

**MARLBOROUGH TOWN COUNCIL
PLANNING COMMITTEE**

Minutes of the meeting of the **Planning Committee** which was held on **Monday 16th April, 2012** in
the **Council Chamber, Town Hall, Marlborough** at 7.00 pm

PRESENT	Councillor Mrs M. Rose Councillor A. Kirk Wilson Councillor S Dobson Councillor G Francis Councillor B Castle Councillor Mrs E.M. Hannaford-Dobson Councillor N. Fogg Councillor A. Ross Councillor Mrs E Fogg Councillor R Notton Councillor R. Pitts Councillor Mrs C Jackson Councillor Barrett-Morton	Chairman Town Mayor
ALSO PRESENT	Mr D. Wolfe Mrs Linda Chapman Mrs V. Compton Mr N Kerton Mr. G. Isaaman	Town Clerk Civic Secretary Adviser Wiltshire Gazette & Herald Marlborough News Online
	2 Members of the Public	

574/11 APOLOGIES

Apologies for absence were received from Councillors' Mrs P Dow, A Spranger and G Loosmore.

575/11 DECLARATION(S) OF INTEREST

Councillor G Francis – Agenda Item 6(a) E/2012/0359/FUL non prejudicial - next door neighbour

576/11 CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's Announcements.

577/11 MINUTES

RESOLVED: unanimously that the Minutes of the meeting of the Planning Committee held on the 2nd April, 2012 were a true record and signed by the Chairman.

578/11 PLANNING DECISION NOTICES

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

579/11 PLANNING APPLICATIONS

The Committee considered the following planning applications received from Wiltshire Council –

Four letters of objection were received in respect of the following application.

Councillor Francis left the room at 7.05pm

a) [E/2012/0359/FUL](#) – Change of use of ground and first floors to A1/A3 use at Cafe Nero, 21-22 High Street, Marlborough for Nero Holdings Ltd.

RESOLVED: by 11 votes for with 1 abstention that this Council objects most strongly to this application for the following reasons -

- 1) that whilst having no objection to this property continuing to enjoy its existing Class A1 use, we object to the change of use to also include Class A3. We believe most strongly that Marlborough town centre does not need yet another A3 class café/restaurant selling coffee etc. To allow yet another outlet of this type would seriously affect the viability of other existing locally owned outlets. As a major tourist destination, Marlborough requires a healthy and varied mix of retail outlets in its town centre. This change of use if allowed adding to the existing number of such outlets, is we believe against the Wiltshire Core Strategy 6.7 SO7, 6.7.1 which states:-
“One of the strategic objectives of the Core Strategy is to enhance the vitality and viability of the town centres in Wiltshire.”
Contributing to vitality and viability in the Town Centre was also included as a requirement under Policy ED18 of the Kennet Local Plan 2011.
- 2) the Applicant would seem to place great emphasis on their belief that their coffee shop will add to the vitality and viability of our High Street. This we totally refute, we believe it would have the opposite effect on a town centre already more than adequately served with coffee shops.
- 3) The A3 use would have a detrimental effect on the quality of life for residents in the three flats directly above, for the following reasons:-
 - a) Excessive noise from piped music, air conditioning units, and extractor units;
 - b) The presence of smells from food preparation;
 - c) Insufficient sound proofing between walls and floors.
- 4) that the Applicant by commencing building work prior to receiving planning approval, although not in breach of any law, would seem to be showing a total disregard for the feelings of the community, including local businesses and the very residents that they

are hoping to serve and be part of. We therefore ask Cllr.N.Fogg, Unitary Member for this area of the town to call this Application in.

Councillor Francis returned to the room at 7.20pm.

b) [E/2012/0369/FUL](#) – Construction of replacement garage at 4 Police Houses, Five Stiles Road, Marlborough for Mr & Mrs Wayne Presley.

RESOLVED: by 12 votes for with 1 abstention that Marlborough Town Council have no objection to this application.

c) [E/2012/0375/FUL](#) – Erection of 2.1m close boarded fence at 11 Gales Ground, Marlborough for Mrs Carol Wickham.

RESOLVED: by 6 votes for with 5 against and 1 abstention that Marlborough Town Council have no objection to this application.

d) [E/2012/0384/LBC](#) – Strip out of existing ladies toilet area to form new party room. Alteration of existing staff toilets to form customer toilets at the rear of the building in modern section at 99 High Street, Marlborough for Mr Jonathan Kaye, Prezzo Ltd.

RESOLVED: by 11 votes for with 2 abstentions that Marlborough Town Council have no objection to this application.

One letter of objection was received in respect of the following application.

e) [E/2012/0388/FUL](#) – Erection of four dwellings at Land to the rear of 1-6 London Road, Marlborough for PARS Developments.

RESOLVED: by 12 votes for with 1 abstention that Marlborough Town Council object to this application on the following grounds :-

- 1)that the proposed erection of four dwellings would amount to an over development of the site.
- 2)the application fails to reflect the character of surrounding houses which are designed in a way which is sympathetic to the area.
- 3)the proposals compromise the privacy of people living close to the site.
- 4)that the lack of detailed information in any case invalidates the application as submitted.

580/11

WORK TO TREES

a) [E/2012/0353/TPO](#) – Lime tree – crown raise by approx 4m at Upcot Cottage, Bath Road, Marlborough for Mrs J McGregor

RESOLVED: by 12 votes for with 1 against and 1 abstention that Marlborough Town Council have no objection to this application.

581/11

DATE OF NEXT MEETING

RESOLVED: To note that the Planning Committee's next meeting is scheduled for Monday 30th April 2012 at 7.00pm.

The meeting ended at 7.35pm

Signed Dated
(Chairman)