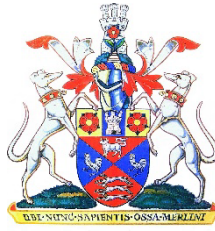


Marlborough Town Council



Planning Committee

Minutes of a meeting of the Planning Committee held Monday, 15 September 2025 in the Court Room, Marlborough Town Hall at 7pm

PRESENT	Councillor Kym-Marie Cleasby	Chair
	Councillor Emily Trow	Town Mayor
	Councillor Mervyn Hall	Vice Chair
	Councillor Mark Cooper	
	Councillor Kelvyn Shantry	
	Councillor Caroline Sadler	
	Councillor Abi Beaumont	
	Councillor Peter Morgan	
	Richard Spencer-Williams	Town Clerk
	Dawn Whitehall	Corporate Services Officer

ALSO

PRESENT One member of the public

PUBLIC QUESTION TIME

A question had been received that related to a planning application. The **Chair** would read it out at the appropriate point in the agenda.

167/25 APOLOGIES

Apologies for absence were received from **Councillors Fogg, Farrell, Sheppard, Luson, O'Brien, Wrench and Awbery**. **Councillor Trow** would need to leave just before 8pm

168/25 DECLARATIONS

There were no declarations of interest.

169/25 CHAIR'S ANNOUNCEMENTS

The **Chair** had a good conversation with a member of the Highways team earlier in the day and would update Members with more detail via email. They had agreed to meet on a monthly basis to discuss forthcoming road and/or utility works and how best to manage them. The good news for planned works at Herd Street/Barn Street was that it is not a full closure and will be managed by traffic lights, avoiding issues with HGV drivers attempting to take unsuitable diversions.

170/25 MINUTES

RESOLVED: that the minutes of the meeting held 26 August 2025 were confirmed as a true record and signed by the Chair

171/25 ACTION LOG

#297: Play area at Hawthorn Meadows – The **Town Clerk** and **Grounds Manager** had visited the site, which had been tidied up a lot. The Town Council has offered to help keep the pathways/area behind the play area clear prior to the formal handover.

172/25 PLANNING DECISIONS

Members noted the planning applications that had recently been determined by Wiltshire Council.

173/25 PLANNING APPLICATIONS

a) **PL/2025/06785** – Change of use from B&B (Use Class C1) to Residential (Use Class C3) at 8 Kingsbury Street, Marlborough for Mr Simon Wetton, Savernake Properties no8 Limited

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

The **Chair** read out correspondence that had been received setting out concerns about proposals for 116 High Street ((b) and (c) below), which Members considered and discussed

b) **PL/2025/07225** – Proposed conversion to flat and new entrance doors to ground floor shop and associated internal alterations at 116 High Street, Marlborough for Mr Deepak Gupta

RESOLVED: that Marlborough Town Council objects to this application on the grounds of the proposed change to the façade of a listed building, concerns about potential overlooking and overdevelopment

c) **PL/2025/06780** - Proposed conversion to flat and new entrance doors to ground floor shop and associated internal alterations at 116 High Street, Marlborough for Mr Deepak Gupta

RESOLVED: that Marlborough Town Council objects to this application on the grounds of the proposed change to the façade of a listed building, concerns about potential overlooking and overdevelopment

d) **PL/2025/05888** – Construction of new 2 bay garage with office above, adjustments to existing levels & retaining sleeper walls and other minor external works at The Croft, Cold Harbour Lane, Marlborough for Mr Tim Owen

RESOLVED: that Marlborough Town Council objects to this application on the grounds of overdevelopment

e) **PL/2025/06641** – Proposed extensions & associated internal alterations at 17 White Horse Road, Marlborough for Mr & Mrs Matchett

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

- f) **PL/2025/06933** – Garage conversion with infill extension at 8 Betjeman Road, Marlborough for Ms Ceri Cliss
RESOLVED: that Marlborough Town Council has no objection to this application

Members discussed the possibility of arranging site visits prior to Planning Committee meetings to help them understand potential issues with certain applications.

ACTION: add an agenda item to a future meeting to discuss a process for identifying the need for and arranging of site visits

174/25 WORKS TO TREES

PL/2025/07051 – T1 Hawthorn – Fell at 38A Herd Street, Marlborough for Mr Sutton
RESOLVED: that Marlborough Town Council has no objection to this application

175/25 APPLICATION FOR A PERMANENT PAVEMENT LICENCE

RESOLVED: that Marlborough Town Council has no objection to a pavement licence for Gail's Bakery at 125 High Street, Marlborough

176/25 LOCAL HIGHWAY AND FOOTWAY IMPROVEMENTS GROUP (LHFIG)

Members considered a highways improvement request and received an update on the action log.

RESOLVED: that a request about traffic movements in Silverless Street is supported for submission to LHFIG

Action #89: Safe crossing point at Port Hill. It was agreed to ask the Wiltshire Councillor for Marlborough East Ward to pursue the request for a slowing down buffer zone vigorously with Wiltshire Council Highways.

177/25 ASSET OF COMMUNITY VALUE

Members considered whether to ask Wiltshire Council to list the campsite at Postern Hill (in Savernake Parish) as an asset of community value (ACV):

- Wiltshire Council had confirmed that the site is eligible for listing as an ACV
- Whether it was possible to list the site as the owner was the Savernake Estate and the campsite was leased from it
- Savernake Parish Council would be considering the matter of the campsite at their next meeting (in October)
- Mildenhall Parish Council had expressed similar concerns about the closure of the camp site
- The **Town Clerk** had discussed concerns about the potential loss of this amenity with Forestry England. His understanding was that the closure was a business decision by the operator, and he was awaiting a formal response about future plans for the site

RESOLVED: to submit a request to Wiltshire Council to ask for the camp site at Postern Hill to be listed as an Asset of Community Value

178/25 SPEED INDICATOR DEVICES (SIDs)

Members noted the most recent data downloaded from the Town Council's SIDs at Poulton Hill (5-19 August) and Bath Road (40mph) (20 August-2 September).

It was noted that over 50% of outgoing traffic was exceeding 30mph at Poulton Hill. Whilst it was known that the police already conducted speed checks at this location, it was agreed to bring this report to their attention and highlight the need for future monitoring.

ACTION: highlight the latest Poulton Hill SID data to Wiltshire Police

Councillor Trow left the meeting

179/25 TOWN CENTRE WORKING PARTY

The Working Party met w/c 8 September and **Councillor Shantry** (Chair) provided a verbal update:

The Town Centre vision report was due very soon.

It had been agreed to refer to Rain Gardens and SuDS planters as "Marlborough Sustainable Rainscape". Potential locations were reviewed and two phases of implementation had been agreed:

- Phase 1 - to install two planters at Coopers Corner and a Rain Garden at Priory Gardens. This should be complete by the end of October.
- Phase 2 – in the London Road area Action for the River Kennet (ARK) had identified 6 locations. Their officers would check whether each was viable and then draw up plans. It was noted that these would require planning permission, which may introduce some time delay.
- Other potential locations in the High Street had been put on hold, to be considered once the Town Centre Vision report and proposals had been received.

The **Chair** thanked Councillor Shantry and all involved for their hard work.

180/25 TEMPORARY ROAD CLOSURES

Members noted that a temporary road closure at George Lane had been cancelled.

Wiltshire Council had issued an order to close:

Preshute Lane (part) from its junction with Treacle Bolly for a distance of approximately 56m in a westerly direction from 10 November 2025 for 4 days between 08:00-23:59 to enable Wales & West Utilities to carry out a disconnection of gas service

The meeting closed at 8.06 pm

Signed:
Chair

Date: