

MARLBOROUGH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of a Meeting of the **Planning Committee** held on **Tuesday, 4th May, 2004** in the **Council Chamber, Town Hall, Marlborough** at **6.15pm**

PRESENT

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|--------------------------------|-------------------|
| Councillor Mrs.E. M. Hannaford | Chairman |
| Councillor W. B. Cavill | Town Mayor |
| Councillor G. Francis | Deputy Town Mayor |
| Councillor S. R. Dobson | |
| Councillor Mrs. H. A. Cripps | |
| Councillor B. Castle | |
| Councillor Mrs. P. A. Dow | |
| Councillor N. Fogg | |
| Councillor M. Gray | |
| Councillor Mrs. C. V. Jackson | |
| Councillor M. C. Curtis | |
| Councillor D. L. Parker | |
| Councillor G. W. Worby | |
| Councillor R. J. Allen | |
| Councillor P. B. Cossey | |

20 Members of the Public

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|--------------------|------------------|
| Mr. N. Kerton | Press |
| Jonathan Mansfield | Civic Secretary |
| Rosemary Johnston | Minute Secretary |

The Chairman suspended Standing Orders for the following Item.

ST. JOHN'S SCHOOL RE-DEVELOPMENT

The Chairman introduced Mr. L. Clarke and Mr. P. Talbot from Crest Nicholson and asked members of the public to put their questions to them.

Questions were put by St. John's Neighbourhood Residents Association, the public and members of the Planning Committee, concerning the following –

- Lack of information
- Density of development
- No. of units/dwellings for the site
- Feasibility study
- Concern on the number of units/dwellings that may exceed about 150 as stated in the Inspector's Report
- More information needs to be provided on the design and density

Transport including entrance and access to the site from the A4 – what sort of junction is proposed

Reference was made to the Local Plan and the Inspector saying that the site would be for about 150 dwellings

The distance from the town centre

The development would be in an Area of Outstanding Natural Beauty

What facilities would be on the site – play areas for both younger and older children, transport, shop etc.

It is hoped that some of the housing would be provided for the young people for the first six months tied to a 106 agreement for example, and those with family connections

Would the variance on 150 dwellings/units be more than 10%

A timetable and further general consultation with the community and local organisations is required

Are the developers aware of the level of opposition to this development?

The representatives of Crest Nicholson gave the following replies –

The purchase of the site is subject to Planning Permission.

The number of dwellings/units is not fixed for the site but the numbers would be in excess of 150

It is PPG 3 requires the most efficient use of the land – Crest Nicholson would be surprised if efficient use of the land was not in excess of 200.

The application would probably be prepared towards the end of the month

The site would have a mix of affordable units, 1-bedroom flats and some detached larger family housing, some buildings would probably be 2 or 3 storeys

The school is has 3 storeys although it may not give that appearance.

Crest Nicholson have a Traffic Impact Assessment prepared by the Wiltshire County Council and the effect of this development would have a neutral effect on the transport.

Development of this kind has taken place in Marshfield, Minchinhampton and Dursley should members and the public wish to visit these sites.

There is no proposal for a roundabout at the junction of Chopping Knife Lane – the plans have not got that far, but re-assurance was given that the Wiltshire County Council do scrutinise development and anything that is proposed will conform to the standards set by the Wiltshire County Council

Reference was made to the Local Plan HC4

The developer would liaise with Kennet District Council re allocation of the affordable housing.

It is hoped to apply for Planning Permission by the middle of June, it is appropriate that information by way of a Planning Design Statement is prepared

It is hoped in due course, to hold a public exhibition of the proposals for the site when the Developer can respond to public concerns.

The Chairman thanked Mr. Clarke and Mr. Talbot for attending the meeting and answering the questions put to them.

The Chairman reinstated Standing Orders.

597/03

APOLOGIES

Apologies for absence were received from Councillor S. R. Dobson (for late arrival) and Councillor M. P. Cooper.

598/03 DECLARATION(S) OF INTEREST

Councillor M. Gray - **Item 5(b)(c) the Green Dragon Public House backs on to his property**
Item 6(a) personal friend

599/03 MINUTES

RESOLVED: That the Minutes of the Meeting held on the 26th April, 2004 be taken as a true record and signed by the Chairman.

600/03 PLANNING DECISION NOTICES

There were no comments on the Planning Decision Notices issued by Kennet District Council.

601/03 PLANNING APPLICLATIONS

The Committee considered the following Planning Applications which have been received from Kennet District Council –

- (a) K/047415/L Insertion of flush conservation light to rear slope of roof at 76a High Street, Marlborough for Hugh Cullum.

Proposed by Councillor D. L. Parker, seconded by Councillor G. Worby and –

RESOLVED: by 9 votes to 1 with no abstentions that the Marlborough Town Council has no objection to this application.

7.09pm Councillor M. Gray Declared Interest and left the room for the following two items –

- (b) K/047432 External first floor fire exit door, external fire escape walkway and replacement stair. Demolition of flat roof store and conversion of function room to 2 letting rooms at The Green Dragon Public House, 13 High Street, Marlborough for Wadworth and Co. Ltd.

Proposed by Councillor Mrs. P. A. Dow, seconded by Councillor Mrs. H. A. Cripps and –

RESOLVED: unanimously That the Marlborough Town Council has no objection to this application and fully supports the conversion into 2 letting rooms.

