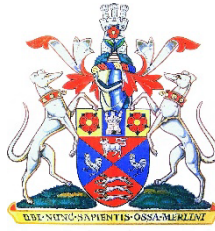


Marlborough Town Council



Planning Committee

Minutes of a meeting of the Planning Committee held Monday, 9 September 2024
in the Court Room, Marlborough Town Hall at 7pm

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

PUBLIC QUESTION TIME

Richard Beale (resident) asked a question on behalf of residents of Orchard Road and other people living to the west of St Johns School about a planning application for a 3G pitch at the school:

What was the Committee's view about the proposal, in particular would they consider residents' concerns about:

- Light levels - how much light would be produced? What would this mean for the 'dark skies' area?
- Wildlife - the wildlife survey was out of date and was not accurate, for example two species of hedgerow night hunting birds known to be present in the area were not mentioned at all
- Noise, especially late into the night, as the pitch was proposed to be used until 10pm, so people would likely not be leaving the site until 10.30pm or later

- Parking – especially in Cherry Orchard or Orchard Road, where parking was already chaotic during school hours, but in the evenings when residents had returned from work this would have even more of an impact

The **Chair** thanked him for his comments which would be taken into account when Members considered the planning application at agenda item 7b.

171/24

APOLOGIES

Apologies for absence were received from **Councillors Ross, Davies, Thomas, Khort** and **Sadler**.

172/24

DECLARATIONS

Councillor Cooper – agenda item 7(b) – planning application at St Johns School.

173/24

CHAIR’S ANNOUNCEMENTS

- At the last Full Council meeting two Trustees had been appointed to the Florence and Walter John charitable trust. By coincidence Paul Burchell, the great grandson of Walter who was Mayor in 1937, had written a book about his grandfather and Walter’s son, Ernest, who had enlisted for WW1 on the same day as **Councillor Cooper’s** grandfather. He visited the offices today and gave us a copy of his book, which all were welcome to read. The **Chair** asked that the Town Council’s thanks be passed on to the author.
- We have received notice from the Showmen’s Guild about road closures for the Marlborough Mop Fairs on 5 and 12 October
- Action for the River Kennet’s AGM would take place on 28 September from 6-8pm at Ramsbury Brewery. The **Chair** was attending: all Members were welcome to go along
- An application for works to trees had arrived too late for this agenda and comments would expire before the next meeting. The works were to two lime trees at Lime Court, Cross Lane, Marlborough – details were available online should Members wish to comment individually

174/24

MINUTES

RESOLVED: that the minutes of the meeting held 19 August 2024 were confirmed as a true record and signed by the Chair

175/24

ACTION LOG

Members noted the updated action log. Verbal updates included:

#1 – Traffic Survey. A draft report was under review by the working group: once reviewed it would be available for circulation. **The Chair** had commented that the report did not take into account the toucan crossing currently being installed at A346 Salisbury Road, and was concerned that its impact may not have been taken into account.

#123 – Residents Parking at Kennet Place. Residents had received letters outlining the scheme and how they could apply for permits.

#184 – High Street Short Stay Parking. **Councillor Shantry** asked when this was likely to be implemented. The **Chair** suggested that the Wiltshire Councillor for Marlborough West – **Councillor Davies** – be asked to expedite this with Wiltshire Council Highways

176/24 **PLANNING DECISIONS**

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

177/24 **PLANNING APPLICATIONS**

a) **PL/2024/05057**- Single storey rear extension, window replacement, brick repair, internal alterations and minor external works at 33 Herd Street, Marlborough for J Flippence

RESOLVED: that Marlborough Town Council has no objection to this application subject to a condition that the alleyway is kept open at all times to ensure access for residents

b) **PL/2024/07382** – Creation of a 3G Artificial Grass Pitch (AGP) with perimeter fencing, hardstanding areas, storage container, floodlights, an access footpath and associated bund at St Johns School, Granham Hill, Marlborough for Martin Cook, Excalibur Academies Trust. Discussion points included:

As background, **Councillor Hall** explained that this was the culmination of a 3-year project to get an artificial pitch for the town. The pitch was required because Marlborough now had a youth football club with over 500 players, and because of the topography of the town there was a shortage of pitches because there wasn't much flat space. The project was costing over £800,000 and was largely funded by the Football Association. Although being led by the Youth Football Club, it would also be available for wider community use. It would be located next to the school buildings where there was a pitch already and which was surrounded by lights that were on all evening because the school was also used by the community, inside and out. He understood there would be full wildlife surveys as part of the project which were to be re-done, and felt the application should be welcomed as an asset for the town and its young people. Currently young people had to play home games in Burbage, Mildenhall and Avebury.

