

Marlborough Town Council



Planning Committee

Minutes of a meeting of the Planning Committee held Monday, 18 May 2026 in the Court Room, Marlborough Town Hall at 7pm

PRESENT	Councillor Kym-Marie Cleasby	Chair
	Councillor Mark Luson	Town Mayor
	Councillor Nicholas Fogg	
	Councillor Mervyn Hall	Vice Chair
	Councillor Mark Cooper	
	Councillor Kelvyn Shantry	
	Councillor Susannah O'Brien	
	Councillor Emily Trow	
	Councillor Caroline Sadler	
	Councillor Abi Beaumont	
	Councillor Nicholas Awbery	
	Councillor Kim Wakeham	
	Richard Spencer-Williams	Town Clerk
ALSO PRESENT	Sue Round	Marlborough.News
	Plus, five members of the public	

A346 (HERD STREET) WORKS

Jon Moss (AtkinsRéalis) and Shaun Morris (Wiltshire Council) gave a short explanation of works provisionally programmed for 11–26 June 2026 between the hours of 19:00-00:00 and received questions from councillors and members of the public. Matters discussed included:

- Works would happen between 7pm and 12 midnight
- The road closures will only be at night
- A letter drop detailing the works and contact details has been carried out to immediate residencies
- That there will be operators at every traffic light set up, and that there will be no traffic lights in the daytime except on 1 day (tbc)
- Access for residents will be managed, whilst recognising there will be some practical limitations due to the nature of the works; there may some delays to access requirements on some occasions

- That the diversionary route to avoid Herd Street is a long one, taking drivers along the A4 to the Beckhampton roundabout and then towards Avebury and Swindon thereafter (and vice versa)
- Whether the Police and HGV companies had been informed of the works and diversion? (this was requested by MTC)
- Whether the diversion route would be signalled widely well before the Marlborough area? (this was requested by MTC)
- That Wiltshire Council liaise with Highways England to emphasise the potential impact of the works on traffic flow outside the area and in particular the M4; and whether any diversion/signage could include points before Jct. 15 (e.g. Jct. 14 or 17)? (John Moss undertook to ask WC Streetworks)
- Whether the signs, when put out, will be checked? (This was requested by MTC)
- That work would stop if or when emergency service vehicles required throughfare
- Concern (with especial concern for HGVs) at the likelihood that drivers will avoid the diversionary route and use Kingsbury Street; and whether the signage and traffic management will sufficiently warn and manage driver behaviour away from using Kingsbury Street? (MTC requested specific arrangements for traffic management at the High Street, New Road and Kingsbury Street junction be carefully considered)
- Whether utility companies could do any works at the same time? (John Moss confirmed they are invited to do this if it is feasible)
- That Wiltshire Council will take the opportunity to survey and carry out remedial works to drains
- That works can be carried out either between 7pm -12am, or 7pm to 6am; and it was considered the later time frame would be too disruptive to immediate residents
- Appreciation that the work was being carried out at night

Jeffery Hide, a member of the public, questioned:

- Why the works were being carried out?
It was confirmed by Wiltshire Council that Herd Street had undergone a condition survey as part of a highway maintenance schedule as a result it was deemed the road requires the intended works.
- Could Herd Street not have been included in the 20mph review?
The Chair clarified Herd Street would not qualify for such a review.

The Committee thanked Jon Moss and Shaun Morris for their efforts thus far.

PUBLIC QUESTION TIME

The Chair read out a written submission from **Hugh and Victoria Tapper** in response PL/2026/02313 York Place application to revise plans to accommodate an electricity substation adjacent to the bin store:

'In her assessment Fiona Webb (Conservation Officer) points out that the bin store alone was already a compromise in terms of design and conservation. She reaches the conclusion that the addition is unacceptable, and we agree with her position.

The report offers the suggestion that the substation might be moved to the rear of the building. On the face of it this sounds appealing except that, if this resulted in a reduction in an already inadequate supply of parking spaces on the site, it would likely add to the town's parking stresses.'

John Spicer raised a number of questions around the implementation and enforcement of the 20mph speed limit in Marlborough, and in particular Hyde Lane, including:

- What are the assessment criteria for a 20mph limit?
- How is the 20mph limit enforced across the Town?
- There are regular car drivers going above the 20 mph speed limit at Hyde Lane, particularly trade vans, and in the morning towards Marlborough Common. How can this be enforced?
- That the 20mph signage could be improved to clarify the 20mph starting points
- Can a SID be positioned at Hyde Lane?
- The pedestrian crossing at George Lane seems to be set in favour of the motorist; can this be changed in favour of the pedestrian?

The Chair explained:

- enforcement was the responsibility of the Police, and that in order for them to carry out enforcement, data from Traffic surveys and SID reports needs to evidence their enforcement thresholds have been met.
- The Town Council is keen to recruit volunteers for a Speedwatch Team.
- The Town Council is looking to see if a SID can be deployed at Hyde Lane

25/26 APOLOGIES

Apologies for absence were received from **Councillors Farrell, Morgan, and Wrench**. Also, Dawn Whitehall (Marlborough Town Council, Corporate Services Officer).

26/26 DECLARATIONS

There were no declarations of interest.

27/26 CHAIR'S ANNOUNCEMENTS

There were no announcements.

28/26 MINUTES

RESOLVED: that the minutes of the extraordinary meeting held 5 May 2026 were approved as a true record and signed by the Chair

29/26 ACTION LOG

Members noted the updated action log. Discussion points included:

#363 The Town Clerk had followed up with Wiltshire Council Parking Services and had been informed a disabled parking bay was unenforceable.

30/26

PLANNING DECISIONS

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

31/26

PLANNING APPLICATIONS

a) **PL/2026/02313** – Vary Condition 2 on PL/2023/03305 – demolition of the existing buildings and construction of 28 affordable homes together with associated parking, access and landscaping at York Place, St Martins, Marlborough for Mr P Backhouse, Aster Communities

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

b) **PL/2026/02749** – Erection of a self-build dwelling; with associated landscaping, private amenity space and access arrangements to include new opening and timber gate and blocking up the existing opening at Four Candles House, Chandlers Yard, High Street, Marlborough for Mr & Mrs M Brown

RESOLVED: that Marlborough Town Council objects to this application on the grounds of overdevelopment in a conservation area

c) **PL/2026/02747** - Erection of a self-build dwelling; with associated landscaping, private amenity space and access arrangements to include new opening and timber gate and blocking up the existing opening at Four Candles House, Chandlers Yard, High Street, Marlborough for Mr & Mrs M Brown

RESOLVED: that Marlborough Town Council objects to this application on the grounds of overdevelopment in a conservation area

d) **PL/2026/02456** – Like for like roof coverings repairs, and repointing repairs to chimney of house no 2. Windows repairs throughout houses no 2, 3 & 4 with replacement window on house no 2 top left southern elevation. Front door replacement to no 2 and 3. Proposed resin injection stabilization system to mitigate structural movement believed to be associated with subsidence at 2 Pewsey Road, Marlborough for Marlborough College

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

Cllr Fogg left the meeting at 8.04pm

e) **PL/2026/02430** – Resubmission of application for construction of garage/workshop previously approved under PL/2022/00548 and PL/2023/01359 at 13b London Road, Marlborough for Mr John Black

RESOLVED: that Marlborough Town Council objects to this application on the grounds of overdevelopment and negative impact on neighbour amenity. Also, that whilst the council note the planning application is for personal use it is concerned that this would be hard to enforce should there be a change of use in practice.

f) **PL/2026/02305** Proposed garden shed to replace smaller existing shed at 76a High Street, Marlborough for Mr Hugh Cullum

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

g) PL/2026/02540 – Single storey front extension, partial conversion of garage. Single storey rear extensions at 20 River Park, Marlborough for Mr & Mrs Mary Buzzing
RESOLVED: that Marlborough Town Council has no objection to this application

h) PL/2026/02660 – Off street parking area and EV charging point to front garden at 5 St Johns Close, Marlborough for Mr David Clift
RESOLVED: that Marlborough Town Council has no objection to this application

32/26

WORKS TO TREES

PL/2026/02853 – T1 Silver Birch – crown reduction, completed to 35% of the crown, reducing branches to growth points, deadwood cleans at 7 Kingsbury Terrace, Kingsbury Street, Marlborough for Mrs Caroline Hayward
RESOLVED: that Marlborough Town Council has no objection to this application

33/26

LOCAL HIGHWAY AND FOOTWAY IMPROVEMENTS GROUP (LHFIG)

Members received an update on the most recent LHFIG meeting and the action log. Discussion points included:

- **#89 Safe Crossing Port Hill to the Common**
At the last LHFIG meeting Wiltshire Council Highways Engineer agreed for Marlborough Town Council to go ahead with carrying out consultation in the community to help assess the need for a crossing at Port Hill, and inform whether or how a pedestrian count might be carried out. The Town Clerk and Deputy Town Clerk had started work on how this might be done, and will report to the Committee their proposed implementation plan.
- **#325 Resident Parking Scheme Lower Prospect**
The Town Clerk reported that he had made contact with both the Police, Wiltshire Council, and Aster with a view to seeking assistance in a resolution to the conflicting parking interests around Lower Prospect. Neither agency had been able to offer any material assistance to the situation.
ACTION Cllr Cleasby to write to relevant agencies and request a joint meeting to look at solutions taking account of everyone.

It was clarified the HIR for resident parking at Lower Prospect remains with the LHFIG, and the next action is for the Wiltshire Council Highways to liaise with Parking Services to investigate what the best option/s are.

34/26

SPEED INDICATOR DEVICES (SID)

Members noted the most recent SID data for George Lane (20 MPH) between 2-17 April 2026. The Committee requested, if possible, a SID was deployed at Hyde Lane. The Town Clerk confirmed this was being looked into by the Deputy Town Clerk.

35/26

TOWN CENTRE WORKING PARTY

Councillor Shantry reported to the Committee that:

- The next meeting was scheduled for 28 May.

- At the next meeting the TCWP will consider the next steps in progressing the top 5 priority Town Centre interventions agreed by the Committee
- The Rainscape project at London Road continues to be assessed for feasibility. It is hoped costings to carry out the work to create drainage 'rills' will be supplied by the Wiltshire Council drainage engineer, so that a cost/benefit decision can be made on whether the project can go ahead
- An officer from Wiltshire Council's Economic Development team attended the last TCWP meeting and confirmed that if the London Road Rainscape project was considered not feasible, then the Wiltshire Towns Programme funds could be used towards the town centre vision interventions.

36/26 TEMPORARY ROAD CLOSURES

Members noted orders issued by Wiltshire Council to temporarily close:

- a) A4 High Street (part), Marlborough from its junction with Hyde Lane to outside the property known as Ailesbury Court on 4 June 2026 between 09:45 and 11:15 for the purpose of a military parade
- b) The Parade (part), Marlborough from its junction with A4 New Road to outside its property known as No 8 The Parade on 13 June 2026 between 08:00 and 23:30 for the purpose of a family festival
- c) UC166803 (part), Marlborough from its property known as No 21 West Manton to its property known as No 15 West Manton on 15 June 2026 for 3 days to enable Openreach Limited to carry out communication equipment repairs and associated works (TTRO 11416)
- d) Blowhorn Street (part), Marlborough from its junction with Lower Prospect to its junction with Alexandra Terrace from 29 June until 24 July 2026 between 08:00 and 17:00 to enable Scottish and Southern Power Distribution to excavate 10m trench in carriageway and link box in footway (TTRO 11428)

It was noted that these works are on a bus route.

ACTION: Town Clerk to check Wiltshire Council have advised Scottish and Southern these works will be on a bus route.

- e) Barrow Close (part), Marlborough from its property known as No 33 Barrow Close for a distance of approximately 40m in an easterly direction on 6 July 2026 for 3 days to enable Openreach Limited to excavate to lay 20m duct (TTRO 11453)

The meeting closed at 8.40 pm

Signed:
Chair

Date:

