

MARLBOROUGH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of a meeting of the **Planning Committee**, which was held on **Monday 14th February 2005** in the Court Room, Town Hall, Marlborough at 7.00pm

PRESENT

Councillor B. Castle	Vice-Chairman
Councillor G. Francis	Town Mayor
Councillor Mrs H. A. Cripps	Mayor-Elect
Councillor S. R. Dobson	
Councillor M. P. Cooper	
Councillor W. B. Cavill	
Councillor Mrs E. M. Hannaford	
Councillor Mrs P. A. Dow	
Councillor N. J. Fogg	
Councillor M. Gray	
Councillor Mrs C. V. Jackson	
Councillor M. C. Curtis	
Councillor R. J. Allen	
Councillor P. B. Cossey	
Councillor A. R. Ross	
Mr Nigel Kerton	Wilts Gazette & Herald
Miss A. Outrim	The Adviser
Jonathan Mansfield	Civic Secretary

Plus 20 Members of the Public

490/04 APOLOGIES:

Apologies for absence were received from Councillor D. L. Parker and Mrs Sue Fry. In the absence of the Chairman, the Vice-Chairman assumed the Chair.

491/04 DECLARATIONS OF INTEREST:

Councillor G. Francis	Item 5(g): KVAT Director
Councillor S. R. Dobson	Item 5(b): Governor of St. John's School
Councillor Mrs E. M. Hannaford	Item 5(g): Gave KVAT fundraising assistance
Councillor N. J. Fogg	Item 5(g): KVAT Member
Councillor Mrs C. V. Jackson	Item 5(d): neighbour
	Item 5(g): KVAT Member

492/04 MINUTES:

RESOLVED: That the Minutes of the meeting, which was held on Monday 31st January 2005 were confirmed as a true record and signed by the Chairman.

493/04 PLANNING DECISION NOTICES:

Councillor M. P. Cooper , referring to item K/51388, said that this refusal seemed Ridiculous due to the proposed development at Chopping Knife Lane. Councillor B. Castle stated that Marlborough Town Councillors can attend the planning inspectorate appeal on items K/50249 and K/50129/L.

494/04 PLANNING APPLICATIONS:

The Committee considered the following planning applications, which were received from Kennet District Council -

Councillor W. B. Cavill stated “I will not be voting or taking part in planning permission items or work to trees as I need to preserve my position on the Regulatory Committee at Kennet District Council. I will take notes of what is said to help me at Kennet. I will, as in the past, help members with queries on building construction”.

(a) K/51541 Two storey side extension at 4, Laurel Drive, Marlborough for Mr E. Northam and P. Astle.

Proposed by Councillor Mrs E. M. Hannaford, seconded by Councillor P. B. Cossey and –

RESOLVED: By 11 votes to 0 votes with 1 abstention that Marlborough Town Council has no objection to this application.

Councillor S. R. Dobson left the room at 7.12pm

(b) K/51547 Demolition of existing buildings and erection of 174 dwellings together with alteration to Chopping Knife Lane and associated estate road, landscaping, open space, play areas, drainage works and connection to existing systems at St. John’s School, Chopping Knife Lane, Marlborough for St. John’s School & Community College.

The Chairman stated that the Office has received four letters of objection but Councillors have individually received many more.

Following debate it was

Proposed by Councillor Mrs E. M. Hannaford, seconded by Councillor Mrs P. A. Dow and –

RESOLVED: By 11 votes to 0 votes with 1 abstention, that Marlborough Town Council objects to this application.

Marlborough Town Council considers this application has shown a complete disregard for the public inquiry findings, particularly the Inspector’s ruling that the site should contain “about 150 dwellings” and has failed to address issues of road and highway safety.

We believe that this application contravenes Planning Policy PD of the Kennet Local Plan 2004: (1) - *sustainable design principles*, (3) – *relationship to townscape and landscape context and related ecology*;

(4) – *layout, servicing and access arrangements; and road safety* and
(10) – *the impact on residential amenity, including that caused by reason of noise and disturbance.*

Marlborough Town Council demands that the developers provide the required 30% of social housing and 20% of affordable housing as laid down in Kennet's social housing guide and that none of the buildings should be more than two storeys high in order to stay in-keeping with the surrounding houses.

Marlborough Town Council is also concerned on the impact that this development will have on the River Kennet and this Area of Outstanding Natural Beauty.

Councillor N. J. Fogg asked and it was agreed that all the objection letters are sent with Marlborough Town Council's decision to Kennet District Council.

(c) K/51559/L Conversion of warehouse to four terrace houses and erection of one house attached to end at Frees Warehouse, Angel Yard, Marlborough for Baverstock Properties Ltd.

Proposed by Councillor Mrs C. V. Jackson, seconded by Councillor Mrs E. M. Hannaford and –

RESOLVED: By 10 votes to 0 votes with 1 abstention, that Marlborough Town Council has no objection to this application.

Councillor Mrs C. V. Jackson left the room at 7.45pm

(d) K/51577 Erection of games room against side wall of No.9 High Street at 11, High Street, Manton, Marlborough for Mr R. Tong.

Proposed by Councillor A. R. Ross, seconded by Councillor M. C. Curtis and –

RESOLVED: By 8 votes to 1 vote with 1 abstention, that Marlborough Town Council has no objection to this application.

Councillor Mrs C. V. Jackson and Councillor S. R. Dobson returned at 7.50pm

Councillor Mrs E. M. Hannaford declared an interest and left the room at 7.51pm

(e) K51582 First floor extension over existing ground floor extension (amendment to planning permission K/45180 incorporating enlarged rear dormer and rooflight in north-west elevation) at 'Chandos', Coldharbour Lane, Marlborough for Mr & Mrs V. Stokes.

Proposed by Councillor A. R. Ross, seconded by Councillor N. J. Fogg and –

RESOLVED: By 10 votes to 0 votes with 1 abstention, that Marlborough Town Council has no objection to this application.

Councillor Mrs E. M. Hannaford returned at 7.53pm

(f) K/51584 Retention of conservatory at 2, Elcot Nurseries, Elcot Lane, Marlborough for Mr and Mrs Shire.

Proposed by Councillor M. P. Cooper, seconded by Councillor M. C. Curtis and –

RESOLVED: By 11 votes to 0 votes with 1 abstention that Marlborough Town Council has no objection to this application.

**Councillor G. Francis and Councillor Mrs E. M. Hannaford left the room at 7.55pm
Councillor S. R. Dobson and Councillor M. P. Cooper said that they would remain in the room but would not vote.**

(g) K/51601 Erection of theatre/cinema incorporating public toilets. Flood compensation works at George Lane car park, Marlborough for Kennet Valley Arts Trust.

The Chairman stated that the Office has received 1 letter of objection. Following debate it was –

Proposed by Councillor M. Gray, seconded by Councillor Mrs P. A. Dow and –

RESOLVED: By 7 votes to 1 vote with 4 abstentions, that while Marlborough Town Council is supportive of the principle of the project to build a theatre complex in this location, we must object to this application on the following detail. Namely, that the development plans for Cooper's Meadow would be to the detriment of this historic watermeadow. We feel that no alterations should be made to the historic contours of the meadow.

Councillor R. J. Allen asked that his name be recorded as objecting to the resolution. Councillor M. P. Cooper abstained from voting.

Councillor G. Francis and Councillor Mrs E. M. Hannaford returned at 8.15pm

495/04

WORK TO TREES:

The Committee considered the following application for work to trees in a Conservation Area –

(a) K/51603/T The pollarding of protected Lime trees identified as TPO 244 (G1) at St. Luke's Court, Hyde Lane, Marlborough for Mrs V. Menear, The English Courtyard Association Ltd.

Proposed by Councillor Mrs P. A. Dow, seconded by Councillor P. B. Cossey and –

RESOLVED: By 9 votes to 0 votes with 2 abstentions that Marlborough Town Council has no objection to this application.

Councillor M. P. Cooper abstained from voting.

Meeting closed at 8.20pm