

Marlborough Town Council

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COUNCIL OFFICES
5 HIGH STREET
MARLBOROUGH
WILTSHIRE
SN8 1AA

29th June 2021

Dear Councillor

You are summoned to a meeting of the **Planning Committee** to be held on **Monday 5 July 2021** at **7.00pm**

Yours faithfully

Richard Spencer-Williams

Mr Richard Spencer-Williams, PSLCC
Town Clerk

Public Question Time – in accordance with Standing Order 3 (f), members of the public may ask questions of the Planning Committee. The time allocated for this should not exceed 10 minutes and be limited to 1 question per person unless directed otherwise by the Chairman. A full response may not be possible without further research and the Chair may direct that a written or oral response be given.

This meeting will be held in the Assembly Room at the Town Hall according to the latest Government Covid Safety Guidelines.

There will be twelve places for members of the public to attend. If members of the public wish to attend they should notify the Town Clerk of this by noon on the Friday prior to the meeting. Places will be allocated on a first come first served basis. Organisations and interest groups are asked to send one delegate.

All those in attendance at the meeting will be required to wear a face mask when moving around the Town Hall, unless exempt, or when seated.

If members of the public wish to attend and ask a question they should also notify the Town Clerk of this by noon on the Friday prior to the meeting and provide in writing their question at the same time.

No members of the public will be allowed to attend if all the allocated seats are taken.

If members of the public wish to ask a question, but not attend, they can provide the question in writing to the Town Clerk by noon on the day of the meeting, and a written response will be provided.

A G E N D A

1. **Apologies**
2. **Declaration(s) of Interest**
To receive declarations of interest and consider any requests for dispensations
3. **Chairman's Announcements**
4. **Minutes**
To confirm the minutes of the meeting held on Monday 14 June 2021
5. **Planning Decision Notices**
To note the Planning Decision Notices that have been issued by Wiltshire Council
6. **Planning Applications**
To consider the Planning applications received from Wiltshire Council
7. **Work to Trees**
To consider the applications for works to trees received from Wiltshire Council
8. **Licensing Applications**
To consider a licencing application and to note temporary licence applications received in the period and any representations made to Wiltshire Council on behalf of the Town Council
9. **Temporary Road Closures**
To note temporary road closure orders issued by Wiltshire Council and Atkins
10. **Safe Re-opening of the High Street**
To consider any feedback to pass to Wiltshire Council about social distancing measures in the High Street
11. **Neighbourhood Planning**
To receive a verbal update from Cllr Hall
12. **Bus Services in Wiltshire**
To note and consider a response to the briefing paper from Wiltshire Council's Communities & Neighbourhood Services / Passenger Transport

ITEM 4 MINUTES 14.6.21

MARLBOROUGH TOWN COUNCIL PLANNING COMMITTEE

Minutes of the **Planning Committee** held Monday, 14 June 2021 in the Assembly Room, Marlborough Town Hall at 7pm

PRESENT:	Councillor Nicholas Fogg	Chairman
	Councillor Mark Cooper	Town Mayor (ex officio)
	Councillor Andrew Ross	
	Councillor Guy Loosmore	
	Councillor Mervyn Hall	
	Councillor Donald Heath	
	Councillor Vanessa Hillier	
	Councillor Jo Waltham	
	Councillor Richard Allen	
	Councillor Kymee Cleasby	
	Councillor Jane Davies	
	Councillor James Sheppard	
	Councillor Caroline Thomas	
ALSO PRESENT:	Richard Spencer-Williams	Town Clerk
	Dawn Whitehall	Administrator
	Neil Goodwin	Marlborough.News
	David Milligan and Tim Buckley	Sherbourne Developments
	Plus 3 members of the public	

Members stood to observe a minute's silence in memory of Councillor Bryan Castle

PUBLIC QUESTION TIME

Neil Goodwin asked if the Committee was aware of any planning consent or pending application for a structure in the garden of The Marlborough Pub which he believed did not comply with Wiltshire Council's rules as a 50% open structure for COVID use or with planning rules in relation to a listed building. Was the Committee aware if the owners had approached Wiltshire Council to ask for permission for this structure?

The **Town Clerk** had already contacted a Planning Officer to ask for clarification and awaited a response.

Mrs Hannaford-Dobson asked whether Standing Orders could be suspended for item 6(d).

49/21

APOLOGIES

Apologies for absence were received from **Councillors Barrett-Morton** and **Farrell**.

50/21

DECLARATIONS

The **Town Mayor** and **Councillor Davies** – item 6(d) – planning application in the garden of High Town – non-pecuniary interest.

51/21

CHAIRMAN'S ANNOUNCEMENTS

There were no announcements.

ITEM 4 MINUTES 14.6.21 (continued)

52/21 MINUTES

Items 41/21 (m) and (n) should be amended as St Peters Church was within West Ward, not East as stated in the Minutes. **Councillor Davies** (Wiltshire Councillor – Marlborough West) agreed to investigate the two planning applications with a view to calling them in if the details could be sent to her. **RESOLVED:** that the minutes of the meeting held Tuesday, 1 June 2021 were approved as a true record with one amendment and signed by the Chairman

53/21 PLANNING DECISIONS

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

54/21 PLANNING APPLICATIONS

a) PL/2021/03930 – Full Planning Permission

Conversion of former school building and conversion and extension of outbuildings to provide residential (use class C3) and commercial (use class E) floorspace together with the construction of seven new dwellings to the rear, associated external works and parking at St Peters Junior School, The Parade, Marlborough for Sherbourne Developments Ltd

During a suspension of Standing Orders Mr David Milligan, the Development Director of Sherbourne Developments supported by Mr Tim Buckley provided an update about the change to this planning application and answered questions from members of the public and Committee Members. These included:

- Whether the increased number of apartments in the updated plans brought it within the scope of including a percentage as affordable homes?
 - A viability report had been commissioned but the final outcome was still to be decided.
- Trees: the report showed recommendations for some to be retained and some to be felled. As these were just recommendations, when would the final proposal about trees be available?
 - Some smaller trees were diseased and should be removed.
 - There had been a request from the owners of ATS to reduce or remove the large Lime trees as sap was dropping on vehicles. The developers would be happy to keep these trees with a 4-5m crown reduction so any request would be taken up by the Wiltshire Council tree officer.
 - The developers accepted that trees would need to be maintained and protected during the construction phase.
 - Whatever the arboreal report recommended for the Willow tree would be carried out: it was a lovely tree and Sherbourne wanted to keep it. As it was a significant part of the landscape the least damage, the better. Works might include lifting the lower branches to protect it from damage.
- Whether the Town Council could include in its comments the protection of specific elements of this listed building: a historic bell which had been recast in 1816; the 1904 foundation stone; the 2020 Grammar School anniversary tablet and the 'boys' and 'girls' entrance signs as these were integral to the town's history and should be retained.
 - The developers confirmed there was no intention to remove any of these elements: they had not been aware the bell was there, and it would be left in situ.

ITEM 4 MINUTES 14.6.21 (continued)

- Members expressed disappointment that the plans no longer included a hotel. This had been a significant part of the original application and had gained support as there was a shortage of hotel space in the town and a hotel/restaurant in this location would be a great asset to residents and create more tourism opportunities. It was recognised that the pandemic had affected this but also that in a few years' time the boutique hotel market should recover and it would be a great shame to lose this opportunity.
- Prior to submitting planning (and before the Covid pandemic), three hotel operators had shown interest. This had now been withdrawn, largely due to the cost of the conversion of part of the building to create bedrooms. The developers' agents had been marketing the hotel space for 18 months. The current situation was that due to Covid, large chains had survived but smaller independent chains had suffered more. 4 or 5 companies had considered the site very seriously, but the high cost of conversion had deterred all of them, especially as vacant, 'ready to go' hotel buildings were currently available on the market. The change in proposal to use class E (which could include office space) is a result of larger companies wanting to reduce office space in cities and look for smaller, more bespoke spaces in market towns. The Class E category was introduced in September 2020 and is much broader – the use could be for shops, services, food & drink, a bar, business, medical, creche, day centre, sport and leisure, public assembly, or food takeaway. This will provide opportunities for different uses. It had never been the intention of Sherbourne Developments for the non-dwelling part of the building to be anything other than a hotel and it was a great shame that an operator had not been found but they could not wait 2-3 years for the financial/Covid circumstances to change. Agents had confirmed there were clients seeking office space of this type which is why the updated plans now include Use Class E.
- Would the Developer be willing to clarify which hotel operators had been approached?
- Yes
- Parking in the Parade: there was no change from the previous proposal and would result in a loss of 2-3 spaces directly outside the proposed second entrance to the site
- Did the revised plans make adjustments in response to concerns about the original application from residents of Town Mill about overlooking?
- There was no change in this part of the updated application. Four of the new houses would have windows in the direction of Town Mill
- The EV charger points for the proposed houses were welcomed. Were other environmentally friendly elements being incorporated into the new buildings?
- The developers didn't have these details to hand and would need to check. Heat pumps had been discounted as had photo voltaic panels. Other elements such as energy efficient insulation would have to be incorporated as standard to comply with building regulations.
- There had been a recent loss of office space in the High Street where buildings had been converted to apartments. More office space for the town was therefore welcomed by some Members.
- Whether the agents were marketing the building as space for a hotel operator to conduct the conversion, or whether Sherbourne would carry this out on behalf of the hotel operator?

ITEM 4 MINUTES 14.6.21 (continued)

- The developers were flexible and would be happy with either approach

In summary, Mr Milligan confirmed he was more than happy for any Members with further questions, or whose questions he had been unable to answer in full, to visit his office where he could provide further background information. If the Committee wished to put together a list of all their detailed questions, whether about environmental issues or use, they would be happy to answer them in more detail. Sherbourne Developments want the building to be successful and the proposal for a dynamic, interactive space is the current proposal – it has been on the market as a hotel for 18 months, but no interest had been expressed by hotel operators.

The Chairman thanked them for attending, and both left the meeting.

Members' discussion points arising included:

- Great disappointment that the plans no longer included a hotel which was much needed for the town and would have been a great asset. Could this be pushed harder?
- The town needs a hotel and more affordable homes, not luxury houses. Was there an opportunity here to meet either of these needs?
- Whether it would be better for the building to be redeveloped and in use rather than standing empty
- Whether the Town Council could do more to help the developer find the right occupant for the non-dwelling space
- If the updated plans resulted in more than 10 dwellings there would be an obligation to provide 40% as affordable homes
- Whether there was a risk, if the plans were rejected, that the whole building would be converted to luxury over 55 development which would be exempt from the requirement to incorporate any affordable homes
- Concerns about lack of clarity in some of the answers given about use
- A desire to see more evidence of the attempts to market the hotel part of the original proposal

RESOLVED: that Marlborough Town Council does not support this application on the grounds of the lack of any proposals to make 40% affordable housing quota when more than 10 dwellings are included. Also to comment with concern about the lack of clarity about the future intentions of this building and a request for evidence to support the requested change of use from the original proposal for hotel space

b) PL/2021/05599 – Listed Building Consent (Alt/Ext)

Conversion of former school building and conversion and extension of outbuildings to provide residential (use class C3) and commercial (use class E) floorspace together with the construction of seven new dwellings to the rear, associated external works and parking at St Peters Junior School, The Parade, Marlborough for Sherbourne Developments Ltd

RESOLVED: that Marlborough Town Council does not support this application on the grounds of the lack of any proposals to make 40% affordable housing quota when more than 10 dwellings are included. Also to comment with concern about the lack of clarity about the future intentions of this building and a request for evidence to support the requested change of use from the original proposal for hotel space

c) PL/2021/04892 – Full Planning Permission

Redevelopment involving demolition, change of use and erection of two 4 bedroom

ITEM 4 MINUTES 14.6.21 (continued)

dwellings and associated works (resubmission of 20/00623/FUL) at Brunel Court, Elcot Lane, Marlborough for Amcar Homes Ltd

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

d) PL/2021/04315 – Full Planning Permission

The erection of a detached residential property on land at the junction between Cross Lane and Back Lane, Marlborough in the garden of “High Town” for Mr Gary Sharp

The Chairman invited members of the public to speak:

Mrs Hamblin had sent a letter outlining her concerns and objections which included:

- Access – cars and pedestrians would be put at risk. There is no pavement in Cross Lane which is already too narrow for vehicles to pass. This risk would be greatly increased during construction with vehicles accessing the site.
- The location of the new access drive is very close to a road junction on a blind corner which will be dangerous for pedestrians where there are no pavements.
- Proximity to, and overlooking of, the adjacent bungalow. The proposal would create a clear view from the new building/s into the kitchen and sitting room of this bungalow at great loss of privacy.
- Once built the proximity of the new building to the boundary fence with the bungalow will create issues with access for maintenance.
- Whether, due to the slope of the land, there would be erosion from the new site through the fence into the grounds of the bungalow.
- The loss of trees, which would have to be removed to make space for construction work.
- The area had been noted in the previous Kennet and forthcoming Neighbourhood Plan as an area of special quality, with large houses set in large gardens. The proposal would not fit that description and would be overdevelopment of the site.

Mrs Hannaford-Dobson agreed with all points raised by Mrs Hamblin. She emphasised the highways risk in an area where there is no room for cars to pass and where pedestrians have to walk in the road. The plans show no care or courtesy to the adjacent Cross Patch bungalow – the two rooms proposed above the garage will look directly into the bungalow because of the slope of the land.

Mr Dobson emphasised the access issues already stated, safety risk near a blind corner, believed the proposals constituted overdevelopment of an already limited garden, overlooking of the bungalow and questioned the need for a 2-storey garage so close to the boundary. The loss of mature trees would have a detrimental impact on the area which was proposed to be designated as an area of special quality in the forthcoming Neighbourhood Plan and had been recognised as such in the past by Kennet District Council.

Standing Orders were restored. Members’ comments included:

- The drawings were very poor and did not seem to reflect the reality of what was happening on the ground – some of the area had already been cleared
- The windows of the bungalow would be completely overshadowed as the new 2-storey building would be on higher ground
- There was no mention of trees in the planning application and no arboreal survey or report had been included in the proposals although it was understood one had been received by the owner

ITEM 4 MINUTES 14.6.21 (continued)

- Contravention of Core Policy 41 “new buildings will be encouraged to incorporate design measures to reduce energy demand”
- The access, loss of hedges etc was in contravention of Core Policy 51 “development should protect, conserve and, where possible, enhance landscape character and must not have a harmful impact upon landscape character”
- Contravention of Core Policy 57 – ensuring high quality design and place shaping:
 - iii) Responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting
 - vi) Making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and wider character of the area
 - vii) Having regard to the compatibility of adjoining buildings and uses, the impact on the amenities or existing occupants, and ensuring that appropriate levels of amenity area achievable within the development itself, including considerations of privacy, overshadowing, vibration and pollution
- HH11 Kennet District Local Plan 2011

RESOLVED: that Marlborough Town Council objects to this proposal on the grounds of vehicle safety, access on a dangerous corner, pedestrian safety, overdevelopment of the site and loss of light, the visual impact in an area of special quality, the loss of trees, overlooking and proximity to the adjacent bungalow and contravention of Core Policies 41, 51 and 57

It was noted that **Councillor Davies** had called the application in for discussion.

- e) **PL/2021/04196** – Full Planning Permission
Alterations and extension to existing outbuildings to provide improved ancillary accommodation; alteration to site access at Brown Sherry, The Common, Marlborough for Ms H Stamp
RESOLVED: that Marlborough Town Council has no objection to this application
- f) **20/10496/FUL** – Retrospective Application (Amendment to planning application 18/10173/FUL) at Lyneside, Elcot Lane, Marlborough for Miss Lisa Jacobs
RESOLVED: that Marlborough Town Council objects to this application on the grounds that it does not meet the conditions within the original planning consent
- g) **PL/2021/04107** – Householder Planning Permission
Proposed garage replaced with car port at 19 The Green, Marlborough for Mr and Mrs Brown
RESOLVED: that Marlborough Town Council has no objection to this application
- h) **PL/2021/04139** – Householder Planning Permission
Proposed second storey extension to increase area of roof, side and rear extensions.
Additional car port and bin store at Linden Lea, 4 Forest Dale Road, Marlborough for Mrs Katherine Davies
RESOLVED: that that Marlborough Town Council has no objection to this application
- i) **PL/2021/03479** – Householder Planning Permission
Changing rear bedroom window to French doors and installing a 2000mm x 2000mm

