

**MARLBOROUGH TOWN COUNCIL
PLANNING COMMITTEE**

Minutes of a meeting of the **Planning Committee** which was held on **Monday 30th November, 2015** in the **Court Room, Town Hall, Marlborough** at 7.00 pm

PRESENT	Councillor M. Hall Councillor M. Rose Councillor B. Castle Councillor N. Barrett-Morton Councillor A. Ross Councillor A. Kirk Wilson Councillor G. Loosmore Councillor L. Farrell Councillor J. Cook Councillor A. Light	Chairman Town Mayor (<i>ex officio</i>)
ALSO PRESENT	Mrs S. Parker Mrs D. Whitehall Mrs S. Pryor .	Town Clerk Administrator The Adviser

PUBLIC QUESTION TIME

There were no questions.

376/15

APOLOGIES

Apologies for absence were received from Cllrs. Dobson, Hannaford-Dobson, Dow, Fogg, Allen and Lam

377/15

DECLARATION(S) OF INTEREST

Cllr. Farrell – agenda items 7(e) and 7(f) – tree works at Marlborough College – pecuniary

378/15

CHAIRMAN'S ANNOUNCEMENTS

The next meeting of CATG would take place on 17th December 2015. The Town Council had asked that a number of ongoing issues be added to the agenda: problems with HGVs in Silverless Street, changes to the one-way priority signage of the bridge in the George Lane car park and the lack of air quality monitoring in the town.

The Town Council had received notification from Wales & West Utilities (the gas network that serves Marlborough) about a multi-million pound 30-year gas pipe replacement programme across the south west of England which began in 2002. Old metal pipes within 30 metres of buildings were to be replaced with new long-lasting plastic pipes with an 80-year life span. Part of this work would involve replacing 900 metres of metal pipes in the High Street. Leaflets had been delivered to affected premises. The Programme Controller was liaising with Wiltshire Council about traffic management and would meet with the Town Clerk as well as local businesses during the week commencing 30th November 2015. It seemed likely that work would start in the week beginning 4th January 2016.

A new Wiltshire Council Community Area Co-ordinator for Marlborough, Tracy Ruse, would take up her role during the current week, replacing Becky Busby. Becky had been Marlborough's contact for a number of years and, as a key Wiltshire Council member of staff, helped sort out highways and street scene issues. Becky was moving on to work in the same role in Malmesbury.

379/15

MINUTES

RESOLVED: by 8 votes for with 1 abstention that the minutes of the meeting of the Planning Committee held on the 16th November 2015 were a true record and signed by the Chairman.

380/15

PLANNING DECISION NOTICES

Councillors noted the following Planning Decision Notices which had been issued by Wiltshire Council –

APPROVED

- a) **15/03121/FUL** – demolition of existing former builders yard buildings and erection of a part 2-storey/part 3-storey building of 28 sheltered apartments for the elderly with associated parking spaces, electric buggy store and bin store.

MTC – no objection

WC – approve with conditions

- b) **15/09119/FUL** – single storey extension to front, extension to garage and conversion to granny annex at Barrow Piece, Downs Lane, Manton for Mr & Mrs Gaylen and Lucy Shirdokar.

MTC – no objection

WC – approve with conditions

APPROVED WORK TO TREES

- c) **15/09959/TCA** – reduce birch tree by approx. a third a 3 Cromwell Court, Marlborough for Mr O'Neil.

MTC – no objection

WC – approve with conditions

381/15

PLANNING APPLICATIONS

The Committee considered the following Planning Applications which had been received from Wiltshire Council.

- a) **15/10554/FUL** – amendment to planning permission 14/09995/FUL to allow for increase in size for proposed extension at Hyde Leaze, Hyde Lane, Marlborough for Mr & Mrs Moody.

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

- b) **15/10870/FUL** – double storey side extension at 33 College Fields, Marlborough for Miss Maggie Robinson.

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

- c) **15/10978/FUL** – variation of condition 18 of planning permission 14/07804/FUL (demolition of existing buildings and redevelopment of site to form 27 apartments) to allow for minor amendments to the lower ground parking layout, landscaping scheme and elevational alterations to the proposed building at Granham Garage, Granham Close, Marlborough for McCarthy & Stone Retirement Lifestyles Ltd.

Members were reminded that they had objected to the original application. They

were disappointed that none of their reasons for objection had been addressed and at the lack of response to their comments. The amendments in the new application did not address these original concerns.

RESOLVED: by 8 votes for with 1 against that Marlborough Town Council objects to this application for the following reasons:

- increase in traffic
- inadequate parking for the size of the development
- access in to the development
- highway safety, particularly as no provision had been made for a pedestrian crossing

d) 15/11067/FUL – change of use from B1/B2/B8 to veterinary surgery (Class D1) with alterations to front elevation, installation of 7 no. air conditioning units and a cylinder cage (for gas bottle storage) at Farmoor Court, Blenheim Road, Marlborough for Marlborough Vets4Pets Ltd.

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

e) 15/11100/FUL - enlarge front porch, demolition of rear extensions and replace with two storey rear extension, and single storey rear extension at 44 George Lane, Marlborough for Mr & Mrs Thomas Greenman.

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

f) 15/11232/FUL – removal of external chimney stack on single storey range; replace damaged slate tiles with matching on main house roof; minor ground floor internal alterations; removal of roof light from scheme under extant permission 15/04980/FUL at Clements Meadow, Cross Lane, Marlborough for Mr & Mrs R Ward.

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

g) 15/11386/LBC - removal of external chimney stack on single storey range; replace damaged slate tiles with matching on main house roof; minor ground floor internal alterations; removal of roof light from scheme under extant permission 15/04980/FUL at Clements Meadow, Cross Lane, Marlborough for Mr & Mrs R Ward.

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

h) 15/11380/FUL – single storey rear extension at 5 Edwards Meadow, Marlborough for Mr Thomas Barkholt.

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

382/15

WORK TO TREES

a) 15/10733/TCA – silver birch – 2-3 metre pruning, at 52A High Street, Marlborough for Mr Antony Michael.

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

b) 15/11302/TCA – Trees Nos. 10, 12, 14 & 15 – fell (unknown species) at 7 Barn Street, Marlborough for Mrs Caroline Taylor.

RESOLVED: by 7 votes for with 1 against and 1 abstention that Marlborough Town Council has no objection to this application. Cllr. Castle asked that his objection be recorded.

c) 15/11324/TPO – two field maple trees – reduce by approx. 25% at 24 Thompson Way, Marlborough for Mrs Angela Baldock.

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

- d) **15/11394/TPO** – (1) – row of Lawsoni Cypress trees – remove two heavy limbs to east of group; (2) – Hawthorn Tree – reduce overall by approx. 25%, crown thin and rebalance at The Red House, Cardigan Road, Marlborough for Mr Clarke.

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

- e) **15/11479/TPO** – T4 – Beech – remove branches over roof; T5 – Beech – crown raise to 5m; T6 – Sycamore – crown raise to 5m at land north of Hillside & Hanelin, Bath Road, Marlborough for Marlborough College.

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

- f) **15/11485/TCA** – Leylandii x 3 – fell; Willow – fell; Willow – pollard at 8ft in car park area at Marlborough College, Bath Road, Marlborough.

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

384/15 NOTICE OF APPEAL – APP/Y3940/W/15/3135117

A letter from Wiltshire Council was noted, advising that an appeal had been lodged with the Planning Inspectorate against the refusal of a development of two x 1 bed flats on land at Baylie Acre, Marlborough, by Aster Communities.

383/15 NEIGHBOURHOOD PLANNING

The Steering Group had appointed Cllr. Hall as Chair and Cllr. Cook as Vice Chair. Work was progressing well towards launching a website and it was hoped it would be signed off before Christmas and well within budget. Some useful advice had been obtained following a telephone conversation with Unitary Councillor Simon Killane who would be attending the next meeting of the Steering Group to share his experiences of work towards the Malmesbury Neighbourhood Plan. The Steering Group had voted to proceed with a full Housing Needs Assessment for the town and neighbouring parishes and a Working Party had been formed to manage this. Members thanked the Town Clerk for her support to date and for volunteering to continue in the role as Secretary and Finance Co-ordinator for the Steering Group.

384/15 NORTH WESSEX DOWNS AREA OF OUTSTANDING NATURAL BEAUTY – COUNCIL OF PARTNERS MEETING – 10TH NOVEMBER 2015

Members noted a report by the Town Clerk about the main points of the Council of Partners meeting held 10th November 2015. Cllr. Castle (Parish Representative of the AONB), highlighted these:

- Under Section 85 of the Countryside and Rights of Way Act 2000, it is a legal duty for all relevant authorities to “have regard to” the purpose of conserving and enhancing the natural beauty of the area in exercising or performing any functions affecting land in the area
- An application for 850 houses at Harwell by the Vale of the White Horse District Council which was considered in breach of Section 85
- The AONB had consistently opposed the proposed development on Crown Estates land off Salisbury Road as it considered this in breach of Section 85
- The AONB was aware of a possible proposal for a mixed use development including a school and housing north of Barton Park
- Scottish and Southern Electricity (SSE) was progressing with underground works to remove electricity pylons in areas such as Hungerford Common, Barbury Castle/The Ridgeway and West Kennet Long Barrow. Although there was no budget in this financial year, this may be a future option for other areas such as Stonebridge Meadow.

Cllr. Hall was pleased to report that Henry Oliver from AONB had offered to attend a Neighbourhood Plan Steering Group meeting early in 2016.

385/15 LOCAL HIGHWAYS NEWSLETTER

Members noted the November edition of the Local Highways Newsletter. Members were urged to consider this document carefully especially in light of future pressure on local parishes to consider further devolution of services. The Town Council was already exploring this via expression of interest in public conveniences, grass cutting and other buildings as potential Community Asset Transfers.

The meeting closed at 7.50 pm

Signed
Chairman

Date

