

**MARLBOROUGH TOWN COUNCIL
PLANNING COMMITTEE**

Minutes of a meeting of the **Planning Committee** which was held on **Monday 16th November, 2015** in the **Court Room, Town Hall, Marlborough** at 7.00 pm

PRESENT Councillor M. Hall
Councillor M. Rose
Councillor B. Castle
Councillor Mrs. P. Dow
Councillor N. Fogg
Councillor N. Barrett-Morton
Councillor J. Cook
Councillor L. Farrell
Councillor R. Allen
Councillor A. Light

Chairman
Town Mayor (*ex officio*)

ALSO PRESENT Mrs S. Parker
Mrs D. Whitehall
Mrs S. Pryor
Mr T. Millett
Plus 30 members of the public
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Town Clerk
Administrator
The Adviser
Marlborough News Online

The meeting began with a minute's silence in memory of the victims of the recent terrorism attacks in Paris.

PUBLIC QUESTION TIME

There were no questions.

365/15

APOLOGIES

Apologies for absence were received from Cllrs. Dobson, Hannaford-Dobson, Ross, Kirk Wilson and Lam.

366/15

DECLARATION(S) OF INTEREST

Cllr. Light – agenda item 6(e) – erection of dwellings at Newby Acre – non-pecuniary;
Cllr. Fogg – agenda item 7(b) – fell silver birch at 8 Kennet Mews – non-pecuniary;
Cllr. Farrell – agenda item 7(c) – fell beech tree at Marlborough College – non-pecuniary.

367/15

CHAIRMAN'S ANNOUNCEMENTS

The Chairman reminded members that there would be a road closure in the High Street between 3 pm and 9 pm on Friday 20th November for the Christmas Lights Switch-on.

The planning application listed at 6e) dealing with the building of dwellings at Newby Acres would be considered before other applications.

368/15

MINUTES

RESOLVED: that the minutes of the meeting of the Planning Committee held on the 2nd November 2015 were a true record and signed by the Chairman.

369/15

PLANNING DECISION NOTICES

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

APPROVED

- a) **15/08953/FUL** – proposal for a side and rear extension to an existing end of terrace dwelling, and external landscaping works to the side of the property at 2 Clarendon Court, Marlborough for Dr Gavin Petrie
MTC – no objection
WC – approve with conditions
- b) **15/09634/FUL** – rear and side extensions with demolition of existing prefabricated garage at 5 West Manton, for Mr Ryan Banks
MTC – no objection
WC – approve with conditions

APPROVED WORK TO TREES

- c) **15/09909/TPO** – 4 Horse Chestnut Trees – crown raise to approx. 12ft and remove epicormic growth. Lime tree – remove all epicormic growth up to approx. 40 ft. Pine tree – fell at The Paddock, land west of junction of College Fields and Bath Road, Marlborough for Marlborough College
MTC – no objection
WC – approve with conditions

370/15

PLANNING APPLICATIONS

The Committee considered the following Planning Applications which had been received from Wiltshire Council. In view of the public interest, the Chairman moved agenda item 6(e) to be the first item.

- e) **15/10378/FUL**– erection of a single pair of dwellings at Newby Acre, Marlborough for Aster Communities.

A petition had been received with 94 signatures opposing this application together with 15 letters of objection.

During a Suspension of Standing Orders, members of the public were invited to speak. There were three speakers (Maria Scarr, Vince Francis and Mary Claridge, all local residents) who raised a number of points:

- Road safety
- Parking – loss of existing amenity and insufficient provision for the new development
- Access to existing homes by emergency services would be hindered by the new development and increased parking congestion. There had been at least one occasion when an ambulance had problems gaining access from the rear of existing houses due to the number of cars parked in the area
- The factual content of the Highways Support Documentation was questionable. Statements about existing and planned parking spaces appeared to contradict statements elsewhere
- Section 1.3 of the planning support statements indicated that build could be flats which would result in more than the stated maximum number of cars per house adding to parking and highway safety problems
- Loss of view and loss of light and privacy for surrounding homes