ITEM 4 MINUTES 14.6.21 (continued)

walk out balcony at 4 Cornerfield, Barrow Close, Marlborough for Mrs Tanya Wells

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

- j) Removed – duplicate on agenda
- k) **PL/2021/04335** – Householder Planning Permission
Single storey Granny Annexe to replace existing wooden garage at 63 Priorsfield, Marlborough for Mr Ian Davies
RESOLVED: that that Marlborough Town Council has no objection to this application
- l) **PL/2021/04207** – Householder Planning Permission
Small single storey extension, additional/replacement roof windows, replacement bedroom window, additional French windows, boundary fence changes and entrance gates at Manton Weir Stables, High Street, Manton for Mr and Mrs Nick Fisk
RESOLVED: that Marlborough Town Council has no objection to this application subject to the satisfaction of the Conservation Officer
- m) **PL/2021/05605** – Listed Building Consent (Alt/Ext)
Small single storey extension, additional/replacement roof windows, replacement bedroom window, additional French windows, boundary fence changes and entrance gates at Manton Weir Stables, High Street, Manton for Mr and Mrs Nick Fisk
RESOLVED: that Marlborough Town Council has no objection to this application subject to the satisfaction of the Conservation Officer
- n) **PL/2021/04223** - Full Planning Permission
Erection of building to relocate Marlborough Town Council's Grounds Department. Extension of parking area at land at Marlborough Golf Club, Port Hill, Marlborough for c/o Woolley & Wallis
Members noted this application

55/21 WORK TO TREES

PL/2021/05885 – Notification of proposed works to trees in a conservation area

Lawson Cypress – fell at Marlborough College, Bath Road, Marlborough for Mrs Eleanor Kerrigan

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

56/21 PEDESTRIAN CROSSING CONSULTATION

Members considered a response to a Wiltshire Council consultation about a proposed pedestrian crossing at George Lane, Marlborough.

RESOLVED: that Marlborough Town Council supports the proposed pedestrian crossing in George Lane

57/21 LICENSING APPLICATIONS

No applications had been received.

58/21 HIGHWAYS IMPROVEMENT REQUESTS

No requests had been received.

59/21 TEMPORARY ROAD CLOSURES

Members noted that under Section 14(1) of the Road Traffic Regulation Act 1984 Wiltshire Council had issued Temporary Traffic Regulation Order TTRO 7328 to close temporarily to all traffic:

ITEM 4 MINUTES 14.6.21 (continued)

B3052 (part) Marlborough from its junction with Culvermead Close for a distance of approximately 80 metres in a westerly direction

And

Footpath 29 (part) Marlborough from its junction with George Lane for a distance of approximately 73 metres in a northerly direction

To enable Wiltshire Council to carry out installation of signal-controlled crossing and associated works. The closure would be between 19 and 31 July 2021.

60/21 SAFE RE-OPENING OF THE HIGH STREET

Members discussed the orange safety barriers used to create temporary social distancing space. As these may be in place for some time, it was noted that other towns had attempted to improve the visual appearance with banners and/or flowers. Whilst it would not be appropriate to provide grants to businesses for this purpose, there may be an opportunity to encourage businesses to do this for themselves or to incorporate into plans for Marlborough in Bloom

RESOLVED: that Marlborough Town Council would support the visual improvement of temporary road layout changes

61/21 NEIGHBOURHOOD PLANNING

Thames Water had now responded to the draft plan. There would be an opportunity for Councillors to attend a presentation with O'Neil Homer to ask questions. The plan will be submitted for Town Council consideration in July.

The meeting closed at 8.45pm

Signed:
Chairman

Date:

ITEM 5 PLANNING DECISIONS

Planning Decision Notices issued by Wiltshire Council for the period 7 to 27 June 2021

- a) **20/11582/FUL** – The Coach House, Back Lane, Marlborough
New garage – retrospective application
Decision: Refuse **MTC:** No objection
- b) **PL/2021/03213** – 55 London Road, Marlborough
Demolition of existing garage and erection of new car port
Decision: Approve with Conditions **MTC:** No objection
- c) **PL/2021/03435** – Tanglewood, Bath Road, Marlborough
Proposed utility extension, relocate first floor window and carport extension
Decision: Approve with Conditions **MTC:** No objection
- d) **21/02570/LBC** – 9 Barn Street, Marlborough
Like for like replacement of 3 dormer windows, and associated work to repair and replace the rotten timber surrounding the windows
Decision: Approve with Conditions **MTC:** No objection
- e) **PL/2021/03501** – Marlborough College, North Block
Forming new access hatch to flat roof areas for maintenance
Decision: Approve with Conditions **MTC:** No objection
- f) **PL/2021/03592** – 42 High Street, Manton
Replace existing dilapidated 7m x 3m outbuilding with log-cabin construction workshop. Construct new 5m x 5.5m garden room (with toilet/shower facility)
Decision: Approve with Conditions **MTC:** No objection
- g) **PL/2021/03931** – 60 Barrow Close, Marlborough (*Lawful development certificate for a proposed use*)
Single storey rear extension
Decision: Approve **MTC:** Not consulted
- h) **PL/2021/04540** – 11 Priorsfield, Marlborough
Amendment to Planning Application 20/04425/FUL for single storey side extension, garage conversion and material changes to exterior
Decision: Approve with Conditions **MTC:** No objection
- i) **PL/2021/04698** – 10 West Manton
Two storey rear extension over existing extension. Garage conversion. Front entrance extension. Side extension for replacement garage
Decision: Approve with Conditions **MTC:** No objection
- j) **PL/2021/05189** – Wykeham House, 50 High Street, Marlborough
1: 2 x Silver Birch trees – reduce 20%. 2: Chines Privet – pollard. 3: Ash tree – thinly prune. 4: Horse Chestnut tree – reduce new growth by 2m. 5: Sycamore tree – remove water shoots. 6: Oak tree – reduce one limb to balance tree
Decision: No objection **MTC:** No objection
- k) **PL/2021/04789** – 49 High Street, Marlborough
Replace and resite boiler flue as part of boiler replacement works
Decision: Approve with Conditions **MTC:** No objection
- l) **20/10469/FUL** – Lyneside, Elcot Lane, Marlborough
Retrospective application (Amendment to planning application 18/10173/FUL)
Decision: Approve with Conditions **MTC:** that Marlborough Town Council objects to this application on the grounds that it does not meet the conditions within the original planning consent

ITEM 6 PLANNING APPLICATIONS

Councillors and members of the public should contact the Town Clerk by midday on Monday, 5 July if they feel any of the following applications need full discussion at the meeting.

To consider the following Planning Applications received from Wiltshire Council –

- a) [PL/2021/04663](#) – Full Planning Permission
Proposed equine clinic buildings, with associated access and landscaping improvements at Poulton Mill, Poulton Hill, Marlborough for Drs Andre Buthe and Christiana Ober
- b) [PL/2021/05950](#) – Full Planning Permission
Conversion and change of use of the former Ailesbury Arms Hotel, Marlborough from Class B1 office to 7 no. residential apartments for The Porter Property Fund
- c) [PL/2021/04671](#) – Householder Planning Permission
Roof raising of an existing bungalow to create a second floor to create a 1.5 storey house with two dormer windows and gabled roof to the front elevation at 8 Pipers Piece, Herd Street, Marlborough for Veronica and Robert Davison
- d) [PL/2021/05034](#) – Householder Planning Permission
Two storey side extension at 35 Manton Hollow, Marlborough for Mr Terry Smith
- e) [PL/2021/04488](#) – Householder Planning Permission
Replacement of existing conservatory with single storey rear extension with a flat roof at 29 Manton Hollow, Marlborough for Demelza Watts
- f) [PL/2021/04883](#) – Householder Planning Permission
Proposed summer house and garden tool store to the rear of the garden at 35 West Manton, Manton for Mr Paul Adams
- g) [PL/2021/05169](#) – Householder Planning Permission
Single storey rear extension over footprint of existing conservatory at Marlow Cottage, Elcot Lane, Marlborough for Mrs Rachel Corcoran
- h) [PL/2021/04961](#) – Householder Planning Permission
New detached garage building and conversion of existing garage. Previous consents 20/07254/FUL and 17/09782/FUL at 6 Culvermead Close, Marlborough for Mr & Mrs Eastham
- i) [PL/2021/05053](#) – Householder Planning Permission
Demolish existing conservatory and replace with a single storey rear conservatory at 5 George Lane, Marlborough for Kate Hunter and Kevin Muttet
- j) [PL/2021/04376](#) – Listed Building Consent (Alt/Ext)
Retrospective permission for refurbishment of internal areas including re-siting of later staircase at 4 London Road, Marlborough for Mrs Dury
- k) [PL/2021/06168](#) – Listed Building Consent (Alt/Ext)
Demolish existing conservatory and replace with a single storey rear conservatory at 5 George Lane, Marlborough for Kate Hunter and Kevin Muttet
- l) [PL/2021/04937](#) – Householder Planning Permission
Replacement one and a half bay oak framed garage at The Old Forge, Preshute Lane, Manton for Mrs Carole Cridland
- m) [PL/2021/04914](#) – Listed Building Consent (Alt/Ext)
Replacement of existing front sash windows with new single glazed windows of identical section at 21 London Road, Marlborough for James Marshall

- n) [PL/2021/04924](#) – Listed Building Consent (Alt/Ext)
Replace existing flush front door with new six panel hardwood door with glazed top panel and replace existing rotten front windows with matching single glazed painted timber windows at 22 London Road, Marlborough for Gary Marshall

- o) [PL/2021/05239](#) – Removal/variation of conditions
Removal of condition 7 of planning consent K/12746 restricting the use of the building to offices at Pelhams Court, Marlborough for Mark Lovelace Ltd

ITEM 7 WORKS TO TREES

PL/2021/06476 – Notification of proposed works to trees in a conservation area
10 Ash stems and 1 Holly tree alongside the river Kennet bordering the paved area, up to but not including the cluster of Holly in line with the fence of the back garden of number 1 to remove to ground level and treat the stumps to inhibit regeneration. To remove the trees alongside the garden of number 1. At London Road, Marlborough for Aster Group

ITEM 8 LICENCE APPLICATIONS

To consider an amended licence application and note a temporary pavement licence application:

a) **New premises Application Eliane Hughenden Yard Amended**

The Licensing Authority has received a New Premises Licence application for: Eliane Units 8 to 9, Hughenden Yard, Marlborough, SN8 1TL

The application is for the following licensable activities: Sale of Alcohol, ON Sales, Monday – Sunday 08:30hrs – 23:00hrs

Any written representations against/for the application must be received in writing no later than: 22nd July 2021

b) **Eversfield Organic**

Received 14 June 2021:

BUSINESS AND PLANNING ACT 2020

Ref: Marl.0008 Application for a Temporary Pavement Licence –Eversfield Organic, 109 High Street, Marlborough SN8 1LT

We have received the attached application for a Temporary Pavement Licence under the above Act which we forward to you for consultation as part of our required process.

Please refer to the attached application and map documents to assist with any inspections or for submitting any representations to the Council. Further guidance to assist you with this consultation can be found at:

<https://www.gov.uk/government/publications/pavement-licences-draft-guidance>

IMPORTANT: The Council has set a 5-day limit for this consultation in line with the consultation time period requirements within the above Act. Any representations which are submitted after the consultation period will not be considered.

Applicant Name: Hamish Bury
Name of Business: Eversfield Organic
Name of food premises operator: Hamish Bury
Articles for sale: Pasties, sausage rolls, sandwiches, cakes & café food options
Pavement Licence location: 109 High Street, Marlborough SN8 1LT
Pavement Licence operating times: Mon – Sat (incl.) 08:30 – 22:00
Sunday & B.Hol. 08:30 – 17:00

Please send any representations to streettrading@wiltshire.gov.uk by the **21 June 2021** stating whether or not you wish to make any representations which must be relevant and specific to the attached guidance.

