

Marlborough Town Council



Planning Committee

Minutes of a meeting of the Planning Committee held Monday, 29 July 2024 in the Court Room, Marlborough Town Hall at 7.00pm

PRESENT	Councillor Mervyn Hall	Chair
	Councillor Kym-Marie Cleasby	Town Mayor (<i>ex officio</i>)
	Councillor Andrew Ross	
	Councillor Lisa Farrell	
	Councillor Mark Cooper	
	Councillor Kelvyn Shantry	
	Councillor Susannah O'Brien	
	Councillor Emily Trow	
	Councillor Caroline Sadler	
	Councillor Abi Beaumont	
	Richard Spencer-Williams	Town Clerk
	Dawn Whitehall	Corporate Services Officer
ALSO PRESENT	Neil Goodwin	Marlborough.News
	Plus 7 members of the public	

PUBLIC QUESTION TIME

Rod Cleasby (resident) asked whether the Town Council would lodge a complaint with Wiltshire Council regarding roadworks, particularly at Salisbury Road. The manner in which these works had been conducted caused significant disruption and raised serious concerns for residents and businesses. Examples included the premature setup and temporary traffic lights 24 hours before anything happened; inadequate safety equipment had caused dangerous conditions for motorists and resulted in premature closure of the road which was a main arterial route through Marlborough and for access to Tesco, the business park and residents. **The Chair** fully sympathised. He explained that it would not be possible to take a decision at this meeting as it was not on the agenda to debate, but he would make sure it was put on a Town Council agenda at the earliest opportunity.

Andrew Degnan (St Johns Close resident) thanked the Town Council for studying the implementation of 20MPH speed limits and asked whether, in addition, the Town Council agreed that a simple programme of education on speed awareness might be

effective (using social media, local press etc) and to ask for common sense and courtesy from road users, e.g. to allow people to cross the road safely. He also commented on farm vehicles driving very fast along the 20MPH High Street. **The Chair** agreed that something could be done on social media, although he wasn't sure how effective that would be. The Town Council already had Speed Indicator Devices (SIDs) which it moved around the town, and was progressively implementing 20MPH speed limits, but these were difficult to enforce. SIDs had recorded very high speeds across Marlborough, e.g. over 80MPH in Herd Street. It was a matter for police enforcement: the Town Council does liaise with the police. There had not been much success in the desire to set up a Community Speed Watch scheme: any volunteers willing to come forward would be welcome which would allow Speed Watch to go ahead. The **Town Mayor** suggested the issue of general courtesy could be addressed at the Town Centre Working Party. **Councillor Shantry** welcomed an agenda item later in the meeting when Members would consider adding 5 roads, including St Johns Close and Hyde Lane, to the existing 20MPH zone.

The issue of speeding farm vehicles was debated, particularly when driven by young drivers: Members noted that tractor licences could be obtained at 16 years of age. It was suggested that **Councillor Sheppard** may be able to help pass on the message to farmers via contacts at the NFU, having previously acted as its Chair. The **Town Clerk** agreed that the Town Council could do something to cover both issues (speeding and courtesy) but would need to consider the best approach and whether to do it in partnership with the police. Speaking with Young Farmers groups was also an option to consider. A similar media campaign had been run in 2023 to raise awareness about engine idling, asking drivers to switch off their engines.

Betty Dobson (on behalf of St Johns Close Residents Association) thanked the Town Council for undertaking the 20MPH review and asked whether there was any reason why the Town and/or Wiltshire Council would not implement them. The **Chair** saw no reason to prevent it going ahead: the only issue would be whether it would need to wait until the next financial year due to costs.

Neil Goodwin (Marlborough.News) was pleased to see the Solar Together scheme was once again open, promoting the installation of solar panels. He was concerned that people could incur high costs going through the first few stages of the process only to be denied permission when it came to applying for planning permission if they owned a listed building; he understood that Planning Officers would not ever grant permission for panels on the roof of a listed building even when it was not street facing or particularly visible which was contrary to the guidance from Historic England. He asked whether this could be made clear in the literature to spare people unnecessary costs. The **Chair** wasn't sure a blanket approach would be taken as each planning application was normally considered on its own merits but agreed that enquiries could be made with Wiltshire Council for clarification.

129/24

APOLOGIES

Apologies for absence had been received from **Councillors Fogg, Davies, Sheppard and Lusson**.

130/24

DECLARATIONS

There were no declarations of interest.

131/24 CHAIR'S ANNOUNCEMENTS

The **Chair** welcomed **Councillor Abi Beaumont** to her first Council meeting.

Notice had been served on the Travellers on the Common to vacate by 6pm on 30 July.

132/24 MINUTES

RESOLVED: that the minutes of the meeting held 15 July 2024 were approved as a true record and signed by the Chair

133/24 ACTION LOG

Members noted the updated action log.

#1: Traffic Survey – the report from Wiltshire Council was overdue and the Town Clerk agreed to chase it up.

#89: Safe crossing point between Port Hill and The Common – Members expressed frustration that after 4 years there was still no progress, with lots of speeding traffic (as evidenced by SID reports), increased volume of traffic and near misses. Many young families and dog walkers needed to cross to the Common which was the only available open space for the area; 4 years was a long time to wait. The **Chair** confirmed the issue was still with the Local Highway and Footway Improvement Group (LHFIG); a crossing wasn't possible because of the proximity to junctions, but the request was still an open action in addition to a scheme presented by the Town Council to create a slowing-down buffer zone with additional white lines and 'slow' signs. **Councillor Shantry**, a member of LHFIG, agreed the length of time was unacceptable and would do his best at the next meeting to ask for it to be addressed as a priority.

#151: Community Speed Watch (CSW) – **Councillors Farrell** and **Trow** questioned whether the lack of volunteers was related to issues such as a reluctance to go through full background checks; delays getting health & safety checks and insurance at locations other than London Road; and whether more people would volunteer if they felt CSW could be conducted in the parts of town where they lived. **Councillor Sheppard** had previously offered to raise the matter with the Police and Crime Commissioner (PCC). **Councillor Trow** was keen to either write to the PCC or invite him to a meeting to talk through the issues such as the 80-90MPH speeds recorded by SIDs. If areas were too dangerous for CSW then police enforcement would help.

134/24 PLANNING DECISIONS

Members noted the planning decisions that had been issued by Wiltshire Council.

135/24 PLANNING APPLICATIONS

a) **PL/2023/10490** – demolition of all buildings on the site and erection of 13 dwellings, a new office building and associated works at Elm Tree Motor Company, Pelham Court, Marlborough for Mark Lovelace Ltd

A proposal of no objection received 3 votes for with 4 against and 2 abstentions, therefore was not carried.

Members expressed disappointment at the lack of affordable homes at this site, noting that adding 1 more dwelling would require the developer to comply with planning rules to provide a percentage as affordable homes.

RESOLVED: that Marlborough Town Council has no objection to this application but wishes to register its disappointment at the lack of any affordable housing within the development in view of the Town Council's declaration of a housing emergency

- b) **PL/2024/04586** – replacement windows within church and church hall at Christchurch Methodist Church, New Road, Marlborough for Mr Bruce Evans, Emmanuel Church Marlborough

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

- c) **PL/2024/06118** – internal alterations and refurbishment, alterations to the rear pedestrian access arrangements to facilitate a new dedicated entrance lobby and level access which shall involve the relocation of existing windows and doors. Erection of new lightweight canopy adjacent to new rear lobby area, partial removal of existing low level wall and installation of a new external wheelchair ramp, repairs to existing external paving sets and replacement and proposed block paving to differentiate the existing pedestrian crossing point to the rear of the building and minor refurbishment works to the existing car park area at Castle and Ball, High Street, Marlborough for Greene King

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

- d) **PL/2024/06380** - internal alterations and refurbishment, alterations to the rear pedestrian access arrangements to facilitate a new dedicated entrance lobby and level access which shall involve the relocation of existing windows and doors at Castle and Ball, High Street, Marlborough for Greene King

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

- e) **PL/2024/06120** – internal alterations – front chimney breast to be removed from front room up to ceiling level. Brick hearth to be replaced with concrete hearth. Kitchen to be relocated to front room, new units to be installed. New utility room to be installed in rear room. New waste pipe to be installed under existing floor at Dome House, 118 London Road, Marlborough for Ms Jules Ward

RESOLVED: that Marlborough Town Council has no objection to this application subject to the satisfaction of the Conservation Officer

- f) **PL/2024/06433** – variation of condition 2 (approved plans) on PL/2024/02293 to allow for design changes at Wakefield House, Cardigan Road, Marlborough for Mr & Mrs Burn

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

136/24

WORKS TO TREES

a) **PL/2024/06488** - TPO ref: 2016/00014/IND Tree ID: Species: Beech Height (m): 15-20 Work: Prune branches away from building to achieve a clearance of 2.5m. TPO ref: 2016/00014/IND Tree ID: T2 Species: Beech Height (m): 15-20 Work: Prune branches away from building to achieve a clearance of 2.5m. TPO ref: E/24 Group ID: G1 Species: Mixed (Lime, sycamore) Height (m): 20-25+ Work: Crown raise to 3m from ground level, remove epicormic/basal growth up to 3m from ground level. TPO ref: E/24 Tree ID: T3 Species: Lime Height: 20-25 Work: Remove deadwood over 50mm diameter at Beechwood, Bath Road, Marlborough for Mr Mitch Higginson

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

b) **PL/2024/06410** – Field Maple tree – fell at Preshute Primary School, High Street, Manton for Mrs Browning, Preshute CE VC Primary School

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

137/24

MARLBOROUGH 20MPH REPORT

Members noted the report issued by Wiltshire Council in response to a request to extend the 20MPH zone, where roads suitable for inclusion had been identified as Hyde Lane, Back Lane, Cross Lane, Cardigan Road and St Johns Close, and that the estimated cost to implement the scheme would be in the region of £12,500 to include development, legal fees and installation, for which the Town Council would be expected to contribute a percentage. They were especially disappointed that George Lane had not been found suitable. Discussion points included:

- The **Town Mayor** commended **Councillor Davies** for fighting so hard for residents to pursue 20MPH speed limits
- Whether it was unreasonable to consider George Lane against technical measurements alone; and whether to ask the Highways Engineer to look at it again taking in the unique conditions on this road:
 - Crossing point for students to two schools
 - Crossing point for a large resident population to walk from the south of George Lane to the town centre
 - The town's only doctors' surgery and a pharmacy are located on this road, with elderly and vulnerable pedestrians needing to cross the road
 - Used as a rat run by vehicles avoiding the High Street
 - The road is much busier than the 5 roads approved for 20MPH
 - Whether decision makers lived in Marlborough or visited the town to experience the conditions at George Lane rather than relying on technical data alone
- Whether to ask **Councillor Davies** to pass the Town Council's comments back to the Highways Engineer concerning George Lane
- Whether to ask **Councillor Davies** to appeal to the Cabinet Member for Highways, Street Scene and Flooding to overturn the exclusion of George Lane from the 20MPH scheme

RESOLVED: (i) that Marlborough Town Council supports the implementation of 20MPH speed limits at Hyde Lane, Back Lane, Cross Lane, Cardigan Road and St Johns Close

RESOLVED: (ii) to ask **Councillor Davies** to represent the views of the Town Council to the Highways Engineer in respect of George Lane, asking for it to be reconsidered as a separate case; and to appeal to the Cabinet Member to overturn the decision that George Lane is not suitable for 20MPH

Five members of the public left the meeting

138/24 WILTSHIRE COUNCIL CONSULTATION

Members noted that objections had been received to a Wiltshire Council consultation to extend the 40MPH zone at Bath Road, Manton. Details of all letters of objection or support would be considered in a report placed before the Cabinet Member for Highways, Street Scene and Flooding.

139/24 SPEED INDICATOR DEVICES (SID)

Members noted the most recent data recorded at Poulton Hill between 10-23 July, and that the next rotation would be to Bath Road. Comments included:

- Speeds were much higher outbound, with fewer than 50% of drivers recorded within the 30MPH speed limit
- SID data was routinely shared with Wiltshire Police
- Whether to raise the significant average high speeds with the police and ask for speed checks
- Whether the only effective way to slow drivers was points on their licence and a fine
- Disappointment that Wiltshire Council was not open to conversations about reinstating speed cameras
- A traffic calming measure for the Poulton Hill stretch of road had been submitted for consideration at the October LFIG meeting

ACTION: check that Wiltshire Police were aware of the high percentage of speeding vehicles

140/24 TOWN CENTRE WORKING PARTY

The working party had not met since the update at the last Planning meeting.

Highlights included:

- Lavender had been planted around the trees in the new planters
- Finger posts would be installed by the end of August
- Repainting of the bridges had been removed from the plan as the cost was in the region of £70,000
- Work was ongoing to prepare a brief to commission a study of what else could be done in the town centre

The meeting closed at 8.07 pm

Signed:

Date:

Chair