

**MARLBOROUGH TOWN COUNCIL
PLANNING COMMITTEE**

Minutes of a meeting of the **Planning Committee** which was held on **Monday, 23 September 2019** in the
Council Chamber, Town Hall, Marlborough at 7pm

PRESENT: Councillor A. Wilson Chairman
Councillor M. Hall Town Mayor (*ex officio*)
Councillor B. Castle
Councillor Mrs P. Dow
Councillor N. Fogg
Councillor A. Ross
Councillor A. Kirk Wilson
Councillor G. Loosmore
Councillor M. Cooper
Councillor D. Heath

ALSO PRESENT: Mrs S. Parker Town Clerk
Mrs D. Whitehall Administrator
Councillor S. Dobson Wiltshire Councillor – Marlborough East
Mr N. Goodwin Marlborough.News
Plus 6 members of the public

The meeting was preceded by a presentation about Emergency Planning and Community Resilience by Paul Robertson at Groundwork.

PUBLIC QUESTION TIME

Gaye Denyer, Resident, Herd Street – asked whether, following severe traffic congestion in the town earlier that day and on other occasions, there could be better co-ordination between the bodies accountable for planning and managing road closures and temporary traffic lights (such as Wiltshire Council, utility companies, the police) and also whether a public meeting could be called with all relevant bodies present in order to discuss a better approach to keeping traffic moving. **Cllr. Dobson** reported that a new officer had been appointed in the last few days who had agreed to consult with Marlborough’s Wiltshire Councillors (**Cllrs. Dobson and Fogg**) about future roadworks, who would in turn consult with Marlborough Town Council. **The Chairman** agreed that a joint meeting would be very helpful and that the Town Council would liaise with the relevant organisations.

241/19 APOLOGIES

Apologies for absence were received from Cllrs. Barrett-Morton, Cairns and Price.

242/19 DECLARATIONS OF INTEREST

Cllr. Ross – agenda item 6(e) – planning application at Elcot Lane – non-pecuniary interest.

243/19 CHAIRMAN’S ANNOUNCEMENTS

Members would recall that the Town Clerk was asked to liaise directly with Marlborough traders about their preferred timing of a ‘free parking Saturday’. Following discussions with a number of traders, this had been agreed for Saturday, 26 October.

244/19 MINUTES

RESOLVED: that the minutes of the meeting held Monday, 2 September 2019 were approved as a true record and signed by the Chairman

245/19

PLANNING DECISION NOTICES

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

246/19

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 GreenSquare Homes

During a suspension of Standing Orders, **Mrs Baker, Resident, The Thorns** expressed concerns on behalf of a number of residents that a number of the planning conditions did not appear to have been adhered to:

- Compensatory Open Space – no details of the casual open space were available
- That the repositioning of the drainage pond meant that the children's play area would be further away from the houses, hidden from sight, with the drainage pond presenting a hazard to children as the access point to the open space was a single path that would lead directly to the pond
- That the promised reports following inspections for contamination had not been made publicly available
- That plans showed a total of 31 trees to be felled, above the number agreed at outline planning and conflicting with the planning condition related to ecology mitigation
- whether there was a conflict of interest for Wiltshire Council (as a joint applicant and the planning authority)

Mrs Baker urged the Town Council to write to Wiltshire Council expressing concerns and to ask how the development would be monitored and for all the conditions to be enforced in full.

The Chairman thanked Mrs Baker for her comments. Members then discussed:

- the application appeared to be very confused
- while GreenSquare had provided a number of comments and answers to questions, none of that information was available within the application documents on the planning portal
- whether the location of the pond was shown in the planning documentation
- whether documentation was available on the portal to satisfactorily address the issues raised by Wiltshire Council officers
- conflicting documents showing different information, e.g. the number of affordable houses within the development varied from document to document
- some of the documentation stated that Wiltshire Council was a partner in the application
- a lack of clarity about the amenity space
- a lack of clarity about the entire application
- a lack of detail about trees – species and size of proposed replacements
- at a previous meeting with representatives from GreenSquare, there had been agreement to take water samples from the River Og before, during and after the development. There was no reference to this in the documentation
- whether the relocation of the drainage pond would allow natural drainage prior to the runoff water reaching the Og, a tributary to the River Kennet, and therefore threatening the quality of the water in both rivers

The **Town Clerk** had spoken to the Planning Officer who was content that concerns had been addressed. He had also confirmed that now the land had been sold, Wiltshire Council was no longer a partner in the application.

Given the strength of feeling among residents, as well as the lack of clear information available within the documentation, Members felt they were unable to make a decision. It was suggested that a public meeting be held in order to invite GreenSquare to address numerous concerns, to be submitted in advance, to take place prior to the next Planning Committee meeting.

Councillor Fogg offered to call in the application to enable discussion at the Eastern Area Planning Committee.

RESOLVED: to defer a decision until the meeting on 7 October. Also, to provide a detailed list of questions and concerns to the developers, and ask them to attend a meeting prior to the Planning Committee on 7 October to answer residents' and Councillors' questions

Five members of the public left the meeting

- b. 19/08177/FUL** – Retrospective application for planning permission for the proposed realignment of retaining structure and safety fencing to the north of the hotel, and for the formation of new access steps to the hotel at Premier Inn, Land off Salisbury Road, Marlborough for Premier Inn Hotels Ltd
RESOLVED: that Marlborough Town Council has no objection to this application
- c. 19/08067/FUL** – 6 new dwelling houses comprising three 2 bed, two 3 bed and one 4 bedroom self build property with associated landscaping, vehicular access, hard standing and parking at 28A St Margarets Mead, Marlborough for Mrs Bernadine Edwards
RESOLVED: that Marlborough Town Council has no objection to this application. Officers are asked to consider requesting that the colour of the roofing material be changed to slate grey so as to be more in keeping with surrounding buildings
- d. 19/08048/FUL** – Side and rear two storey extensions. Free standing car port with storage over at Washpool Cottage, Pewsey Road, Marlborough for Mr Patrick Carty
RESOLVED: that Marlborough Town Council has no objection to this application
- e. 19/08164/FUL** – Two storey side extension and second storey rear extension (renewal of application 13/05927/FUL) at Elcot Cottage, 3 Elcot Lane, Marlborough for Mr Duncan Rowlands
RESOLVED: that Marlborough Town Council has no objection to this application
- f. 19/08329/FUL** – Proposed rear extension at Crimbles, Back Lane, Marlborough for Mrs Kate Swanton
RESOLVED: that Marlborough Town Council has no objection to this application
- g. 19/08389/FUL** – Single storey rear extension and internal modifications at 31 Kingsbury Street, Marlborough for Mr Thierry Lauze
RESOLVED: that Marlborough Town Council has no objection to this application
- h. 19/08514/LBC** – Single storey rear extension and internal modifications at 31 Kingsbury Street, Marlborough for Mr Thierry Lauze
RESOLVED: that Marlborough Town Council has no objection to this application

- i. **19/05846/FUL** – Repair & refurbishment of 6 and 6A London Road and installation of air conditioning unit internally and condenser unit externally (the re-consultation is due to a change in the location of the proposed A/C units; now proposed in the rear courtyard) at 6 and 6A London Road, Marlborough for Mr Michael Gareffa and Wendy Bramham
RESOLVED: that Marlborough Town Council has no objection to this application
- j. **19/06085/LBC** - Repair & refurbishment of 6 and 6A London Road and installation of air conditioning unit internally and condenser unit externally (the re-consultation is due to a change in the location of the proposed A/C units; now proposed in the rear courtyard) at 6 and 6A London Road, Marlborough for Mr Michael Gareffa and Wendy Bramham
RESOLVED: that Marlborough Town Council has no objection to this application

247/19

COMMUNITY AREA TRANSPORT GROUP (CATG)

The **Town Mayor** gave a verbal update on the recent meeting of CATG, highlights of which included:

- A topographical survey was to be carried out to address outstanding issues around the new road layout at London Road and the entrance to Savernake Hospital
- In response to the petition requesting a pedestrian crossing for the High Street, investigations were to take place as to whether the Kingsbury Street side of the Town Hall might be a suitable location. A central position would prove problematic due to the required 20 yards for ‘zig zag’ clear markings which might impact on bus stops, existing pedestrian refuges and/or parking spaces
- School signs had now been erected in George Lane and a survey was still anticipated in October relating to a proposed crossing near the Police Station
- Two Highways Improvements Requests had been rejected due to insufficient detail or evidence of need (signage at Manton Hollow and a bollard on London Road at Harley House)

A member of the public left the meeting

248/19

SEALED TRAFFIC REGULATION ORDER – YELLOW LINES

Members noted that Wiltshire Council has issued an order (The County of Wiltshire (Marlborough) (Prohibition and restriction of waiting, Taxi Rank clearways and on street parking) Consolidation Order 2010 (Amendment No.9) Order 2019) which was sealed and implemented on 16 September 2019 to create no waiting areas (yellow lines) at 8 locations in Marlborough and Manton.

249/19

TEMPORARY ROAD CLOSURE

Members noted an application for a road closure between 10:00-11:30 on Sunday, 10 November 2019 at High Street and various adjacent roads during Marlborough’s Remembrance Parade.

250/19

HIGHWAYS AND ENVIRONMENT NEWSLETTER

Members noted the most recent newsletter issued by Wiltshire Council.

251/19

NEIGHBOURHOOD PLANNING

The results of an informal consultation carried out during July and August had now been analysed and which had reinforced the priority areas for the Neighbourhood Plan.

The meeting closed at 8.05 pm

Signed Date
Chair