- (c) K/047433/L Internal refurbishment of letting rooms, demolition of external store, external fire escape, walkway at first floor with replacement steel stair to garden, conversion of function room to 2 letting rooms at The Green Dragon Public House, 13 High Street, Marlborough for Wadworth and Co. Ltd.

Proposed by Councillor Mrs. P. A. Dow, seconded by Councillor Mrs. H. A. Cripps and –

RESOLVED: unanimously That the Marlborough Town Council has no objection to this application providing the Conservation Officer has no objection.

7.11pm Councillor M. Gray returned to the meeting

- (d) K/047436/R Application for approval of reserved matter relating to plot 4000, Marlborough Business Park, Marlborough for Marlborough Business Park Ltd.

Proposed by Councillor B. Castle, seconded by Councillor R. Allen and –

RESOLVED: unanimously that Marlborough Town Council deplores this application on the grounds that the units proposed are unimaginative, standard, utilitarian factory units unworthy of a sensitive site in an Area of Outstanding Natural Beauty.

We would like to recommend that there is an overall plan of a high quality standard for this site.

- (e) K/047443/R The approval of reserved matters relating to plot 5000, Marlborough Business Park, Marlborough for Marlborough Business Park Ltd.

Proposed by Councillor B. Castle, seconded by Councillor R. Allen and –

RESOLVED: unanimously That the Marlborough Town Council deplores this application on the grounds that the units proposed are unimaginative, standard, utilitarian factory units unworthy of a sensitive site in an Area of Outstanding Natural Beauty.

We would like to recommend that there is an overall plan of a high quality standard for this site.

- (f) K/047444/R Approval of reserved matters relating to plot 2000, Marlborough Business Park, Marlborough for Marlborough Business Park Ltd.

Proposed by Councillor B. Castle, seconded by Councillor R. Allen and –

RESOLVED: unanimously that Marlborough Town Council deplores this application on the grounds that the units proposed are unimaginative, utilitarian factory units unworthy of a sensitive site in an Area of Outstanding Natural Beauty.

We would like to recommend that there is an overall plan of a high quality standard for this site.

- (g) K/047450 Conversion of part of existing double garage to study/office at 4 Betjeman Road, Marlborough for Stephen Park.

Proposed by Councillor M. Curtis, seconded by Councillor N. Fogg and –

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

- (h) K/047449 Erection of a side extension and replacement of existing roof and loft conversion at 49 Priorsfield, Marlborough for Mr. and Mrs. R. Palmer.

7.27pm Councillor S. R. Dobson arrived

The Chairman referred to 1 letter of objection.

Proposed by Councillor D. L. Parker, seconded by Councillor Mrs. P. A. Dow and –

RESOLVED: by 10 votes with 1 abstention that The Marlborough Town Council object to this application because of the impact to the Dwellings to the north of this property. It would set a very bad precedent on all bungalows in that area.

- (i) K/047455 New vehicular access to form ‘in’ and ‘out’; driveway at 35 High Street, Manton for Mr. and Mrs. P. Kiely.

7.31pm Councillor S. R. Dobson (next door neighbour) Declared Interest and left the room

Proposed by Councillor D. L. Parker, seconded by Councillor Mrs. H. A. Cripps and –

RESOLVED: unanimously That the Marlborough Town Council has no objection to this application.

7.33pm Councillor S. R. Dobson returned to the room

- (j) K/047458 Relocation of hanging business sign, and alterations to shop frontages and addition of new escape stair to rear of property at 80 – 83 High Street, Marlborough for Mr. Cady.

Proposed by Councillor M. Gray, seconded by Councillor Mrs. P. A. Dow by 7 votes and 4 abstentions that The Marlborough Town Council object to the use of inappropriate materials to the front of this building – traditional materials should be used in a Conservation Area.

- (k) K/047468 Erection of a conservatory to rear of house at 12 River Park, Marlborough for Mr. and Mrs. J. Armstrong.
- Proposed by Councillor M. Curtis, seconded by Councillor M. Gray and –
- RESOLVED: unanimously that The Marlborough Town Council has no objection to this application.
- (l) K/047486 Construction of a new two-bedroom cottage at vacant site adjoining The Tannery, Angel Yard, Marlborough for Joan Webber.
- Proposed by Councillor M. Gray, seconded by Councillor M. Curtis and –
- RESOLVED: by 12 votes for and 1 against that the Marlborough Town Council has no objection to this application although mindful of our concern about the sensitive nature of this site.

602/03 WORK TO TREES

The Committee considered the following application for Work to Trees which has been received by Kennet District Council.

- (a) K/047424/T TPO 95, T2-T5. Fell 2 Silver Birch, 1 Sycamore and 1 Maple at Wyvern, Back Lane, Marlborough for Mr. H. Foster.

7.48pm The Chairman – Councillor Mrs. E. M. Hannaford (friend) Councillor M. Gray and Councillor S. R. Dobson (friend) Declared Interest and left the room

In the absence of the Vice-Chairman – Councillor M. P. Cooper, it was proposed by Councillor R. Allen, seconded by Councillor Mrs. P. Dow and unanimously RESOLVED that Councillor P. Cossey takes the Chair for this item.

Proposed by Councillor R. Allen, seconded by Councillor Mrs. P. Dow by that the Marlborough Town Council object to this application on the grounds that these are young and healthy trees a suitable distance from the house.

7.55pm The Chairman returned to the room and resumed the Chair, Councillor M. Gray and Councillor S. R. Dobson returned to the room.

The meeting closed at 7.55pm

