

**MARLBOROUGH TOWN COUNCIL
PLANNING COMMITTEE**

Minutes of a meeting of the **Planning Committee** which was held on **Monday 13th July, 2015** in
the **Council Chamber, Town Hall, Marlborough** at 7.00 pm

PRESENT	Councillor Mrs E.M. Hannaford-Dobson Councillor M. Rose Councillor S. Dobson Councillor B. Castle Councillor N. Barrett-Morton Councillor A. Ross Councillor G. Loosmore Councillor J. Cook Councillor R. Allen Councillor B. Lam Councillor M. Hall Councillor A. Light	Chairman Town Mayor
ALSO PRESENT	Mrs S. Parker Mrs D. Whitehall Mr. N. Goodwin Mr. P. Davison Ms. A. Hicks Mrs. S. Pryor	Town Clerk Administrator Marlborough News Online Marlborough News Online Wiltshire Gazette & Herald The Adviser

PUBLIC QUESTION TIME

There were no questions.

- 150/15 APOLOGIES**
Apologies for absence were received from Cllr. Mrs P. Dow, N. Fogg, Kirk Wilson and L. Farrell.
- 151/15 DECLARATION(S) OF INTEREST**
Cllrs. S. Dobson and Mrs. E.M. Hannaford-Dobson – Item 6(c) – Erection of timber framed garden room and associated garden layout alteration at Eddison House, Cross Lane, Marlborough – Non pecuniary;
Cllr. M. Rose – Item 6 (f) – Erection of 6 lights to car park at Marlborough College – Pecuniary
- 152/15 CHAIRMAN’S ANNOUNCEMENTS**
A notification had been received from Wiltshire Council concerning a temporary closure of Figgins Lane for resurfacing work commencing 24th August 2015. Work was expected to be completed by 14th September and access would be maintained for residents.
- 153/15 MINUTES**
RESOLVED: that the minutes of the meeting of the Planning Committee held on the 29th June 2015 were a true record and signed by the Chairman.
- 154/15 PLANNING DECISION NOTICES**
The following Planning Decision Notices had been issued by Wiltshire Council –

APPROVED

- a) [15/03715/FUL](#) – Erection of new 1.8m fence to replace existing at Pineridge, Bath Road, Marlborough for Mr Keith Machin.
MTC – no objection
WC – approved with conditions
- b) [15/04158/FUL](#) – External alterations including a lightning conductor and ventilation cowls and internal alterations to update classrooms and corridors, including the removal of a modern book lift at North Block, Marlborough College, Bath Road, Marlborough for Mr Mark Lucas.
MTC – no objection
WC – approved with conditions
- c) [15/04205/LBC](#) - External alterations including a lightning conductor and ventilation cowls and internal alterations to update classrooms and corridors, including the removal of a modern book lift at North Block, Marlborough College, Bath Road, Marlborough for Mr Mark Lucas.
MTC – no objection
WC – approved with conditions
- d) [15/04284/ADV](#) – Signage associated with proposed hand car wash and valeting operation at Tesco Superstore, Salisbury Road, Marlborough for Mr Jon-Pall Bonnett.
MTC – object, the committee would be happy to approve if number of signs were reduced to two
WC – approved with conditions
- e) [15/04623/FUL](#) – Planning application for use of indoor arena in conjunction with use as showjump/livery yard (variation of condition number 2 of original planning permission K/4291 to allow commercial usage of indoor arena); the erection of an extension to the indoor arena to accommodate 26 loose boxes and associated facilities including integral 1 bedroom groom's accommodation; replacement parking area; extension to outdoor manage and replacement of lunging ring with horsewalker at Manton Grange, Preshute Lane, Manton for Mr and Mrs Fred Goltz.
MTC – no objection
WC – approved with conditions
- f) [15/04642/FUL](#) – Replacement of dilapidated shed with timber framed building for private dance studio/sunroom and attached shed at 41 High Street, Manton for Mrs Rebecca Curnock
MTC – no objection
WC – approved with conditions

155/15

PLANNING APPLICATIONS

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

- a) [15/03121/FUL](#) – Demolition of existing former builder's buildings and erection of a part 2 storey/part 3 storey building of 28 sheltered apartments for the elderly with associated parking spaces, electric buggy store and bin store at The Old Yard, London Road, Marlborough for Renaissance Retirement Ltd. Main discussion points were:

- The 2011 census showed Marlborough's population as 8,395, with the over 55's representing 33% of the population
- As of March 2014 there were 224 homes for people over 55, representing 6% of existing housing stock. This did not take into account recently approved developments such as those at Granham Hill and Salisbury Road
- The site for the proposed development was adjacent to listed thatched cottages. It was felt the proposed development was of high quality and would not be detrimental to the area
- Core Policy 46 - *Meeting the needs of Wiltshire's vulnerable and older people* - recognises that Wiltshire has an ageing population and seeks to address the issue of specialist accommodation for older people.
- Core Policy 45 - *Meeting Wiltshire's housing needs* - states that new housing, both market and affordable, should be well designed to address local housing needs with different types and sizes to create a mixed and balanced community. The Committee questioned the number of proposed and approved developments for the over 55's, which could place the town in variance with this policy
- Core Policy 35 - *Existing employment sites* - seeks to retain existing employment sites. It was noted that this development would replace an employment site, albeit one that had been inoperative for some time
- It was recognised that local services, such as the Marlborough Medical Practice, were already stretched. Any new developments, whether for over 55's or families, would add to the pressure. However, it was also recognised that Marlborough was faring better than other areas of the country. On average the local practice lost the equivalent of about one week's GP appointments due to missed appointments.
- Local residents' concerns about access and parking were noted.

There was some discussion on the need for affordable housing in the town, the main points of which were:

- The Town Council should contact Aster Homes to ascertain their long term plans for developing affordable housing.
- The Town Council could investigate the possibility of developing affordable homes itself on any suitable land holdings.

RESOLVED: by 6 votes for with 3 against and 2 abstentions that Marlborough Town Council has no objection to this application.

Mr Davison and Ms Hicks left the meeting

- b) [15/05910/FUL](#) – Proposed single storey extension to the front of the property with internal configuration to open up as required at 3 Barrow Close, Marlborough for Mr Kevin Ellis.
RESOLVED: by 9 votes for with 2 abstentions that Marlborough Town Council has no objection to this application.
- c) [15/05970/FUL](#) – Erection of timber framed garden room and associated garden layout alteration at Eddison House, Cross Lane, Marlborough for Mrs Bond.
RESOLVED: that Marlborough Town Council has no objection to this application.
- d) [15/05986/FUL](#) – rear conservatory at No. 4 Old Lion Court, High Street, Marlborough for Mrs Sara Holden.
RESOLVED: by 10 votes for with 1 abstention that Marlborough Town Council has no objection to this application.

- e) [15/06015/FUL](#) – Erection of single storey rear extension to garage with hipped roof for storage use at 16 Baywater, Marlborough for Mrs Deborah Holloway.
RESOLVED: by 10 votes for with 1 abstention that Marlborough Town Council has no objection to this application.
- f) [15/06024/FUL](#) – Erection of 6 lights to car park at Marlborough College, Bath Road, Marlborough for Mr Mark Lucas.
RESOLVED: by 10 votes for with 1 abstention that Marlborough Town Council has no objection to this application.
- g) [15/06062/FUL](#) – Single storey side/rear extension, open front porch, dormer window and internal alterations at Broadleaze, Leaze Road, Marlborough for Mr and Mrs Dring.
RESOLVED: by 8 votes for with 2 against and 1 abstention that Marlborough Town Council has no objection to this application.
- h) [15/06066/FUL](#) – Demolition of existing outbuildings/kennels and replacement with dwelling at Land adjacent to East Lodge, Bath Road, Marlborough for Mr Alexandre Parr.
RESOLVED: by 6 votes for with 1 against and 4 abstentions that Marlborough Town Council objects to this application on the grounds of access/road safety.

156/15 APPLICATION FOR A PREMISES LICENCE

To consider an application for a new premises licence at 100 High Street, Marlborough, SN8 1HD for Illuminati Investments UK Ltd & Bay Lead Ventures Ltd.
RESOLVED: by 8 votes for with 3 abstentions that Marlborough Town Council has no objection to this application.

During the discussion it was noted that the proprietors intended to have café tables on the street. There had been conflicting advice given by Wiltshire Council about ownership of areas immediately outside High Street premises and the Town Clerk was asked to seek a definitive answer.

It was also noted that a small number of outstanding queries requiring review by Wiltshire Council's Planning Enforcement Officer were still ongoing due to a temporary WC staffing shortage.

157/15 WILDLIFE AND COUNTRY ACT 1981 – SECTION 53

The Committee noted that Wiltshire Council had refused an application to add a footpath to the definitive map and Statement of Public Rights of Way - Barton Park/College Fields, Marlborough.

Councillors had not been made aware of this application prior to receiving the Decision Report and the Town Clerk was asked to follow up with Wiltshire Council to ascertain the background and check whether any appeals had been lodged. A lengthy Decision Report had been received and was available to view in the Town Council Offices.

158/15 NEIGHBOURHOOD PLANNING

Councillors Cook and Hall reported on recent progress –

- It was hoped that the Terms of Reference would be signed off at the next Steering Group meeting.
- Progress had been made on scoping the Consultation/Visioning approach.

- Four adjacent parishes had been approached. Savernake Parish Council had decided not to be included within the plan for Marlborough but to join the Steering Group. Decisions from Ogbourne St Andrew and Mildenhall were expected shortly with a meeting yet to be held with Preshute Parish Council. The options for each parish were:
The parish is included in the Neighbourhood Plan, with the individual parish being liable for relevant costs (e.g. referendum)
The parish is not included in the Neighbourhood Plan but, a representative may join the Steering Group to keep informed of any impact on their own Parish
The parish has no involvement with the Neighbourhood Plan.

The meeting closed at 7.58 pm

Signed
Chairman.

Date