Parking:

- Parking in the evening would be available in the large, main staff car park
- **Councillor Farrell** supported the need for a pitch but shared residents' concerns about the impact on parking in residential areas, having patrolled the area during and after school and seen it for herself. She had seen that many people using the school did not use

the designated car park, habitually using Cherry Orchard, Orchard Road or Ducks Meadow and other roads around St Marys School, areas already crowded by residential parking

- Whether access from Orchard Road (for vehicles and/or pedestrians) was, or could be, closed off after school hours so that anyone arriving by car would have to use the official school car park
- Whether there were safety issues for children walking or cycling to the main school entrance via the Pewsey Road
- Whether to query the proposed arrangements for access to the site by those arriving on foot
- Whether vehicle access would be allowed from Cherry Orchard, allowing hirers to use the school car park rather than residential streets
- Whether the school would ask hirers to use the school car park/entrance and not on-street parking
- That the proposed enhancements to MARL30 to create a shared use pedestrian and cycle path would help negate the need for local people to drive to the school in future; whether people should be encouraged to walk or cycle to the site

Wildlife and environment:

- **Councillor Fogg** noted that Mr Beale had formerly been the Grounds Manager at the Town Council and so his views on environmental concerns carried weight, and that the points he had raised about the environmental impact should be considered, and drawn to the Planning Officer's attention (*light levels/dark skies; out of date and inaccurate wildlife survey; omission of night hunting birds; noise*)
- **Councillor Luson** referred to the bat colony in the old railway tunnel, about 300m from the school. This had been taken into account when there had been a proposal to add more housing beyond the Marleberg Grange development; the impact of the lights from this development on this protected colony should also be considered

Light pollution:

- **Councillors Luson** and **Shantry** shared concerns that the existing lights were not comparable with the proposal in terms of scale, size, height or brightness, and questioned whether the combination of vehicle movements and the pitch lights, being located at the top of a hill overlooking the town, would have a huge impact, with all residents able to see the lights. This should also be considered in context to all that had been done to make Marlborough a dark skies destination.
- An objection raised by Mr & Mrs Laughton was highlighted: **Councillor Shantry** felt it raised very good points about the impact on residents and he supported their proposals about limiting the times that the pitch would be available and ways to limit noise pollution. He supported the proposal for a new pitch but felt it should not go ahead at the expense of the amenity of or impact on residents.

- Whether the location of the pitch, on the far side of the school, in a dip and away from most houses, would mitigate some of the light/noise spill
- That similar concerns about light had been raised prior to adding floodlights at the Skatepark: the type of lights (downward pointing) and timing of their use had not resulted in those concerns being realised

Noise pollution: It was difficult to assess what impact this would have, or to place conditions on noise, but sound travel should be noted as a concern for Officers to consider

Community use: How much time, over how many days, would be taken by youth groups vs time available to the wider community; how much availability there would be at weekends for the wider community. The **Town Clerk** noted two documents in the application that contained proposed programmes of use.

RESOLVED: that Marlborough Town Council has no objection to this application and welcomes the investment in sporting facilities for the town which would be of great benefit to the community: with the proviso that the access is managed so that parking issues do not develop in Cherry Orchard and Orchard Road; that sufficient pedestrian and cycle access is available when in use; and that wildlife surveys are carried out to the satisfaction of Officers

The Chair hoped that residents would feel reassured that the Town Council would try to mitigate their concerns

Two people left the meeting

- c) **PL/2024/07713** – To remove the current timber fencing forming the enclosed bin storage area on an existing concrete hardstanding and relocate it into a new masonry bin store with a mono-pitched timber roof and double timber doors for access, constructed on the adjacent unkempt area formed of shingle and mixed ground, due to vermin and rodent issues. Also to install no. 2 new car parking spaces where there is a redundant concrete pad at the northern end of the site at The Priory, High Street, Marlborough for Ms Stephanie Cake, Aster Group

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

- d) **PL/2024/05615** – Re-render with lime on the front of the house with replacement of windows on the front elevation at 14 London Road, Marlborough for Mr Steve Tippins

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

- e) **PL/2024/07491** – Replacement double glazed windows and main door and the change of the rear (living) window to glazed door at 16 Rabley Wood View, Marlborough for Mr Adam Masters, Stonewater Limited
RESOLVED: that Marlborough Town Council has no objection to this application
- f) **PL/2024/07699** – Replacement double glazed windows and doors at Flats 1, 2, 3, 4, 17, 18, 19, 26, 27, 28, 29, 30, 31, 109, 110, 112, 113 Rabley Wood View, Marlborough for Mr Adam Masters, Stonewater Limited
RESOLVED: that Marlborough Town Council has no objection to and welcomes this proposal
- g) **PL/2024/07648** – Replace conservatory with sunroom at 8 Golding Avenue, Marlborough for Mrs Charlotte Tindal
RESOLVED: that Marlborough Town Council has no objection to this application
- h) **PL/2024/07740** – Proposed solar array on the side/rear roof of the detached single storey carport & workshop at 10 Kingsbury Street, Marlborough for Mr C Hook
RESOLVED: that Marlborough Town Council has no objection to this application
- i) **PL/2024/07784** – Variation of condition 2 (amended drawings) and removal of condition 9 (condition redundant) to application 19/06065/FUL at Tweed House, Chantry Lane, Marlborough for Mr Aubrey Newman, Plum Houses Ltd
RESOLVED: that Marlborough Town Council has no objection to this application

178/24

WORKS TO TREES

PL/2024/07944 – T1 – Copper Beech – Reduce by 25%. T2 – Yew – Reduce by 25-50% and rebalance at The Red House, Cardigan Road, Marlborough for Mr Clark

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

179/24

PLANNING APPEALS

Members noted two appeals against refusal of applications PL/2024/00933 and PL/2024/01187 at Yew Tree Cottage, High Street Manton. They did not consider that further representation to the Planning Inspectorate was necessary.

180/24

HIGHWAY IMPROVEMENTS

RESOLVED: that Marlborough Town Council supports a highways improvement request for road markings at Vespasian Road being submitted to the Wiltshire Council Area Board Local Highway and Footway Improvements Group for consideration

181/24

PROPOSED PEDESTRIAN CROSSING – A346 SALISBURY ROAD

Members noted a consultation about road layout for a toucan crossing at A346/Salisbury Road, and did not consider that a corporate response was required.

182/24 A4 BATH ROAD MANTON – 40MPH SPEED LIMIT

Members noted that the Traffic Order to extend the 40MPH speed limit at A4 Manton had been approved.

183/24 DRAFT GYPSIES AND TRAVELLERS DEVELOPMENT PLAN DOCUMENT

Members noted a Wiltshire Council consultation and did not consider that there was a need to make a corporate response.

184/24 SPEED INDICATOR DEVICES (SID)

Members noted the most recent data collected at George Lane (7-21 August) and London Road (22 August-3 September) and considered adding a new location to the rotation plan.

Members hoped that data showing that 94% of traffic on George Lane was travelling at below 30MPH would add weight to **Councillor Davies'** argument to ask for George Lane to be reconsidered as a 20MPH zone.

The high percentage of vehicles on London Road travelling at over 30MPH did not meet the criteria for police checks, but did qualify for Community Speed Watch.

Councillor Sheppard agreed to ask the police to carry out speed checks, with reference to Port Hill/Herd Street and London Road.

RESOLVED: to add Column#19 at A4 Bath Road to the SID rotation plan

185/24 TOWN CENTRE WORKING PARTY

Councillor Shantry summarised the most recent meeting, where members had noted further delays had been reported to the installation of finger posts and there was still no date for the 'Welcome to Marlborough' signs and gates. Current work was focusing on the 2022 town centre survey, to produce a report of what people had highlighted and what had been done in response, as a lot had been achieved or was ongoing as current projects. This would lead into identifying the next 3-4 priorities for the working party.

In answer to a question about the perceived reduction in floral displays in the town, the **Town Clerk** confirmed that two tiered planters had been moved to the bridge at Pewsey Road to make space for the tree planters at each end of the High Street. There had been a slight reduction in budget for plants in the last two years, but the main impact had been the disbandment of the Marlborough in Bloom committee during the Coronavirus pandemic. Although not yet on the agenda, **Councillor Shantry** was interested in reinstating some kind of floral group.

186/24 TEMPORARY ROAD CLOSURES

Members noted resurfacing works at A4 East Kennett to Lockeridge/Fyfield being carried out between 19:00-06:00 from 6 to 14 September.

The meeting closed at 8.30 pm

Signed: Date:
Chair