

Marlborough Town Council



Planning Committee

Minutes of a meeting of the Planning Committee held Monday, 2 December 2024 in the Court Room, Marlborough Town Hall at 7pm

PRESENT	Councillor James Sheppard	Chair
	Councillor Kym-Marie Cleasby	Town Mayor
	Councillor Nicholas Fogg	
	Councillor Lisa Farrell	
	Councillor Mervyn Hall	Vice Chair
	Councillor Mark Cooper	
	Councillor Jane Davies	
	Councillor Caroline Thomas	
	Councillor Kelvyn Shantry	
	Councillor Susannah O'Brien	
	Councillor Emily Trow	
	Councillor Caroline Sadler	
	Richard Spencer-Williams	Town Clerk
	Dawn Whitehall	Corporate Services Officer
ALSO		
PRESENT	Simon Broomfield	McCarthy Stone
	Jan Bendinelli	The Planning Bureau Ltd
	Emyr Griffiths	KSA Architects
	Oliver Cliff	Cavendish Consulting
	Neil Goodwin	Marlborough.News
	One member of the public	

PRESENTATION

Members received a presentation of emerging proposals for a retirement development at the former police station in George Lane. McCarthy Stone had bid on the site and received a provisional contract with Wiltshire Police to purchase it subject to obtaining planning permission. The proposed development comprised a mix of 30 x one and two bed apartments with car parking spaces for 18 vehicles, all with EV charger points. The entry age would be 60.

Presenters outlined the benefits to customers of this type of accommodation and stated the need, citing the National Planning Policy Guidance document, Wiltshire

Council's Core Strategy¹ (Policies CP45 and CP46) and a more recent housing needs survey published February 2023. They cited a predicted increase in the over-65 population in Wiltshire by 45% by 2038, meaning a further 15,000 units would be required. They also acknowledged the Marlborough Area Neighbourhood Plan (MANP) Policy MARL003 which states this type of accommodation is not a priority for Marlborough.

The existing buildings would be demolished. The street boundary wall with historic stone carving and existing pedestrian entrance with the blue lamp would be retained. Artists impressions of the proposed development were displayed.

The presentation to Marlborough Town Council was the first in a series of planned stakeholder events and next steps were:

- A virtual public consultation between 4–18 December 2024
- An in-person event on Wednesday 11 December at St Mary's Church Hall, Silverless Street, Marlborough between 3pm–7pm
- Invitations by post to around 1,000 local addresses in the radius of the proposed site, alongside social media advertising and a press release
- Consideration of feedback before a planning application is submitted in February / March 2025

The **Chair** thanked them and invited Members to ask questions or provide feedback, which included:

- Acknowledging McCarthy Stone's good reputation and quality of build
- Questioning whether the needs-research quoted was more county-wide rather than conducted specifically for the town of Marlborough where there were already a lot of developments for the over 55s
- This type of development was not a priority for Marlborough
- The Town Council's priority for new developments is to provide affordable homes and social housing
- Marlborough was already losing young people who could not afford to live in the town they work in: without more affordable housing the town would die. As Town Councillors represent the people of the town, they would put their needs first when considering any planning application for more sheltered housing for the over 60s
- A previous outline planning application for the site was for affordable and social housing
- The former police station site was designated in the Neighbourhood Plan for commercial housing, delivering 40% as affordable housing: the proposed development would provide none
- Policy MARL003 in the Neighbourhood Plan had been written to emphasise that the number one priority for development in the town was for affordable and social housing. The MANP stated that no more retirement complexes were required because, as well as denying a site for affordable housing to

¹ <https://www.wiltshire.gov.uk/planning-policy-core-strategy>

meet the town's housing needs, they also attract people in to the town who are likely to add to the strain on services (e.g. medical needs)

