Council Portfolio Holder for Transport, Councillor Horace Prickett, about the possibility of a railway station for Marlborough.

The notes of this discussion are appended to these minutes.

PUBLIC QUESTION TIME

There were no questions.

629/17

APOLOGIES

Apologies for absence were received from Cllrs. Dow, Ross, Cairns and Northeast.

630/17

DECLARATIONS OF INTEREST

Cllr. Price – agenda items 6(d) and (e) – planning applications at 7 and 8 Kingsbury Street – pecuniary interest. Cllr. Cooper – 6(h) – planning application in Five Stiles Road – non-pecuniary interest. Cllr. Barrett-Morton – 6(i) – planning application at The Old Yard – non-pecuniary interest.

631/17

CHAIRMAN'S ANNOUNCEMENTS

Councillors would remember that some time ago they supported the installation of telecoms signal boosters by Vodafone in the bell-chamber of the tower of St Peter's Church. Planning permission was subsequently granted by Wiltshire

Council. St Peter's Trust had confirmed that after drawn out negotiations, installation works should commence soon.

632/17

MINUTES

RESOLVED: that the minutes of the meeting held Monday, 19th March 2018 were approved as a true record and signed by the Chairman

633/17

PLANNING DECISION NOTICES

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

634/17

PLANNING APPLICATIONS

a. **18/02647/REM** – Reserved matters application pursuant to Outline Application 15/02026/OUT (solely for the Hotel element) in relation to the appearance, layout, landscaping and scale and discharge of pre-commencement conditions relating to external materials, boundary fencing, hard and soft landscaping, Landscape Management Plan, earthworks details, ground floor slab levels, Ecological Management Plan, lighting details, Archaeological Written Scheme of Investigation, access details, Noise Impact Assessment, Construction Environmental Management Plan, surface water drainage, design of building and road foundations, groundwater maintenance plan and provision of water supply and fire hydrants at Hotel Site, Land off Salisbury Road, Marlborough for Premier Inn Hotels Ltd

RESOLVED: that Marlborough Town Council welcomes this application

b. **18/02905/REM** – Reserved matters application for the construction of 30 residential dwellings with all associated works pursuant to outline planning permission 15/02026/OUT (for up to 175 dwellings [Use Class C3], hotel [C1] and new access from Salisbury Road) (amendment to reserved matters consent 17/03219/REM) at Land at junction of Blenheim Road and Salisbury Road, Marlborough for Redrow Homes South West

- Members reported complaints from local residents concerning destruction and damage to the environment, including the removal of a copse which appeared not to be within the curtilage of the site. It appeared that conditions concerning the environment had been disregarded and upon enquiry no helpful response had been received from the contractor
- The Town Clerk had been informed by the Site Manager that work had been carried out under a special licence and overseen by an environmental expert. However, no documentary evidence had been provided.

Members asked that a copy of the license be obtained as there were concerns that habitat for wildlife was still being removed even though it was now the breeding season.

RESOLVED: that Marlborough Town Council has no objection to this application. Members asked that Planning Officers ensure compliance to conditions concerning the environment and to highlight to them that there may have been breaches to those conditions

- c. **18/00398/FUL** – Amended Plans – Change of use of former Chapel from class A1 (retail) to Class D2 (cinema and arts centre) incorporating an ancillary café/bar area; the provision of a two storey extension; repairs to the fabric of the building; the provision of a new external door; internal alterations and acoustic mitigation to allow for the building’s conversion to a cinema at The Former Chapel, The Parade, Marlborough for Mr O Harris
RESOLVED: that Marlborough Town Council welcomes this application

Cllr. Price left the room for the following two items and did not vote

- d. **18/01873/FUL** – 7 Kingsbury Street – Erection of single storey extension and alterations to refurbished barn to form dining room and formation of 4 no. letting rooms to first and second floors. 8 Kingsbury Street – Change of use from Use Class C3 dwelling houses to Use Class C1 guest house. Demolition of rear extension and erection of single storey extension to restaurant comprising ancillary kitchen, staff, office, storage and WCs at Nos 7 and 8 Kingsbury Street, Marlborough for Mr Simon Wetton

During a suspension of Standing Orders the applicants and their agent outlined their vision for the site, including their approach to bringing the mediaeval barn back into use using sensitive restoration (e.g. oak beams), making almost no impact on the overall structure of the building to create a large, open, period dining hall. An open day would be arranged soon.

RESOLVED: that Marlborough Town Council welcomes this application

- e. **18/02496/LBC** – 7 Kingsbury Street – Erection of single storey extension and alterations to refurbished barn to form dining room, refurbishment of restaurant and formation of 4 no. letting rooms to first and second floors with associated internal alterations to include formation of new opening to barn to kitchen, relocation of staircases, removal of partitions, new windows and creation of end-suite bathrooms. 8 Kingsbury Street – Demolition of rear extension and erection of single storey extension to restaurant comprising ancillary kitchen, staff, office, storage and WCs at Nos 7 and 8 Kingsbury Street, Marlborough for Mr Simon Wetton
RESOLVED: that Marlborough Town Council welcomes this application

- f. **18/02142/FUL** – Installation of a temporary pavilion, using a converted container at Land at Marlborough Golf Club, Port Hill for Mr Gareth Clarke
RESOLVED: that Marlborough Town Council has no objection to this application. Members requested a planning condition that the temporary pavilion should have a time limit of no more than 10 years.

- g. **18/02438/FUL** – Second storey extension with raised roof line and single storey rear extension at 32 Manton Hollow, Marlborough for Mr & Mrs Richard Bartlett
RESOLVED: that Marlborough Town Council has no objection to this application

Cllr. Cooper left the room for the following item and did not vote

h. **18/02209/FUL** – Single storey side extension at 11 Five Stiles Road, Marlborough for Mr Jamie Tunmore

RESOLVED: that Marlborough Town Council has no objection to this application but, noting a new driveway is to be included, asked that a condition be added that the surface should be of a permeable material to reduce run-off of rainwater

Cllr. Barrett-Morton sat back from the table and took no part in the discussion or voting for the following item

i. **18/02729/FUL** – Erection of garage building over approved parking bays in association with 3 No new flats approved by application 17/12486/FUL at The Old Sales Room, Crooks Yard, Hilliers Yard, Marlborough for K S Prop Ltd

During a suspension of Standing Orders **Mr Paul Wright**, a Cromwell Court resident and the **Chairman of St Martins Marlborough Management Company** (representing residents of Cromwell Court) outlined their concerns about this application:

- Emergency Access – upon a site visit, the Fire Service had identified the location of this planned garage as a second point of access (via the boundary wall) to Cromwell Court should the entrance from the High Street not be accessible. This development would remove that second access for the emergency services
- During times of very heavy rain, flood water runs from Back Lane, through the Castle & Ball entrance, across the High Street and into Cromwell Court. There was a hole in the wall to allow flood water to reach the river and prevent an accumulation of water. This development would disturb that arrangement and increase flood risk
- The drawings showed each proposed garage at 1.5m wide – too narrow to accommodate average cars.

RESOLVED: that Marlborough Town Council objects to this application on the grounds of road access particularly for the Emergency Services, inadequacy of parking, the likely increase in the risk of flooding and that the application is flawed with inadequate plans.

Two members of the public left the meeting

635/17

COMMONS ACT 2006.s.15 – OUTCOME OF APPLICATION TO REGISTER LAND AS A VILLAGE GREEN

Members were disappointed to note a letter and report following the meeting of the Eastern Area Planning Committee held in Devizes on 22 March 2018 which considered and rejected an application to register land on the north side of Morris Road/College Fields, Barton Park as a new Town or Village Green. There was discussion about whether or not it was a suitable land for consideration under the Community Asset Transfer scheme.

636/17

TEMPORARY ROAD CLOSURE

Members noted that Wiltshire Council had issued an order to close temporarily to all traffic Cross Lane (part) Marlborough from its junction with St John's Close to

its junction with Cardigan Road for two days from 30th April 2018 to enable installation of a new gas service.

637/17

WILTSHIRE COUNCIL HIGHWAYS NEWSLETTER

Members noted the most recent newsletter from Cllr. Bridget Wayman, Cabinet Member for Highways, Transport and Waste.

RESOLVED: that provisionally the Town Mayor and Cllr. Loosmore were nominated to attend the Local Highway Town and Parish Council meeting at Kennet House, Devizes on Wednesday, 23rd May 2018 at 7pm

638/17

NEIGHBOURHOOD PLANNING

The Steering Committee was seeking a consultant to handle a Call for Sites, having had one recently withdraw due to workload commitments.

The meeting closed at 8.10 pm

Signed: Date:

Chairman