Under the delegated authority the Council represented a view of support on the basis it would;

- Cause no intrusion onto the road
- No loss of parking.
- Support a new business in the High Street which could bring in considerable footfall.

ITEM 9 TEMPORARY ROAD CLOSURES

To note that under Section 14(1) of the Road Traffic Regulation Act 1984 Wiltshire Council has issued Temporary Traffic Regulation Orders:

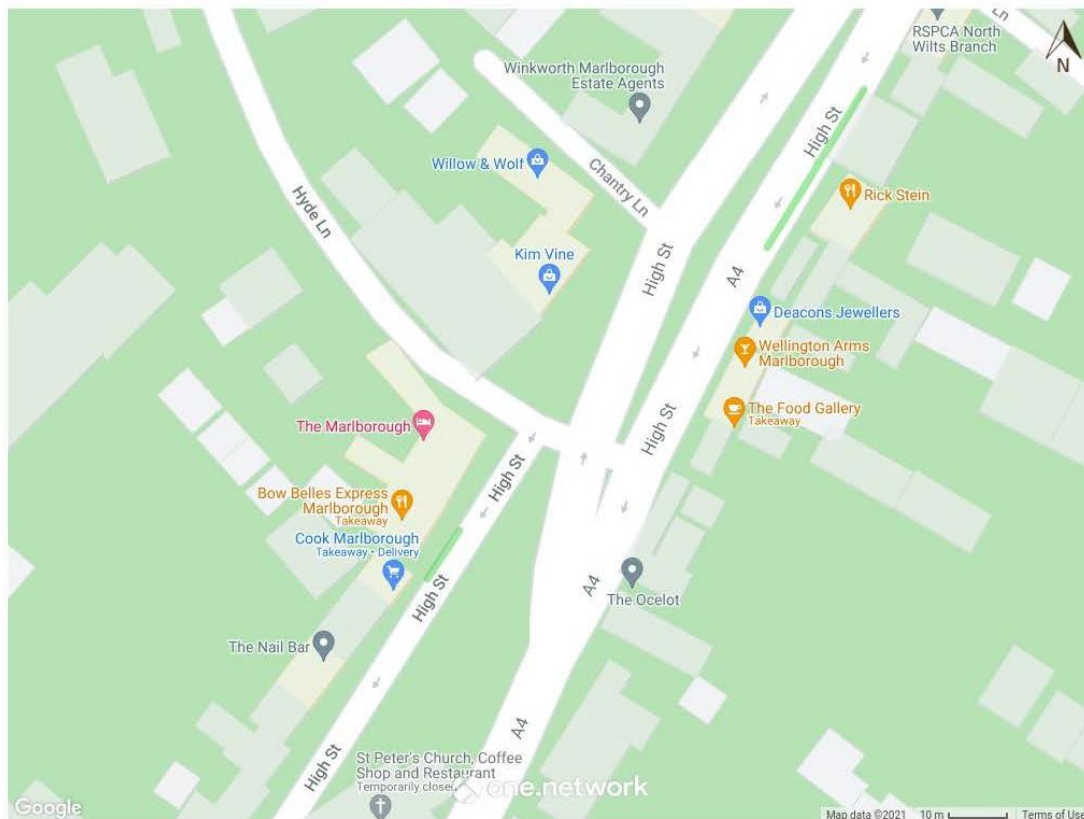
a) Temporary Suspension of Parking

Temporary suspension and replacement of existing parking and waiting restrictions on High Street and A4 High Street, Marlborough (Ref: TTRO 7297). Notice is hereby given that Wiltshire Council has made an Order in the interests of public safety to facilitate social distancing measures as follows:

- Temporary suspension of Parking Mon-Sat 8am-6pm 1 hour, no return within 2 hours and temporary replacement with No Waiting at Any Time on the following lengths of the High Street (North Side); From its northern boundary with nos. 84/85 (Bow Belles) for a distance of approximately 10 metres in a southerly direction.

b) Temporary suspension of Parking Mon-Sat 8am-6pm 30 minutes, no return within 2 hours and temporary replacement with No Waiting at Any Time on the following lengths of the High Street (South Side); From its northern boundary with no.42 for a distance of approximately 32 metres in a southerly direction.

This notice which follows an emergency notice will come into operation on 02 July 2021 and it will be required until 19 August 2021. This Order will have a maximum duration of 18 months.



The closure can also be found on one.network here: <https://one.network/?tm=122144294>