- Privacy issues for the proposed dwellings and nearby existing homes
- Loss of amenity, including green areas, for local residents (contradicting Core Policy 52). Section 4.29 of the Planning Support Statement stated that the development may be contrary to policy CP52 and could only be determined by public consultation. Residents asked whether their objection letters and attendance at this meeting constituted 'public consultation'. The message was unclear
- The original design was to provide a visual break between three different estates and styles of home and had fitted this purpose for more than 30 years. The proposal was contrary to Core Policy 57 which seeks to ensure high quality design and place shaping, and requires development to create a strong sense of place through drawing on the local context and being complimentary to the locality
- The application was contrary to the 2010 National Planning Policy Framework (NPPF) which discourages in-filling streetscapes in urban areas ("garden grabbing")
- At three storeys, the proposed development were out of scale with existing buildings and appeared to contradict NPPF section 7 which requires good design

Members acknowledged that the general feeling was that the application was unsatisfactory. Main discussion points included:

- It was noted that there were 26 letters of objection lodged on Wiltshire Council's website
- The proposal appeared to be 'shoe-horned' into the space, constituted overdevelopment and would result in significant loss of privacy to nearby homes
- Safety issues around access for emergency services vehicles
- Agreement that the development would cause a loss of amenity to local residents
- The proposed three storey building was out of keeping with existing dwellings
- Potential issues with rainwater drainage from the siting of the development next to a sloping bank
- Members of the public were reminded that Marlborough Town Council's Planning Committee was a consultee in the planning process, but that the decision-making body was Wiltshire Council's Eastern Area Planning Committee.

The Town Clerk was asked to investigate whether the green space at Newby Acres was eligible for Village Green status and to enquire about the calling-in of the application by the relevant Ward Councillor.

RESOLVED: by 7 votes for with 1 abstention that Marlborough Town Council objects to this application on the grounds of:

- Inadequate parking provision
- That it was in contravention to Core Policy 52 (green infrastructure)
- That it was in contravention to Core Policy 57 (ensuring high quality design and place shaping)
- Loss of visual amenity
- Overdevelopment
- Highway safety
- Loss of light

Most members of the public left the meeting

- a) **15/09986/LBC** – installation of a TV aerial onto a Vodafone store at 108 High Street, Marlborough for Vodafone.
RESOLVED: by 8 votes for with 1 abstention that Marlborough Town Council has no objection to this application.
- b) **15/10359/LBC** – repair of existing timber roof member that has failed and installation of an aerial pole and satellite dish to rear of building at 108 High Street, Marlborough for Mr Darren Fennel.
RESOLVED: by 8 votes for with 1 abstention that Marlborough Town Council has no objection to this application.
- c) **15/10236/FUL** – extension at the rear at first floor, including associated internal layout alterations to suit, at 10 St Martins, Marlborough for Mr Fred Munro.
RESOLVED: by 8 votes for with 1 against that Marlborough Town Council has no objection to this application.
- d) **15/10286/LBC** – extension at the rear at first floor, including associated internal layout alterations to suit, at 10 St Martins, Marlborough for Mr Fred Munro.
RESOLVED: by 8 votes for with 1 against that Marlborough Town Council has no objection to this application.
- f) **15/10382/FUL** – erection of a sun room to rear at 8 George Lane, Marlborough for Mrs Julie Fellows.
RESOLVED: that Marlborough Town Council has no objection to this application.
- g) **15/10434/LBC** – erection of a sun room to rear (unlisted section) elevation at 8 George Lane for Mrs Julie Fellows.
RESOLVED: that Marlborough Town Council has no objection to this application.
- h) **15/10469/FUL** – side and loft extension at 62 Barrow Close, Marlborough for Mr Alex Dawson.
RESOLVED: by 8 votes for with 1 abstention that Marlborough Town Council has no objection to this application.
- i) **15/10501/FUL** – replacement lean-to porch and internal alterations at 12 High Street, Manton for Mrs Rachael Foy.
RESOLVED: by 8 votes for with 1 abstention that Marlborough Town Council has no objection to this application.
- j) **15/10527/FUL** – proposed detached bungalow with garage and accessway at Wakefield House, Cardigan Road, Marlborough for Mr Vincent Millen. Members did not see any material change to previous similar applications.
RESOLVED: by 8 votes for with 1 abstention that Marlborough Town Council objects to this application in line with the objection given when this site application was last considered by the Town Council, on the grounds of overdevelopment and risk to trees.