- When McCarthy Stone developed Canning Place it had found a way to avoid paying S106² monies, thereby not contributing any benefit to the town's infrastructure or community. Members hoped this would not be repeated and asked for a commitment; it was too early in the process for McCarthy Stone to do this. There were differing views on developer obligations about Community Infrastructure Levy (CIL) and S106 contributions
- Recognition that McCarthy Stone would make money from the development because Marlborough was a desirable place to live, and the proposals were based on commercial profit and not the needs of the people of the town
- An example of an existing resident looking to downsize but finding it difficult to afford anything in Marlborough: would any of the units be offered for sale at a reasonable price? Developers would tend towards a larger mix of 1-bed properties to keep prices lower; prices would be pitched according to the local market. They would not look to make a profit from management charges
- Whether any survey of needs in Marlborough would take into account everyone who would be likely to need sheltered housing
- Development for specialist housing tended to be less than 10%
- Whether 18 parking spaces for 30 x 1-2 bed apartments (and their visitors) was adequate on George Lane where parking was restricted, and whether this would add more pressure to town centre parking
- Questions about who would receive the proposed 1,000 letters: addresses would all fall within a circle around the site
- Comments about the design/style of the proposed development and whether architects could do better for Marlborough? This was the type of feedback that would be sought and taken into account through the public consultation process
- That a proposed small courtyard garden should ensure developers achieve a net biodiversity gain
- Whether developers would be prepared to produce something specific to the demographics of the people of Marlborough to demonstrate the need, rather than relying on national or county-wide statistics and the likelihood that the development would attract fairly wealthy people in to the town
- Whether local people downsizing to sheltered accommodation would free up properties on the housing market for younger people

The **Chair** noted that a lot of the concerns raised were important issues relevant to the social needs of the town but did not necessarily all relate to planning objections. He thanked the McCarthy Stone representatives for attending.

PUBLIC QUESTION TIME

There were no questions.

² <https://www.gov.uk/guidance/planning-obligations>

300/24 APOLOGIES

Apologies for absence were received from **Councillors Ross, Luson, Kohrt** and **Beaumont**.

301/24 DECLARATIONS

Councillors Sadler and **Thomas** – agenda item 7(f) (planning application) – non-pecuniary.

302/24 CHAIR'S ANNOUNCEMENTS

The Full Council meeting taking place on 9 December was an important meeting. The **Chair** asked Members to confirm whether they would be attending or not: all present confirmed that they would.

A reminder about the Marlborough College Carol Service on Friday, 6 December.

Three applications for works to trees had arrived too late for this agenda and the comments date would expire before the next meeting. Members could comment individually online on:

- PL/2024/10736 T1 Sycamore tree - Reduce by 50% to form a pollard structure at Woodlands House, Bath Road, Marlborough
- PL/2024/10979 Silver Birch tree - reduce height and remove one overhanging branch, Hilliers Yard Car Park, Marlborough
- PL/2024/10913 T1 Ash - Grass area Barton Farm - Fell to ground level. T2 Ash - Opposite Dancy House - Fell to ground at Barton Farm, Barton Dene, Marlborough

An urgent notice had been received for a road closure at A346, Marlborough from its junction with London Road to its junction with The Ridgeway commencing 10 December 2024, 7pm-6am for 6 nights.

303/24 MINUTES

RESOLVED: that the minutes of the meeting held 11 November 2024 were confirmed as a true record and signed by the Chair

304/24 ACTION LOG

Members noted the updated action log. Comments included:

#89 – Safe crossing point Port Hill to The Common. This had been discussed at the last Local Highway and Footway Improvements Group meeting (LHFIG) where Councillors were still pushing for a slowing down buffer zone. **Cllr Thomas** had highlighted that the manual showed that buffer zones could be considered as an option. Also, whether the Police could be asked to provide their evidence to back up a comment that a check in March 2023 had found no evidence of speeding. The **Chair** reminded Members that on Tuesday, 3 December the Marlborough Area Board was about “all things policing” where Members could ask their question in person.

#143 – 20MPH speed limit review. **LHFIG Members** were talking with the Cabinet Member for Highways to try to resolve the question about George Lane. **Cllr Davies**

had received verbal confirmation that the Chair could call an extraordinary meeting of LHFIG and that Officers were not able to refuse to attend. **Cllr Sheppard** asked **Cllr Davies** to send him an update so that he could set up a meeting as soon as possible, preferably before Christmas. It was emphasised that the remaining 20MPH zones should be progressed separately from the review of George Lane's suitability.

#219 – Illuminated signs. **Cllr Farrell** referred to the minutes of the previous meeting (*Min. No. 193/24*) and asked whether permission for signage at a shop near St Peter's Church had been followed up. The **Town Clerk** would check but believed he had put in a request for planning enforcement.