TTRO 7345 – High Street (part), Manton

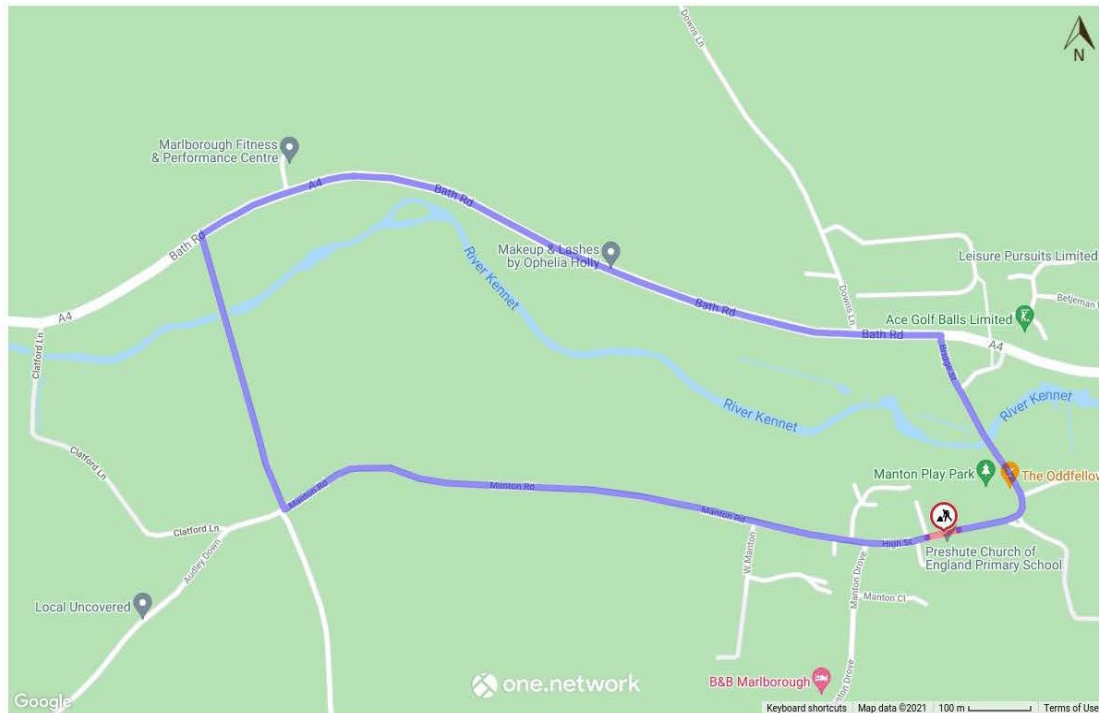
Notice is hereby given that Wiltshire Council has made an Order to close temporarily to all traffic:

High Street (Part), Marlborough (Manton): from its junction with School Lane for a distance of approximately 50 metres in an easterly direction

To enable Wiltshire Council to carry out installation of classrooms using crane located on carriageway and associated works

This Order will come into operation on 27 July 2021 and the closure will be required as follows:
Tuesday 27 July 2021 between 08:00-18:00 until Friday 30 July 2021
Monday 9 August 2021 between 08:00-18:00 until Thursday 12 August 2021

The closure can also be found on one.network here: <https://one.network/?tm=122487303>



c) Notified by Atkins

A345 Clench Common to Oare, Pewsey and A345 Marlborough to Clench Common.

These works involve surface dressing over patches that were completed earlier this year.

These works will be completed Monday 12th of July 2021 between the hours of 9:30 and 16:00. However, on occasions, works may over run due to uncontrollable circumstances such as plant breakdowns and unfavourable weather conditions. Road markings will be replaced in the weeks following the completion of the surface dressing works.

Due to the nature of the works and the local environment the works will be carried out within a temporary road closure, to ensure that adequate health & safety is maintained for both the Contractor and local residents.

The main diversion route for all 'through' traffic whilst works are being undertaken within the road closure will be as per the attached road diversion drawing.

The contractor will maintain pedestrian access for residents for the duration of the works; but depending upon what operation is being undertaken and where it's being undertaken residents may find that when accessing or egressing from their property in their vehicle, they may experience a delay and have to wait for plant to be moved out of the carriageway. It has been advised to residents that when leaving their property to allow extra time for any possible delays and when returning to their property, to speak to traffic management operatives located at the extents of the works who will be able to assist. There will be points during the material laying process where vehicular access will be restricted as residents won't be able to drive over the newly laid material, as early trafficking could lead to premature failure, therefore it has been recommended to resident that if works are being undertaken in the vicinity of their property to speak to the workforce in advance to ask if there will be any restrictions with regards to access.

Advanced signing will be erected and letter drops to all residents located within the site extents will commence Monday 28th of June 2021. Signing will be in place advising that local businesses will be open as usual.

d) TTRO 7362 – A354 (River Street, Church Street, Swan Road and Salisbury Road (Part)), Pewsey

Temporary Closure of: A345 (River Street, Church Street, Swan Road and Salisbury Road (Part)), Pewsey (Ref: TTRO 7362)

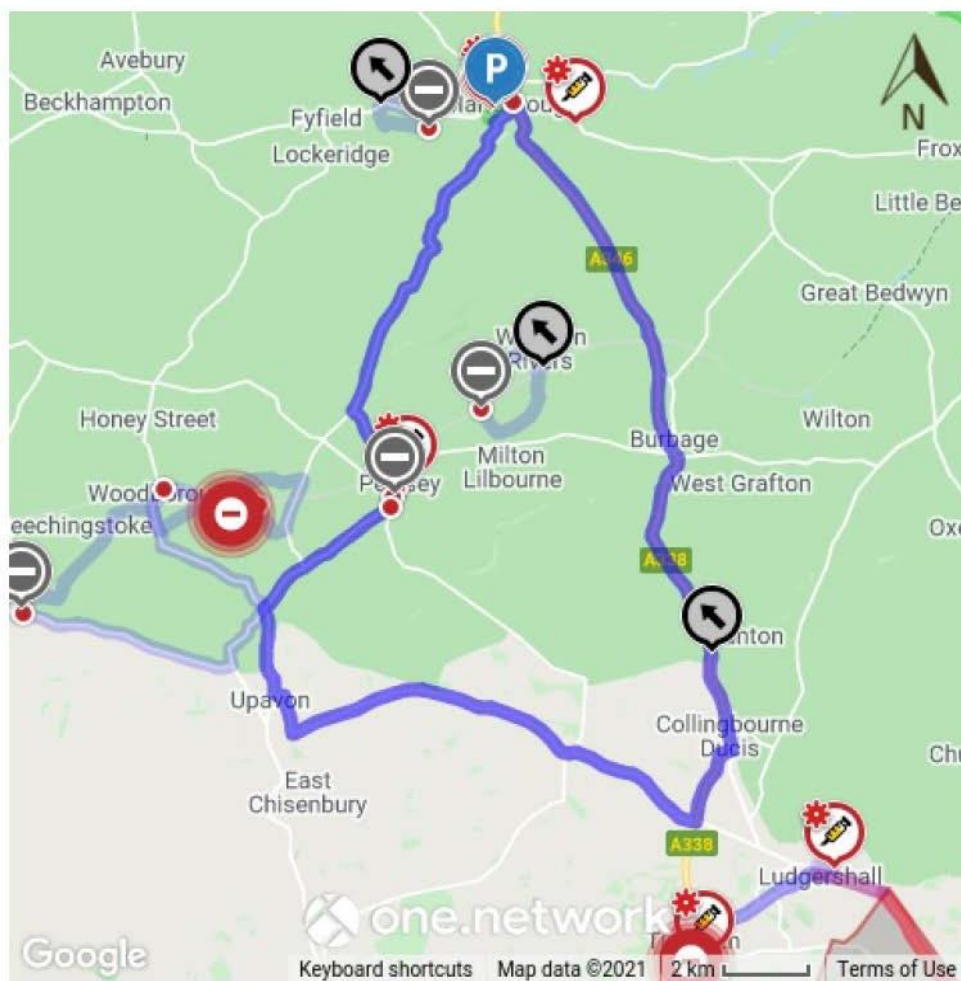
Notice is hereby given that the Wiltshire Council has made an Order to temporarily close to all traffic:

A345 (River Street, Church Street, Swan Road and Salisbury Road (Part)), Pewsey; from its junction with High Street in a southerly direction to the termination point of the 30mph speed limit on Salisbury Road.

To enable: Wiltshire Council to carry out carriageway resurfacing, patching and other associated works.

Alternative route: via A345 (unaffected length) - B3052 - A346 - A338 - A342 - A345 (unaffected length) and vice versa. The closure and diversion route will be clearly indicated by traffic signs.

This Order will come into operation on 09 August 2021 and the closure will be required between the hours of 07:00 and 18:00 until 20 August 2021. The closure can also be found on one.network here: <https://one.network/?tm=122618223>



Map data © Google Terms of Use

Indicative Plan : A345 (Part), Pewsey

ITEM 10 SAFE RE-OPENING OF THE HIGH STREET

Standing agenda item to consider whether to pass any feedback to Wiltshire Council about social distancing measures in the High Street.

ITEM 11 NEIGHBOURHOOD PLANNING

To receive a verbal update from Councillor Hall, Chair of the Marlborough Area Neighbourhood Plan Steering Group.

How to make suggestions for improved or enhanced bus services in Wiltshire

Briefing Note No. 21-08

Service: Communities & Neighbourhood Services – Passenger Transport

Further Enquiries to: Jason Salter
Date Prepared: 1st June 2021
Direct Line: (01225) 713454 or 7133334

On 15 March this year the government published "[Bus Back Better](#)" a national bus strategy for England, which outlines ambitious reform of how bus services are planned and delivered.

The strategy will deliver better bus services for passengers across England, through ambitious and far-reaching reform of how services are planned and delivered. It will make buses:

- more frequent
- more reliable
- easier to understand and use
- better co-ordinated
- cheaper.

The strategy is seen as an important part of the “levelling up agenda” and recognises that where commercial bus companies and local transport authorities work closely together buses are the easiest, cheapest and quickest way to improve transport. Some £3bn has been set aside in this parliament to be spent on increasing bus usage nationally through the national bus strategy.



As a prelude to this strategy the Government’s Better Deal for Bus Users, in March 2020, granted Wiltshire £671,000 as revenue support to help to improve the provision of local bus services in our area in one or more of the following ways:

- to improve current local bus services - for instance increasing evening or weekend frequencies, or supporting additional seasonal services in tourist areas;
- to restore lost bus routes where most needed to ensure people have access to public transport services;
- to support new bus services, or extensions to current services, to access e.g. new housing, employment opportunities, healthcare facilities etc.

Last spring, we consulted on how this grant could best be spent, and I would like to thank those who responded to that consultation; the information provided has been most useful in shaping our thinking.

However, in the year since we have seen tremendous change, but now we are approaching the end of the lockdowns we need to make definite plans of how we will spend this money. Because so much has changed, not only because of the Pandemic, but also because we have many new councillors who may have different priorities, we are seeking up-to-date suggestions on how this money should be spent.

While compiling these requests, please bear in mind that this funding is:

- time-limited, with no guarantee that further funding will be available at the end of the experimental period to allow the improvements to continue.
- this money will need to be spread around the county and so requests for small improvements to existing services are likely to be more successful
- a new all-day service could cost in the region of £150,000 per annum to operate and be difficult to resource
- one additional journey, or an extension of an existing one can make a significant difference to a community's connectivity

At the moment we are only asking for suggestions for new services or changes/additions to existing services. However, as the National Bus Strategy is implemented, we will be asking for suggestions of improvements that would make significantly more people from your community use public transport. We realise however, that you will need much longer to consult on this with local residents.

If you provided ideas previously, which you consider are still valid you don't need to do anything; they will remain on our list. But if needs have changed, please advise our Bus Network Manager at buses@wiltshire.gov.uk by **Wednesday 14th July 2021**, so that he can assess the feasibility of introducing these on an experimental basis using this funding, over the next 12 – 18 months.

Please accept our apologies for the short timescale for this consultation, but the monies need to be committed in this financial year and some of the suggestions may require lengthy procurement exercises.

If you wish to discuss this request in more detail, or obtain guidance on the feasibility of a suggestion before submitting it, please ring the Bus Network Manager on 01225 713454 or email him at buses@wiltshire.gov.uk.