371/15 WORK TO TREES

- a) **15/09103/TCA** – reduce conifer hedge by 5 metres; reduce beech and hornbeam by 20%; conifer – reduce by 20% at Peacock Cottage, Preshute Lane, Manton for

Jeremy Hawkins Tree Surgeons.

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

- b) **15/10839/TCA** – Silver birch – fell & remove stump at 8 Kennet Mews, Marlborough for Ms J Renshaw. Members could see no good reason to remove this tree, and noted it was the only tree in the area, apparently in good health.

RESOLVED: by 5 votes for with 2 against that Marlborough Town Council objects to this application as the tree is a healthy and in a conservation area.

- c) **15/10973/TCA** – Beech tree – fell, at Master's Lodge, Marlborough College for Mr Tindal.

RESOLVED: by 6 votes for with 2 abstentions that Marlborough Town Council has no objection to this application provided that the tree, when eventually felled, be replaced by another beech tree.

372/15 NEIGHBOURHOOD PLANNING

Good progress had been made. The Steering Group had held a Consultation Working Party meeting which had discussed website and consultation leaflet design as well as an application for grant funding. A Working Party had also met to look at environmental and sustainability issues. Advice was being taken from Malmesbury and Devizes Steering Groups on their website builds. Once all signatures had been obtained from participating parishes, the application for the designation of the Neighbourhood Area would be submitted to Wiltshire Council.

373/15 TEMPORARY ROAD CLOSURE

a) Members noted an order from Wiltshire Council for the temporary closure of River Park (part), Marlborough for up to five days commencing 15th December 2015.

b) Members noted an order from Wiltshire Council for a temporary closure of A4 High Street, Marlborough commencing 18th November between 19:00 and 06:00 only. It is anticipated the work will take 2 nights to complete. The Town Clerk had asked that this could be timed so as not to clash with the Christmas Lights event on 20th November.

374/15 MARLBOROUGH PARKING RESTRICTIONS REVIEW

Members noted a report by the Town Clerk and considered a review of Traffic Regulation Orders following objections for parking restrictions on various road. Members made a number of observations:

- The original approach to Wiltshire Council in February 2014 had been based on proposals put forward by local residents which had been agreed and prioritised by the Town Council
- Members had agreed the proposals for the changes to parking controls as set out in set out in the Traffic Regulation Orders at the Planning Committee meeting of 21st September 2015
- It was recognised that any changes to the original proposals would entail significant delays to all the proposed changes and required rescinding the previous decision under Standing Order para. 8
- There was some sympathy for residents and businesses in London Road due to the reduction in parking spaces but that any opportunities to create parking spaces elsewhere could be submitted as a separate proposal

RESOLVED: that Marlborough Town Council has no further comments and supports the proposals in the Traffic Regulation Order in line with its decision of 21st September 2015

375/15 PLANNING COMMITTEE – BUDGET SETTING – 2016/17

Members noted a report by the Town Clerk, and considered the introduction of a dedicated budget for the Planning Committee for 2016/17.

RESOLVED: that the Planning Committee should hold responsibility for its own budget, and that three budget lines should be recommended for expenditure in 2016/17 - Street Furniture (£1,400), CATG (£3,000) and Neighbourhood Plan (12,000).

The meeting closed at 7.59 pm

Signed
Chairman

Date