305/24 PLANNING DECISIONS

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

306/24 PLANNING APPLICATIONS

- a) **PL/2024/09522** – installation of non-illuminated fascia sign to shop frontage at Marlborough Pets, 5 London Road, Marlborough for Tina Kelly
RESOLVED: that Marlborough Town Council has no objection to this application
- b) **PL/2024/09519** – installation of a circular sign to front elevation at Marlborough Pets, 5 London Road, Marlborough for Tina Kelly
RESOLVED: that Marlborough Town Council has no objection to this application and does not consider the sign to be out of keeping
- c) **PL/2024/09712** – installation of air source heat pumps, replacement double glazed windows, replacement insulated doors and ventilation at numbers 5, 14, 23, 35, 38, 51, 61, 63, 64, 66, 67, 71, 73, 75, 76, 80, 92, 93, 98, 101, 102, 104 and 106 Rabley Wood View, Marlborough for Mr Adam Masters, Stonewater Limited
RESOLVED: that Marlborough Town Council has no objection to this application
- d) **PL/2024/09914** – installation of replacement windows, doors and ventilation to match existing at 23, 108, 110, 111 Rabley Wood View, Marlborough for Mr Adam Masters, Stonewater Limited
RESOLVED: that Marlborough Town Council has no objection to this application
- e) **PL/2024/10325** – two storey rear extension. Single storey front extension at 23 Chiminage Close, Marlborough for Mr & Mrs Shaun Whittaker
RESOLVED: that Marlborough Town Council has no objection to this application
- Councillors Thomas and Sadler, having declared interests, abstained from voting*
- f) **PL/2024/10267** – installation of air source heat pumps at Cedars, Kingsbury Street, Marlborough for Mr Adrian Woodford
RESOLVED: that Marlborough Town Council has no objection to this application
- g) **PL/2024/10398** – installation of an air-source heat pump at 45 Vespasian Road, Marlborough for Richard Braithwaite
RESOLVED: that Marlborough Town Council has no objection to this application

307/24 WORKS TO TREES

- a) **PL/2024/10463** – 8 x Lawsonia trees – reduce by 30%-50% at The Red House, Cardigan Road, Marlborough for Mr Clark
RESOLVED: that Marlborough Town Council has no objection to this application
- b) **PL/2024/10566** – (1) – Goat Willow tree – reduce by 50% to a pollard at Peppercorn Cottage, 1 High Street, Manton for Ms Barnes
RESOLVED: that Marlborough Town Council has no objection to this application

308/24 PLANNING APPEAL

Members noted an appeal had been lodged against refusal of PL/2024/02829 of a retrospective application at D'Arenberg House, Chandlers Yard, Marlborough (APP/Y3940/D/24/3352664).

309/24 HIGHWAY AND FOOTWAY IMPROVEMENTS (LHFIG)

Members considered seven highway improvement requests:

a) Proposed additional parking spaces in the High Street

Members welcomed the additional parking spaces, believing provision of a loading bay was not needed as the proposed area for the new parking spaces was often used by cars parking illegally, and as such in the main delivery vehicles often double parked near their destination anyway

RESOLVED: (i) to accept the revised plan as proposed by the Highways Engineer

- b) 20MPH speed limit at High Street, Manton**
- c) Congestion issues at Manton**
- d) Yellow Lines at Manton**
- e) Street Lighting at Manton**
- f) Virtual footpath at Manton**
- g) Bus stop at Manton**

Members commended the authors on well researched and documented proposals, all of which received their support as a 'whole village' scheme. The merits of submitting potentially prioritised and time-phased individual requests versus a single combined substantive bid were discussed: it was noted that the Town Council may need to make provision in future precept submissions depending on the preferred approach and the likely financial contribution it would be obliged to make.

RESOLVED: (ii) that Marlborough Town Council supports the submission of the six Highways Improvement Requests to LHFIG for consideration as a potential bid for funding as a Substantive Highways Scheme

310/24 SPEED INDICATOR DEVICES (SID)

Members noted the data downloaded from the SID at A4 London Road between 31 October and 12 November.

311/24 TOWN CENTRE WORKING PARTY

The Working Party had not met since the last Planning meeting so there was no verbal update: the next meeting would take place on 4 December.

Members noted a press release issued on 7 November providing an update on actions taken in response to the feedback received to a 2022 town centre survey.

312/24 TEMPORARY ROAD CLOSURES

Members noted that Wiltshire Council had issued an Order TTRO 9981 to close temporarily to all traffic A345 (Pewsey Road) (Part), Marlborough from its junction with A4 to its junction with George Lane between 19:00-23:59 from 23 to 28 January 2025 to enable Wiltshire Council to carry out carriageway resurfacing and associated maintenance works.

The meeting closed at 8.30 pm

Signed:
Chair

Date: