

# Marlborough Town Council

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3 June 2025

Dear Councillor

## Planning Committee

You are summoned to a meeting of the **Planning Committee** to be held in the **Court Room, Marlborough Town Hall** on **Monday, 9 June 2025** at **7pm**.

Yours sincerely

*Richard Spencer-Williams*

Richard Spencer-Williams, PSLCC

**Town Clerk**

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

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.

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## 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 one question per person unless directed otherwise by the Chair. A full response may not be possible without further research, and the Chair may direct that a written or oral response be given.

## AGENDA

1. **Apologies**
2. **Declaration(s) of Interest**  
To receive declarations of interest and consider any requests for dispensation
3. **Chair's Announcements**
4. **Minutes**  
To confirm the minutes of the meeting held 19 May 2025
5. **Action Log**  
To receive an update on the action log
6. **Planning Decisions**  
To note the planning applications recently determined by Wiltshire Council
7. **Planning Applications**  
To consider application consultations received from Wiltshire Council
8. **Works to Trees**  
To consider application consultations received from Wiltshire Council
9. **Local Highway and Footway Improvements Group (LHFIG)**
  - a) To receive a verbal update about the most recent meeting
  - b) To consider a highway improvement request
10. **Various Roads, Marlborough – 20mph Speed Limit**  
To receive an update on a recent consultation by Wiltshire Council
11. **Consultation on draft Setting of the Stonehenge, Avebury and Associated Sites World Heritage Site Supplementary Planning Document**  
To note a consultation and consider whether to make a corporate response
12. **Speed Indicator Devices**  
To note the most recent data reports and consider the location plan
13. **Town Centre Working Party**  
To receive a verbal update
14. **Temporary Road Closures**  
To note and consider orders issued by Wiltshire Council

To confirm the minutes of the meeting held 19 May 2025

## Marlborough Town Council



### Planning Committee

Minutes of a meeting of the Planning Committee held Monday, 19, May 2025  
in the Court Room, Marlborough Town Hall at 7pm

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<b>PRESENT</b>	Councillor Kym-Marie Cleasby	Chair
	Councillor Mervyn Hall	Vice Chair
	Councillor Emily Trow	Town Mayor ( <i>ex officio</i> )
	Councillor Nicholas Fogg	
	Councillor Lisa Farrell	
	Councillor Mark Cooper	
	Councillor Kelvyn Shantry	
	Councillor Susannah O'Brien	
	Councillor Caroline Sadler	
	Councillor Abi Beaumont	
	Councillor Caroline Wrench	
	Councillor Jane Davies	Wiltshire Councillor – Marlborough West
	Dawn Whitehall	Corporate Services Officer
Emma Cook	Information Officer	
<b>ALSO</b>		
<b>PRESENT</b>	Neil Goodwin	Marlborough.News
	42 members of the public	

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#### PUBLIC QUESTION TIME

The **Chair** welcomed everyone to the meeting noting that it was lovely to see so many people present. Written questions had been received, including two about the planning application PL/2025/03165. Rather than deal with the George Lane proposals at public question time she would, with the Committee's agreement, move the item up the agenda and suspend Standing Orders so people could have their say.

Suffering from a heavy cold, she apologised for the quality of her voice and asked people to speak up if they could not hear her.

**Dr Paul & Mrs Elizabeth Cooper** asked

(1) what progress has the Planning Committee made to seek the installation of speed indicator devices on the A346 at Port Hill to warn traffic departing from and

arriving at Marlborough to ensure that all vehicles adhere to the required speed of 30mph; and could this be permanent?

(2) Will the Planning Committee be able to liaise with the police to seek penalties for drivers failing to observe the required speed limit?

The **Chair** confirmed point 1 would be covered under the action log item in the agenda. Point 2 was more complex, and a written response would be provided.

**ACTION:** written reply to explain timings for SID installation and options for Police speed check enforcement/penalties

**26/25 APOLOGIES**

Apologies for absence were received from **Councillors Sheppard, Luson and Morgan**.

**27/25 DECLARATIONS**

**Councillor Sadler** – agenda item 7(p) – planning application – non-pecuniary interest.

**28/25 CHAIR’S ANNOUNCEMENTS**

An updated printed agenda had been tabled for Members correcting the title of agenda item 9 to “George Lane Proposals”.

**29/25 MINUTES**

**RESOLVED:** that the minutes of the meeting held 14 April 2025 were confirmed as a true record and signed by the Chair

The **Chair** confirmed that the **Town Clerk** had followed up with the Highways Engineer about a small stretch of A4 High Street not included in the 20mph zone (Min. No. 450/24).

**ACTION:** forward the relevant email to Councillor Sadler

**30/25 ACTION LOG**

Members noted the updated action log. Verbal updates included:

#89: safe crossing point between Port Hill and The Common. The forthcoming positioning of a speed indicator device here was a start, but not enough. However it would provide evidence to back up further requests for safety improvements.

**RESOLVED:** to attend the Area Board to ask for advice on what can be done to move forward with establishing Community Speed Watch (#151)

**ACTION:** #184 – High Street short stay parking – contact Highways and ask for a progress update

## 31/25 PLANNING DECISIONS

Members noted the planning applications that had been determined by Wiltshire Council. Two potential sites for affordable or social housing had been lost with recent approvals for developments at Kelham Gardens and York Place.

ACTION: clarify the S106 contribution related to the York Place development

## 32/25 PLANNING APPLICATIONS

a) **PL/2025/03165** – Erection of retirement apartments (category II type) with communal facilities, car parking and substation to serve the development (demolition of police station) at Former Police Station, George Lane, Marlborough for McCarthy and Stone Retirement Lifestyles Ltd

This proposal had been brought to the Council's attention in December, and at a presentation by the developer's representatives the Town Council has made it clear this was not an appropriate development for the town.

The Chair asked **Councillor Farrell** to introduce the discussion acknowledging that she had worked very hard to gather information, as had other Councillors and staff.

### Introduction

**Councillor Farrell** gave reasons why this development was not right for Marlborough, and why there was no need for another retirement complex:

- Marlborough was running out of housing for young people and families.
- She had been told that one school may have to shut in the next five years because of dwindling numbers of children if we don't start building affordable houses for young families.
- She counted up to 10 retirement developments already in the town, with 18 of the apartments available for sale as of today (source: Rightmove) showing owners were already struggling to fill them
- A 2-bed McCarthy and Stone built apartment at Canning Place was listed for sale at £475,000. The developer had claimed that building these new apartments would free up 3-bed houses that the town was in need of.  
**Councillor Farrell** did not know anyone in social housing who could afford to buy such a property.
- Housing associations continued to sell 3-bed properties to the private sector, depleting the stock further.
- She was aware of young families where 4 children had to share one room, and many families in need of 3-bed properties with none available.
- If young people were forced to leave the town, where would the workforce come from for our local shops?
- There were 15 pages of objections already on the Wiltshire Council Planning Register with more to come

- Whether the only way to stop the development would be for people to go to Wiltshire Council in person, objecting was not enough
- Impact on infrastructure/services: the doctor's surgery was not coping with the number of patients now
- The design of the building was not appropriate for the site – it is 3 stories high, and not in keeping with George Lane
- The impact on traffic, where George Lane was already an issue
- There were not enough parking spaces. The developers had claimed not many people would have cars, which she refuted.
- Lots of people attended a drop-in consultation at St Mary's Church Hall to object. However, the developers did not appear interested in talking to people who had objections, just any enquiring about the apartments. Neither had they replied to people who wrote to object. They had been promoting the apartments to people not yet in their 60s.
- There were two McCarthy and Stone developments in Marlborough. With Canning Place they had avoided paying S106 money so there was no infrastructure improvement or mitigation available to offset the impact of the development
- What was the point of a Neighbourhood Plan if we cannot protect our own town; it would be up to Wiltshire Council to decide whether it goes ahead

### **Public Comments**

During a suspension of Standing Orders the **Chair** invited members of the public to speak and list their objections. Eight people came forward and points raised, and written questions, included:

- How much clout does the Neighbourhood Plan carry, and had it been tested with Wiltshire Council? **Councillor Hall** explained the plan is a legal document and does have the power to stop planning applications. However, it can be overridden by certain arguments. One example is a developer claiming it is not economic to build affordable housing, and this happens quite often, particularly with brownfield sites. An example was Kelham Gardens, where the plan specified up to 10 dwellings with 40% affordable: the developer used an economic argument despite Councillor Hall attending the Eastern Area Planning Committee to object. The Neighbourhood Plan is the strongest legal objection we have on the grounds that the plan looks for developments for affordable housing and states that Marlborough does not need more retirement housing.
- The number of parking spaces was ridiculous (18 spaces for 17 x 1-bed and 13 2-bed apartments) plus staff, carers, visitors and deliveries. Town Mill was given as an example, where each property had one space but that was still not enough, causing overspill to surrounding, already-congested areas.
- **Mrs Compton** offered to lie down in front of the diggers if required, and the **Chair** offered to hold her hand

- In addition to young people and families, older people who couldn't afford to buy properties were not catered for either with a supply of affordable rental or social housing
- Marlborough families were being divided by distance with younger generations having to move away from the town to more affordable areas. This was not a new problem and had been happening for three decades because of the reducing number of affordable homes and rising house prices.
- Residents asked where the Eastern Area Planning Committee would be held – it was confirmed as Devizes Corn Exchange. Dates would be announced in due course.
- The increase in traffic at George Lane from these extra vehicle movements. George Lane was already a bottleneck and would soon be included in the town's 20mph zone.
- Was it right to assume that the police had to get as much money as they can for the site, or could they be asked to step down and look at the greater good for the community? The **Chair** agreed that as a public body, accountable to the public, the Town Council should be entitled to ask them their criteria for selling this site, and whether there was any obligation for them to provide some sort of public benefit.
- Whether residents should write to the Police and Crime Commissioner (PCC) to ask him to reconsider this development (and could the Town Council or Marlborough.News provide a link?)
- It was difficult to buck the market. When Rogers Meadow was built, affordable houses were offered to tenants on the wait list at 50% of list price: many then sold them at full price and moved on.
- Housing associations had inherited council houses. Did they not have a responsibility to provide affordable housing? They have been selling them off: it was hoped Councillors could shame them about this. **Councillor Farrell** had recently attended a meeting at Wiltshire Council to make this point very forcefully and the Town Council regularly contacted the associations and Wiltshire Council about the issue. Sadly, there was no obligation to provide housing here, just to look after their overall stock. The Town Council had already declared a housing emergency and agreed to object to any development over 5 dwellings that did not have affordable elements.
- A written question received from Elizabeth Wight had reinforced the objections made at the meeting.

### **Councillor Davies**

- **Wiltshire Councillor for Marlborough West. Jane Davies** has called the application in for discussion at the Eastern Area Planning Committee.
- She explained that planning is decided locally but was part of a national framework, which was weighted in favour of developers. They often

gained permission then 'banked' land, leading to the authority not having a required 5-year land supply.

- The Marlborough Area Neighbourhood Plan states what the community wants and needs and also allows the Town Council to receive S106 payments. The developer has already submitted a financial viability report stating it will only just make the boundaries of what they say is affordable for them to build.
- Most decisions are made under delegated authority by the Planning Officer. By calling it in the application will go before a panel of Councillors to decide, all of whom have training in planning. If the Officer feels there are no legitimate planning grounds to turn down the application, the Committee will be our opportunity to stand up and speak. **Councillor Davies** can speak for as long as she likes and will make the town's case robustly mentioning all the points people have raised, and she can take a representative from the Town Council and a couple of members of the public to speak. **Councillor Farrell** had been invited to attend Full Council at Trowbridge and had spoken eloquently, and she would come along to speak knowledgeably and from the heart at Committee.
- **Councillor Davies** was semi-optimistic that the Committee would turn down the application based on inadequate parking and the Neighbourhood Plan but warned that the developer would have prepared for this: past applications such as the one at Kelham Gardens were examples of where strong objections had failed to prevent the loss of potential affordable developments. She warned that even if the Committee did turn down the application the developer could still appeal to the Planning Inspector.
- Other routes to consider were that bad publicity may put the developer off, and it was also worth contacting the Police and Crime Commissioner. She understood there was a plan for a new police station to be built near Salisbury and this may be why smaller stations were being sold off, even though there was a perfectly adequate headquarters in Devizes.

After Standing Orders were reinstated, Members discussed:

- It was important to object, and in large numbers as a united town
- The Chair, staff and Councillors had done a lot of research which would be pulled together to supplement the points raised this evening. Even if they did not have the same legal validity as the Neighbourhood Plan, they were still valid reasons: in a democracy everyone has a right to be heard and the Chair was determined to do that. She asked all of Marlborough, not just those present tonight, to join her.
- To collate Councillor and staff research, including:
  - The developer's own Statement of Community Involvement which clearly states that residents do not want another retirement complex
  - Government Policy. As an example, in July 2024 a Government news story stated "our new housing targets will make sure local authorities plan for the homes that are proportionate to the size of existing

communities, with an uplift in areas where house prices are the most out of step with local incomes”... and “...we are committed to delivering the biggest boost to affordable and social housing in a generation”.

- References to similar applications that had been successfully refused (e.g. in Thame and Evesham)
- The developer S106 contribution to offset the lack of affordable housing was £520,000
- An objection on the grounds of overdevelopment: the proposal consumes most of the site and in size and scale is out of character with the area
- Whether to raise a public petition objecting, and submit it to Wiltshire Council and Wiltshire Police
- An objection on the grounds of inadequate parking, considering the needs of not just residents but visitors, staff, carers and deliveries
- An objection on the grounds of the impact of increased traffic in an already congested street
- The site was being sold by Wiltshire Police: it had not yet been sold to the developer and the police authority could still pull out. The decision maker is the Police and Crime Commissioner, Philip Wilkinson – an elected official
- Whether the Town Council should make an appeal to the PCC now to cut off the development at this stage
- The police had already closed and sold 23 police stations around Wiltshire – would their priority be money above what was right for the community? People who didn't live here were making decisions for the town, families and young people that would affect their future
- Noted that Wiltshire Council was able to develop social housing in its own right through a development company
- Whether the Town Council should actively look for a not-for-profit potential buyer who would be prepared to build affordable housing
- Timescales: the closing date for comment on the application is 23 May. The Officer will make a decision after this: depending on that decision, the application would then be discussed at the Eastern Area Planning Committee.
- Whether to ask for a delay in the decision until Councillors had completed their research.
- That there is a newly elected Wiltshire Council and it was hoped it would listen to local democracy and not pass this application
- The Town Council was able to object on many grounds, and having the public so clearly behind it should carry a lot more weight so it was wonderful that so many people were here this evening to voice their opposition

**ACTION:** collate all relevant research

**RESOLVED:** (i) to write to the Police and Crime Commissioner to ask for more information about the proposed development and its criteria for selling the site, and invite him to attend a public meeting to explain his thinking on the matter

**RESOLVED:** (ii) to create and publicise a petition

**RESOLVED:** (iii) to seek an alternative not-for-profit buyer who would be prepared to build affordable homes

**RESOLVED:** (iv) that Marlborough Town Council strongly objects to this application on the grounds that:

(a) it contravenes the Marlborough Area Neighbourhood Plan

(b) does not meet the community need for social housing

(c) is an overdevelopment of the site

(d) the design is out of character with the area

(e) there is insufficient parking given the semi-rural location and the impact of displaced parking and increase in traffic on the already saturated George Lane (contrary to CP 60 and CP 61)

The **Chair** thanked everyone for attending, they had clearly shown that Marlborough does not want this development. She appealed for as many people as possible to attend the Committee should it reach that stage: she offered to pay for a coach if required.

*Members of the public and Councillor Davies left the meeting. Councillor Hall (Vice Chair) took over the Chair while Councillor Cleasby remained at the meeting*

**b) PL/2025/11675** – Refurbishment of boarding house including extensions to the south west and north west wings, increasing the roof height and reconfiguration of the main entrance, energy efficiency upgrades, new ramped access to the main entrance, and external hard and soft landscaping at C2 Boarding House, Marlborough College

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

**c) PL/2025/02665** – Underpinning to the south elevation of 2, 3 and 4 Pewsey Road. Window replacement and repairs to windows, roof and chimney at Pewsey Road, Marlborough for Marlborough College

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

**d) PL/2025/03473** – Conversion of a room within the squash court building from its current use as a general storeroom into a plant room to house new heating and hot water plant to service the boarding house at Preshute House, Preshute Lane, Manton for Marlborough College

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

application

- e) **PL/2025/03497** – Full roof replacement including lead valleys and hips. Remedial work to chimney, refurbishment of timber fascias, removal/refurbishment/ replacement of soffit boards. Decoration of all rainwater goods and replacement if required at The Priory, High Street, Marlborough for Aster  
**RESOLVED:** that Marlborough Town Council has no objection to this application
  
- f) **PL/2025/03608** – Provide a window and opening into the north-west wall of the ground floor sitting room at Pear Tree Cottage, Angel yard, Marlborough for Louise Norton  
**RESOLVED:** that Marlborough Town Council has no objection to this application
  
- g) **PL/2025/04004** – Replacement windows to front elevation at Kingsbury Hill House, 34 Kingsbury Street, Marlborough for Mrs H Russell  
**RESOLVED:** that Marlborough Town Council has no objection to this application
  
- h) **PL/2025/03488** – Two storey side extension at 1 Police Houses, Five Stiles Road, Marlborough for Mr & Mrs Richard McColl  
**RESOLVED:** that Marlborough Town Council has no objection to this application subject to a condition that the bathroom window is frosted glass
  
- i) **PL/2025/03487** – Installation of air source heat pump at Maylong, Five Stiles road, Marlborough for Mr Michael Jones  
**RESOLVED:** that Marlborough Town Council has no objection to this application
  
- j) **PL/2025/03581** – First floor extension over existing single storey ground floor extension to create new upstairs bathroom at 7 Reeds Ground, Marlborough for Mr Geoffrey Atkins  
**RESOLVED:** that Marlborough Town Council has no objection to this application
  
- k) **PL/2025/03667** – Rear extension and garage conversion at 31 Edwards Meadow, Marlborough for Catherine Pollard  
**RESOLVED:** that Marlborough Town Council has no objection to this application
  
- l) **PL/2025/03746** – Single storey rear extension, including alterations at Highbanks, 64 London Road, Marlborough for Mr & Mrs Harrigan-James  
**RESOLVED:** that Marlborough Town Council has no objection to this

application

- m) PL/2025/03747** – Double storey rear extension and associated works at 14 Golding Avenue, Marlborough for Mr J Simon-Williams  
**RESOLVED:** that Marlborough Town Council has no objection to this application subject to conditions relating to the window arrangements to prevent loss of privacy and preventing use of an adjacent private car park
- n) PL/2025/03831** – Single storey lean-to rear extension at 23 College Fields, Marlborough for Mr & Mrs Lawrence  
**RESOLVED:** that Marlborough Town Council has no objection to this application
- o) PL/2025/04098** – Extensions to dwelling/garage and internal and external alterations at Merlins View, Granham Hill, Marlborough for P Kane and J Wray  
**RESOLVED:** that Marlborough Town Council has no objection to this application
- Councillor Sadler did not vote on the following item*
- p) PL/2025/04195** – Internal alterations with change to fenestration and external brickwork at 24 Thomson Way, Marlborough for Mr & Mrs Simon Baldock  
**RESOLVED:** that Marlborough Town Council has no objection to this application

**33/25 WORKS TO TREES**

No applications had been submitted.

**34/25 PROPOSED DEVELOPMENT AT GEORGE LANE**

Members noted a newsletter received from McCarthy and Stone.

**35/25 SEALED TRAFFIC ORDER**

Members noted that a sealed traffic order had been issued confirming the extension of a 40mph limit at Frees Avenue to a point 525 metres beyond the entrance to Marlborough Cemetery.

**36/25 CONSULTATION**

Members noted a consultation on draft “Setting of the Stonehenge, Avebury and Associated Sites World Heritage Site Supplementary Planning Document”.

Consultation documents were available online and hard copies were available at Marlborough Library. The closing date is 27 June.

Members were urged to look at this consultation and deferred a decision about making a corporate response to the Planning Committee meeting on 9 June.

**ACTION:** Add to the agenda for 9 June

**37/25 SPEED INDICATOR DEVICES (SID)**

Members noted the most recent data reports downloaded from the Town Council’s SIDs at George Lane (26 March to 8 April) and London Road (9 to 23 April).

**38/25 TOWN CENTRE WORKING PARTY**

Members considered the Town Centre Working Party (TCWP) membership for 2025-26 and the terms of reference.

**RESOLVED:** that TCWP membership shall comprise **Councillors Cleasby, Hall, Morgan, Sadler, Shantry** plus the **Town Clerk, Wiltshire Councillors** and **Caroline Thomas**; that the Chair shall be decided at the first meeting; and to delegate updating the terms of reference to the working party

**ACTION:** Invite Wiltshire Councillors and Caroline Thomas to join the Town Centre Working Party

**39/25 TEMPORARY ROAD CLOSURES**

Members noted Orders issued by Wiltshire Council to close temporarily:

- The Parade (part) from its junction with New Road to its junction with Kennet Place from 16 to 27 June 2025 to enable Wales & West Utilities to carry out gas main replacement and associated works
- The Parade (part) from its junction with A4 New Road to outside No 8 The Parade on 14 June from 08:00 to 23:30 in the interests of public safety during the Parade Festival

The meeting closed at 8.37 pm

**ITEM 5 ACTION LOG**

Min #	Owner	Status & Mtg Date	Notes
<b>#5 HIGH STREET CROSSING PETITION</b>			
169/21	Town Clerk	31/08/21  In progress	Town Clerk spoke to Mrs Hamblin on 25.10.21. Mrs Hamblin's view was that what was needed was a 'proper' crossing that suitably assisted those in particular with 'vulnerabilities' such as impaired vision or mobility to safely cross the large and busy High Street. A 'soft' crossing scheme as proposed she felt was inadequate for the needs of many of Marlborough residents. On 1.11.21 Cllrs Hall, Thomas, Sheppard, & Town Clerk met WC Highways engineer, Martin Cook to discuss ideas/options. MC undertook to see what scheme could be devised to cross High St near where Waitrose is located.

Min #	Owner	Status & Mtg Date	Notes
			<p>10.01.22: Cllr Thomas submitted CATG request to MTC on 14.3.22. MTC support - CATG request forwarded to WC on 15.3.22.</p> <p>6.6.22: Mrs Hamblin had indicated that she was now more willing to accept any location rather than no crossing at all. Request with LHFIG but likely to be subject to a substantive bid once assessed by an engineer. WC Highways engineer to do plan and costing.</p> <p>28.11.22 Discussed at LHFIG on 24.11.22 - WC Highways to do feasibility plan and costing in readiness for 2023 24 substantive bid in June/July 2023 (if feasible).</p> <p>14.2.23 Plan received from WC Highways on 14.2.23, on agenda 27.2.23 for MTC Planning Committee consideration.</p> <p><b>27.2.23 Scheme deemed not appropriate/suitable by Planning Committee; referred to Town centre Working Party.</b></p>
<b>#89 SAFE CROSSING POINT PORT HILL TO THE COMMON</b>			
256/20	Town Clerk	02/11/20  In progress	<p>02.11.20: Written motion presented by Cllr Farrell to support petition presented by Hannah Cartwright. RESOLVED That the Town Council supports this request for a safer crossing point, whether a pedestrian crossing, reduction in the speed limit or by other means. It needs a full and urgent review through CATG and Highways officers. Also, to request a pedestrian count and to seek alternative Wiltshire Council funding options to conduct a whole town transport strategy.</p> <p>15.08.22: TC update - traffic survey had been in wrong location for Police to start risk assessment/enforcement. Too dangerous for Community Speed Watch. Town Clerk in discussions with WC to find way forward.</p> <p>16.8.22 Cllr CT emailed Police to ask for advice and assistance in progressing this issue.</p> <p>19.8.22 - WC emailed Town Clerk to state traffic survey was done in the best possible location given constraints, and that they had planned meeting to look at how best to collaborate with Police in these situations.</p> <p>19.8.22 Town Clerk emailed WC to ask for how they would advise to proceed given there is a known speeding issue at this location?</p> <p>05.09.22: JS escalated to PCC/Wilts Police/Wilts Council.</p> <p>28.11.22 Post to be installed by MTC for use of SID on green/ junction with Port Hill/Herd St.</p> <p>7.12.22 MTC reviewed SID guidance, due to distance between proposed location for pole and speed limit post cannot be installed for SID use.</p> <p>31.3.23 SID guidelines being revisited to reassess if can install pole. RSW re-stated to Police the need for enforcement.</p> <p>15.3.23 Enforcement action taken by Police February &amp; March 2023; no evidence for speeding.</p>

Min #	Owner	Status & Mtg Date	Notes
			<p>12.6.23: Cllr Thomas to follow up with WP. Town Clerk re-requested enforcement action at Police Tasking meeting 20.7.23. LHFIG request for 40mph speed limit buffer-zone and traffic calming on agenda for 13.11.23; referred by TCWP - supported by MTC 13.11.23 for referral to LHFIG.</p> <p>Considered by LHFIG on 25.1.24 – Highways Engineer to check whether 40MPH buffer zone is feasible</p> <p>12.7.24 Discussed at LHFIG</p> <p>11.7.24 WC Highways Engineer advised was not possible. This was challenged by MTC/WC Councillors, and the engineer undertook to recheck if this is the case; and if so, provide an explanation including the relevant guidance and reasons for this judgement</p> <p>2.12.24 LHFIG reps still pushing for response on slowing down buffer zone. Cllr Farrell asked whether police could provide evidence of ‘no speeding’? Advised Area Board on 3.12.24 is “all things policing” and to ask in person</p> <p>3.4.25 RE Possible new pole for SID - Land parcel has substation and x2 BT boxes on it; Grounds Manager booked to do CAT and GENNY training 4.4.25 to enable to Grounds Manager to locate if or where underground cables are and assess if it is safe to install a pole. Survey to be carried out 6.4.25.</p> <p>23.4.25 Survey clear. Indicative plan submitted to WC for permission to install.</p> <p><b>7.5.25 Preliminary permission granted by WC Highways; currently in the process of agreeing a date to do the works.</b></p>
<b>#143 20MPH SPEED LIMIT REVIEW</b>			
284/22	Town Clerk	06/02/22  In progress	<p>LHFIG request sent 7.2.23. LHFIG supported request on 11.3.23. MTC to provide additional street names for adding to review.</p> <p>30.5.23 MTC WP to meet 8.6.23 to review.</p> <p>13.6.23 WC Highways emailed with preferred review locations; 1. London Road –section from Elcot Lane junction to the double mini roundabout 2. Salisbury Road – Tesco roundabout to the double mini roundabout 3. George Lane – end to end 4. Pewsey Road – St Peter’s roundabout to junction with George Lane 5. Bridewell St – St Peter’ roundabout to junction with College Fields 6. Herd St – Junction St Martins to junction with The Common 7. The Common – junction Herd St to Kingsbury St. 8. Port Hill – junction The Common/Herd St to 50 yards past Golf Club entrance. Plus, existing; Kingsbury St, Oxford St, St Martins, High St, New Rd.</p> <p>4.7.23 WC Highways emailed adding request for Hyde Lane/Cross Lane/Back Lane/St Johns Close</p> <p>22.7.24 Report received; on the agenda for the Planning Committee 29.7.24.</p> <p>9.8.24 Town Clerk emailed WC Highways to confirm MTC support implementation in Hyde Lane, Back Lane, Cross Lane, Cardigan</p>

Min #	Owner	Status & Mtg Date	Notes
			<p>Road and St Johns Close as recommended in the report. Also, that MTC, via WC Cllr Davies, will be requesting reconsideration of the 20MPH speed limit in George Lane, with unanimous and strong support within the Council</p> <p>2.12.24 WC Cllrs in discussion with Cabinet Members re George Lane. LHFIG Chair to call extraordinary meeting to resolve</p> <p>3.2.25 Both areas (Hyde Lane + and George Lane +) would go to next stage - public consultation</p> <p>23.4.25 Public consultation live; consultation period ends 12 5 25</p> <p><b>29 5 25 WC Highways emailed to state 'Further to previous correspondence regarding the above proposals I can confirm that the consultation has now ended. As objections were received for the same it will be necessary for a report to be placed before the Cabinet Member for Highways, Street Scene and Flooding'.</b></p>
<b>#151 COMMUNITY SPEED WATCH</b>			
359/22	Town Clerk	24/04/23  In progress	<p>15.3.23 Town Council to facilitate the creation of local CSW teams and provide publicity to call for people to take part</p> <p>12.6.23 Volunteers being recruited</p> <p>25.9.23 Cllr Trow expressed interest in becoming involved</p> <p><b>Needs further consideration and support to progress</b></p>
<b>#184 HIGH STREET SHORT STAY PARKING/LOADING BAY</b>			
228/23	Town Clerk	25/09/23  In progress	<p>Submitted on 02.10.23</p> <p>24.01.24: prioritised with action for WC Highways engineer to progress</p> <p>Proposal received from WC on 11.11.24. On agenda 02.12.24. Resolved to accept the revised plan as proposed by the Highways Engineer. 3.12.24 email sent to WC Highways to confirm.</p> <p>21.5.25 TC to chase up WC for installation date</p> <p><b>30 5 25 matter is with TRO team for advertisement, likely in June, as advised by WC Highways.</b></p>
<b>#219 ILLUMINATED SIGNS AT SPECSAVERS AND SPACE NK</b>			
PQT	Town Centre Working Party	18/03/24  In progress	<p>8.4.24 - referred to TCWP to investigate wider implications of High Street lighting to make a recommendation to the Committee</p> <p>2.12.24 TC to check with enforcement officer for response re shop signage near St Peters</p> <p><b>3.2.25 - matter of shop near St Peters now with Enforcement Officer</b></p>
<b>#275 PUBLIC QUESTION ABOUT SID LOCATION AT PORT HILL</b>			
PQT	Full Town Council and Planning Committee	20/01/25  Complete	<p>Question from Elizabeth Cooper seeking reassurance that councillors are looking closely at concerns of residents about speed and safety of crossing A346 to The Common</p> <p><b>19.5.25 Read out by Chair at Planning Committee – TC to send written response</b></p> <p><b>TC emailed resident 21 5 25</b></p>

Min #	Owner	Status & Mtg Date	Notes
<b>#285 30MPH STRETCH OF HIGH STREET</b>			
29/25	Town Clerk	21/05/25 Complete	Forward WC email explanation to Cllr Sadler <b>Sent 21.5.25</b>
<b>#286 CLARIFY S106 ARRANGEMENTS FOR YORK PLACE</b>			
31/25	Town Clerk	21/05/25  Complete	<b>21.5.25 RSW emailed Cllrs. S106 agreement dated 16th April 2025 requires the off-site Play and off-site Sports contributions for the following purposes:</b> <b>Offsite Play – towards the cost of upgrading play facilities at Wye House Gardens or other suitable play areas within the vicinity of the Land</b> <b>Offsite Sports – towards the development of a 3G artificial turf pitch within the Marlborough Community Area and / or sports, pitch, or ancillary provision within the vicinity of the Land.</b> <b>Although the S106 agreement does not specify the contributions are to transferred to Marlborough Town Council, WC Officers in Land Adoptions and Leisure will be able to have a discussion when the contributions are paid. The contributions are due from the developer on commencement of development.</b>
<b>#287 PROPOSED RETIREMENT DEVELOPMENT AT FORMER POLICE STATION</b>			
32/25	Town Clerk and Councillors	21/05/25 In progress	Collate all relevant research on objections to PL/2025/03165 McCarthy Stone
<b>#288 CONSULTATION ON WORLD HERITAGE SITE PLANNING DOCUMENT</b>			
36/25	Town Clerk	21/05/25 Complete	<b>Corporate response deferred.</b> <b>Added to agenda for 9 June</b>

## ITEM 6 PLANNING DECISIONS

To note planning applications determined by Wiltshire Council between 12 and 30 May 2025:

- a) **PL/2024/00191** – St Peter’s Junior School, The Parade, Marlborough  
Conversion of three former school buildings into residential use to provide two houses, four maisonettes and seven flats along with the construction of seven new houses on land to the rear, giving a total of twenty new dwellings. In addition, the construction of a new combined refuse, re cycling and bike storage building. All with associated external works including a new electrical sub-station and parking for a total of forty four cars  
**Decision:** Approve with conditions **MTC:** Objects on the grounds of the lack of provision of affordable homes in contravention of Marlborough Area Neighbourhood Plan Policy MARL1 and the lack of updated flood reports following the 5 January 2024 flood in Marlborough. The Town Council strongly desires that original heritage items - the school bell, the foundation stone and metal Grammar School plaque - should be preserved in their original locations as part of the town's heritage; and to ascertain that if the bell has

been moved offsite, to establish its location and circumstances of its removal

Notes: Decision notice and documents available at

<https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z00001CGFBH/pl202400191?tabset-8903c=2>

- b) PL/2024/00547** – St Peter’s Junior School, The Parade, Marlborough  
Conversion of three former school buildings into residential use to provide two houses, four maisonettes and seven flats  
**Decision:** Approve with conditions **MTC:** Objects (as above)
- c) PL/2025/01988** – St Johns School, Granham Hill, Marlborough  
Discharge of condition 16 (Biodiversity Gain Plan) of planning application 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  
**Decision:** Approve **MTC:** Not consulted
- d) PL/2025/02103** – No. 1 Highfield, The Common, Marlborough  
Proposed garage and extension to dwelling  
**Decision:** Approve with conditions **MTC:** No objection
- e) PL/2025/02384** – 86 High Street, Marlborough  
Renovation and redecoration work, with minor internal alterations and external works including proposed extract fan  
**Decision:** Approve with conditions **MTC:** No objection
- f) PL/2025/02468** – Ailesbury Court, High Street, Marlborough  
Change of use of offices to 6 residential flats; provision of parking for flats; associated changes to windows  
**Decision:** Approve with conditions **MTC:** No objection
- g) PL/2025/02480** – 119 High Street, Marlborough  
1 no. new non-illuminated fascia sign  
**Decision:** Approve with conditions **MTC:** No objection
- h) PL/2025/02481** – 12 Barrow Close, Marlborough  
Two storey side and rear extension  
**Decision:** Approve with conditions **MTC:** Objects in agreement with the Highway Officer's concerns about the loss of a parking space and overspill to on-street parking  
*Notes: Officer’s Report: “ The case officer has... requested and received a revised parking plan which displays an additional parking space in front of the house resulting in two off street parking facilities... While this falls one short of the statutory requirement, the applicant has advised that they have used the space in front of the neighbouring sub-station for years with no issues but this cannot be included as part of the parking provision for this application.  
Condition 3: “The development... shall not be first brought into use until the parking spaces... have been provided... and shall remain in situ for the lifetime of the development. REASON: in the interests of highway safety and the amenity of future occupants.*

- i) **PL/2025/02665** – 2 Pewsey Road, Marlborough  
Underpinning to the south elevation of 2, 3 and 4 Pewsey Road. Window replacement and repairs to windows, roof and chimney  
**Withdrawn by applicant MTC:** No objection
- j) **PL/2025/02671** – 30 High Street, Marlborough  
Comprehensive repair and refurbishment of building externally and internally, including removal of non-original internal partition walls, repair and replacement of defective floorboards, removal of previous tenants hanging sign on front elevation, repair maintenance and replacement of roof, windows and doors with like for like, and repair of rear gable wall with associated works (re-submission with minor variance to previously approved LBC)  
**Decision:** Approve with conditions **MTC:** No objection
- k) **PL/2025/02750** – Ailesbury Court, High Street, Marlborough  
Change of use of offices to 6 residential flats; provision of parking for flats; associated changes to windows  
**Decision:** Approve with conditions **MTC:** No objection
- l) **PL/2025/02954** – The Merchants House, 132 High Street, Marlborough  
Demolition and rebuilding of the tall leaning rear chimney  
**Decision:** Approve with conditions **MTC:** No objection
- m) **PL/2025/02993** – The Laurels, Cold Harbour Lane, Marlborough  
Retrospective application for installation of a carport on one side of the front driveway  
**Decision:** Approve with conditions **MTC:** No objection
- n) **PL/2025/03218** – 10 St Margarets Mead, Marlborough  
Proposed two storey side extension, partial garage conversion and internal alterations  
**Decision:** Approve with conditions **MTC:** No objection
- o) **PL/2025/03230** – 36 London Road, Marlborough  
Retrospective application to create off-street parking  
**Decision:** Approve with conditions **MTC:** No objection subject to the satisfaction of the Highways Officer  
*Note: Informative: The proposal includes alteration to the public highway, consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license will be required from Wiltshire's Highway Authority before any works are carried out on any... part of the highway. Anyone wishing to construct a private vehicle access... into their property must apply to Wiltshire's Highway Authority for permission to do so under Section 184 of the Highways Act 1980*
- p) **PL/2025/03319** – The Roebuck Inn, London Road, Marlborough  
Erection of illuminated and non-illuminated signs to the exterior of the building  
**Decision:** Approve with conditions **MTC:** No objection

**q) PL/2025/03488** – 1 Police Houses, Five Stiles Road, Marlborough

Two storey side extension

**Decision:** Approve with conditions **MTC:** No objection subject to a condition that the bathroom window is frosted glass

## ITEM 7

## PLANNING APPLICATIONS

To consider consultations received from Wiltshire Council. Councillors and members of the public should contact the Town Clerk by midday on 9 June if they feel any of the following applications need full discussion at the meeting.

- a) [PL/2025/04076](#) – Full planning permission  
Installation of 4 no. antennas (painted to match fabric of host building), 1 no. equipment cabinet (Grey RAL7035), 1 no. meter cabinet (Grey RAL7035) (external, ground level), and all ancillary development including grillage. Removal of 4 no. timber frames and 4 no. sets of timber louvres and replacement with GRP replicas at St Peters Church, High Street, Marlborough for c/o agent Cornerstone
- b) [PL/2025/04302](#) – Listed building consent (Alt/Ext)  
Installation of 4 no. antennas (painted to match fabric of host building), 1 no. equipment cabinet (Grey RAL7035), 1 no. meter cabinet (Grey RAL7035) (external, ground level), and all ancillary development including grillage. Removal of 4 no. timber frames and 4 no. sets of timber louvres and replacement with GRP replicas at St Peters Church, High Street, Marlborough for c/o agent Cornerstone
- c) [PL/2025/02151](#) – Full Planning Permission  
Proposed multi use games area at Barton Hill, Bath Road, Marlborough for Marlborough College
- d) [PL/2025/04627](#) – Advertisement Consent  
Proposed non-illuminated fascia signs, fascia letters and projecting sign at 110 High Street, Marlborough for Image Technique Ltd

## ITEM 8

## WORKS TO TREES

To consider consultations received from Wiltshire Council.

- a) [PL/2025/04489](#) – Consent under tree preservation orders  
T1 Oak – eastern aspect: sympathetically reduce lateral limbs overhanging residential garden by 2 metres. Southern aspect: sympathetically reduce lateral limbs by 2.5 metres at 10 St Margarets Mead, Marlborough for Ms Nicola Hobbs

- b) [PL/2025/04778](#) – Notification of proposed works to trees in a conservation area  
Fir tree – fell at Five Alls Court, London Road, Marlborough for Kate Deakin

## ITEM 9 HIGHWAY AND FOOTWAY IMPROVEMENTS GROUP (LHFIG)

To receive a verbal update about the meeting of the Local Highway and Footway Improvements Group (LHFIG) held 22 May 2025, and to consider a highway improvement request

### a) LHFIG meeting

To receive a verbal update

### b) Improvement Requests

To consider a highway improvement request for road markings at junction of A346 (Salisbury Road) and Jennings Road

#### Contact Details

<b>Name:</b>	Mark Luson	<b>Date:</b>	16/05/2025
<b>Address:</b>	REDACTED		
<b>Telephone No:</b>	REDACTED		
<b>Email Address:</b>	mluson@marlborough-tc.gov.uk		

#### Issue Details

<b>Location of Issue:</b>	Roundabout on southern entry/exit to Marlborough between Marleberg Grange estate and Tesco/ Marlborough Business Park (map included in Annex A)
<b>Community Area:</b>	Marlborough
<b>Parish or Town Council:</b>	Marlborough Town Council
<b>Nature of Issue:</b> (max 600 characters)	
Traffic descending Postern Hill on the Salisbury Rd, into Marlborough is regularly backed up, particularly at rush hours. This has recently been compounded by the installation of the pedestrian crossing across the Salisbury Rd (which is a good addition). Unfortunately, since the opening of the Marleberg Grange development, this traffic frequently blocks the entry and exit junctions to the development. This is frustrating for residents trying to get out of the development, but also results in traffic jams heading in the opposite direction as residents are blocked from entering the development. (See photos in Appendix 1)	
<b>How long has it been an issue?</b>	Since 2021 but aggravated since the installation of the pedestrian crossing in early 2025.

<b>What would you like done to resolve this issue?</b>	
Addition of a painted yellow cross-hatched junction box on the roundabout (exact dimensions to be informed by a Highways engineer) which prevents traffic blocking entry and exit to Marleberg Grange development.	
<b>Have you been in touch with your local Wiltshire Councillor?</b> (Yes/No)	Yes

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## Recommendation

Members are asked to consider the highways request and instruct the Town Clerk accordingly.

**Town Clerk**  
**21.05.2025**

## ITEM 10 VARIOUS ROADS, MARLBOROUGH – 20MPH SPEED LIMIT

To receive an update on a recent consultation by Wiltshire Council.

On 29 May the Town Council received a notice as follows:

THE COUNTY OF WILTSHIRE (VARIOUS ROADS, MARLBOROUGH) (20MPH SPEED LIMIT) ORDER 2025

Further to previous correspondence regarding the above proposals I can confirm that the consultation has now ended. As objections were received for the same it will be necessary for a report to be placed before the Cabinet Member for Highways, Street Scene and Flooding.

I will contact you again once a decision has been made.

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## Recommendation

Members are asked to note the update, which relates to action #143 on the Action Log.

**Town Clerk**  
**29.05.2025**

## ITEM 11 CONSULTATION

To consider a consultation on draft “Setting of the Stonehenge, Avebury and Associated Sites World Heritage Site Supplementary Planning Document”

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## Background

Wiltshire Council is consulting on the draft Setting of the Stonehenge, Avebury and Associated Sites World Heritage Site Supplementary Planning Document [SPD].

## Consultation documents

The draft Setting of the Stonehenge, Avebury and Associated Sites World Heritage Site SPD and information on how to make comments will be published on the 6th May 2025 via the Wiltshire Council website at: <https://consult.wiltshire.gov.uk/kse/>

Hard copies of this document will also be made available during normal opening hours at County Hall and at **Marlborough**, Amesbury, Durrington and Salisbury **Libraries**.

## How to comment

Comments are invited on the draft Setting of the Stonehenge, Avebury and Associated Sites World Heritage Site SPD from the **6th May 2025 until 5pm on 17th June 2025**.

Comments can be made:

- Online via the Council's consultation portal: <https://consult.wiltshire.gov.uk/kse/>
- By post in writing to: Melanie Pomeroy-Kellinger, Wiltshire & Swindon History Centre, Cocklebury Road, Chippenham, Wiltshire, SN15 3QN. If responding by post, comment forms are available from County Hall and Marlborough, Amesbury, Durrington and Salisbury Libraries.

## Next steps and further information

All comments received during the consultation period will be taken into consideration.

The following events will take place during the consultation:

- **Online Information Session held Tuesday 13 May, 5.30pm - 6.30pm. This Webinar was recorded and is available to view at [World Heritage Site Setting Study consultation webinar - 14 May 2025](#)**
- In person drop-in event at Wiltshire & Swindon History Centre, Chippenham on Friday 6 June, 11am – 3pm.

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## Recommendation

Members are asked to note the consultation and consider whether to make a corporate response.

**Town Clerk**

**22.5.25**

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## ITEM 12

## SPEED INDICATOR DEVICES (SID)

To note the most recent speed data reports for Kingsbury Street (24 April to 13 May) and Poulton Hill (14 to 27 May) and to consider the SID rotation plan. Reports at Appendix 2.

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## SID Locations

There is a SID permanently situated at Herd Street. A second SID is deployed on rotation to:

- Bath Road (30MPH, adjacent to Memorial Hall and 40MPH, near Golding Avenue)
- Chopping Knife Lane
- George Lane
- Kingsbury Street
- London Road (2 locations)
- Poulton Hill

The SID was moved to Bath Road (40mph) on 27 May.

## Recommendation

Members are asked to note this report and consider whether any changes are required to the SID location/rotation plan.

**Deputy Town Clerk**

**30.05.25**

## ITEM 13

## TOWN CENTRE WORKING PARTY

To receive a verbal update and note the updated Terms of Reference. (Appendix 3)

## ITEM 14

## TEMPORARY ROAD CLOSURES

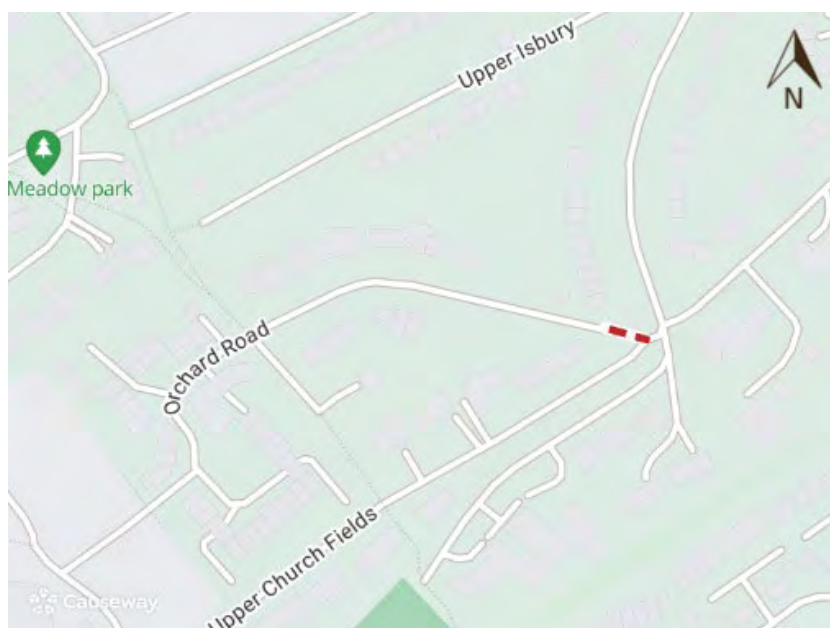
To **note and consider** Temporary Traffic Regulation Orders (TTRO) issued by Wiltshire Council under Section 14(1) of the Road Traffic Regulation Act 1984 to close temporarily to all traffic:

### a) Urgent Closure of: Orchard Road (Part), Marlborough (TTRN)

**Orchard Road (Part), Marlborough;** from its junction with Upper Church Fields in a north westerly direction for approximately 20 metres.

To enable Wiltshire Council to carry out Bobcat Patching works  
 - Plane out 45mm deep on junction. Lay AC10 mm HOT bituminous material.

These works will commence on **6 June 2025** and are anticipated



to be required for 7 hours between the hours of **09:00 and 16:00**. This Notice will have a maximum duration of 5 days.

No alternative route is available; access will be maintained for residents and businesses although delays are likely due to the nature of the works. The closure will be clearly indicated by traffic signs.

For further information regarding these works please contact Wiltshire Council 0300 456 0105.

The closure can also be found on one.network here: <https://one.network/?tm=143431823>

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## **b) Temporary Closure of Herd Street/A346 (part), Marlborough**

Urgent Closure of: A346, Herd Street, Marlborough

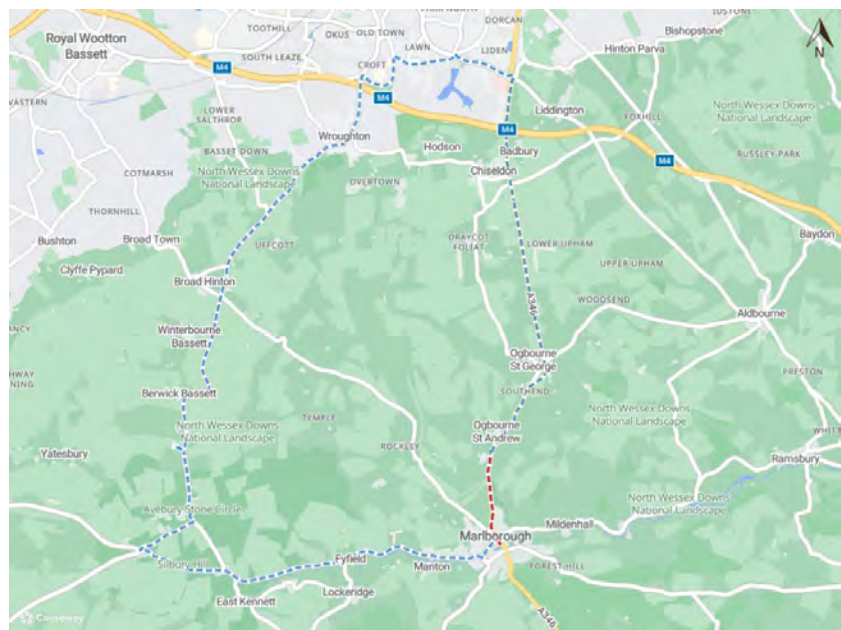
WILTSHIRE COUNCIL HEREBY GIVE NOTICE that on 16th June 2025, the following length of road shall be closed to all traffic in the interests of public safety to enable Milestone on behalf of Wiltshire Council to carry out urgent carriageway patching works.

**A346, Herd Street, Marlborough; from its junction with Barn Street to its junction with Rockley Road.**

Alternative route: via the A4, A4361, B4006, A4259, A419, A346 unaffected length and vice versa.

The closure and diversion route will be clearly indicated by traffic signs. Access will be maintained for residents and businesses where possible, although delays are likely due to the nature of the works.

These works will commence on **16th June 2025** and are anticipated to be required for one night between the hours of **19:00 and 23:59**. This Notice will have a maximum duration of 5 days.



For further information regarding these works please contact Milestone on 07743984583.

The closure can also be found on one.network here: <https://one.network/?tm=143708403>

## c) Temporary Closure of: George Lane (Part), Marlborough (TTRO 10518)

**Recommencement: George Lane (Part), Marlborough; from its junction with A345 to its junction with Ducks Meadow**

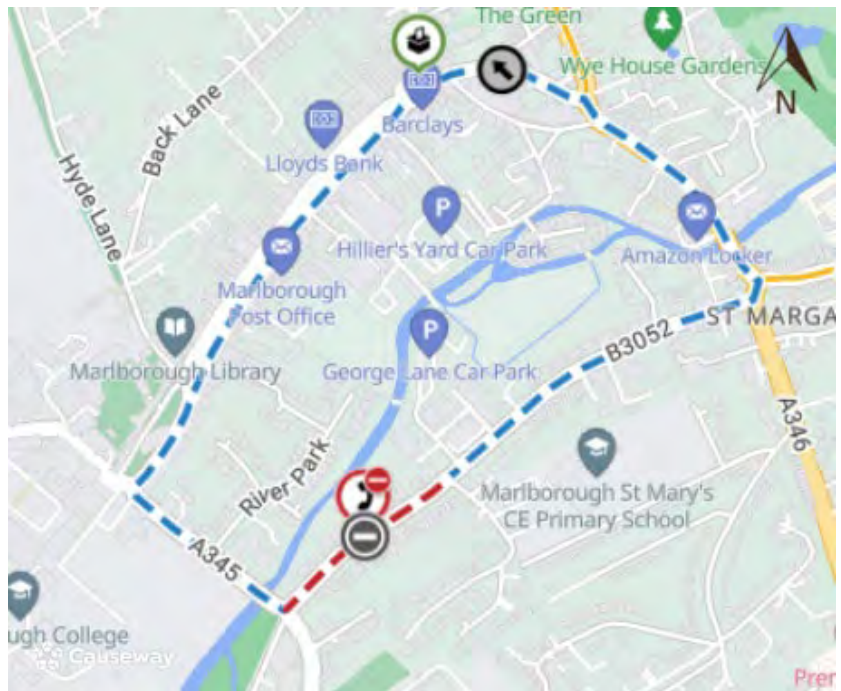
To enable: Openreach to carry out blockage clearance work on the highway by accessing structure. Excavation is required.

Alternative route: via George Lane (unaffected length) – Salisbury Road – London Road – New Road – High Street – Pewsey Road and vice versa.

The closure and diversion route will be clearly indicated by traffic signs.

**This Order which previously came into operation on 22 May 2025 will now recommence on 26 July 2025 and the closure will be required between the hours of 09:30 and 15:30 for 2 days.** It is anticipated that the

works will take the stated duration to complete depending upon weather conditions. Access will be maintained for residents and businesses where possible, although delays are likely due to the nature of the works. The Order has a maximum duration of 18 months.



*Note: at the meeting on 14 April there was an action (#284) to request overnight working. WC replied: night working not always possible to enforce, and in this case the request is for daytime hours as excavations are involved. WC agreed to amend the end to 15:00 to avoid school run. Subsequently cancelled. Now rescheduled for school holidays.*

For further information please contact Openreach on 0370 050 0792.

The closure can also be found on one.network here: <https://one.network/?tm=143589195>

TRAFFIC PHOTOS AND MAP OF LOCATION



Fig 1. Traffic heading N on Salsbury road towards roundabout. Note traffic on the junction.



Fig 2. Traffic attempting to exit Marleberg Grange development. Many are attempting to turn right and drive S but cannot get out due to traffic blocking the junction.

Map of location

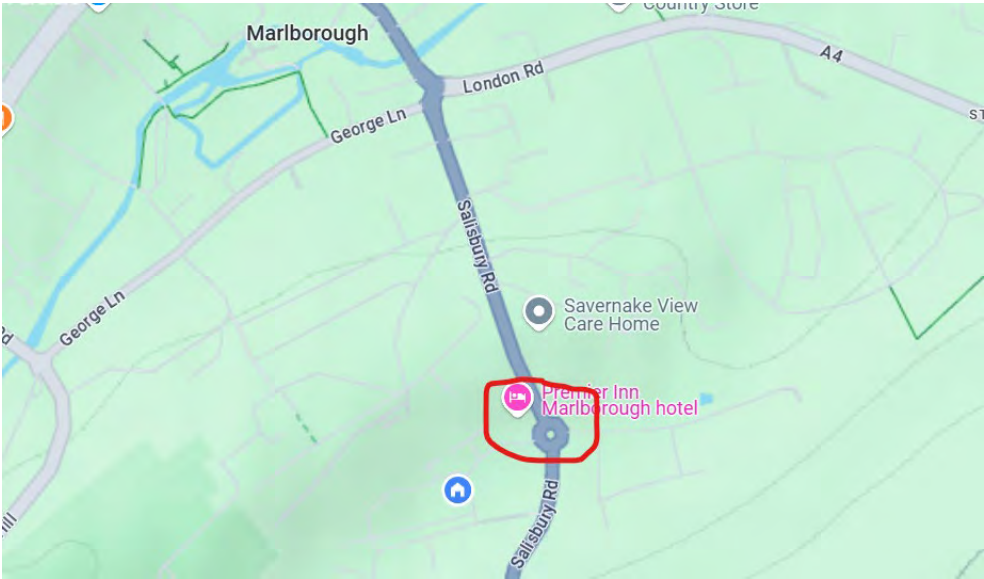


Fig 3. Roundabout circled in red.

APPENDIX 2.1



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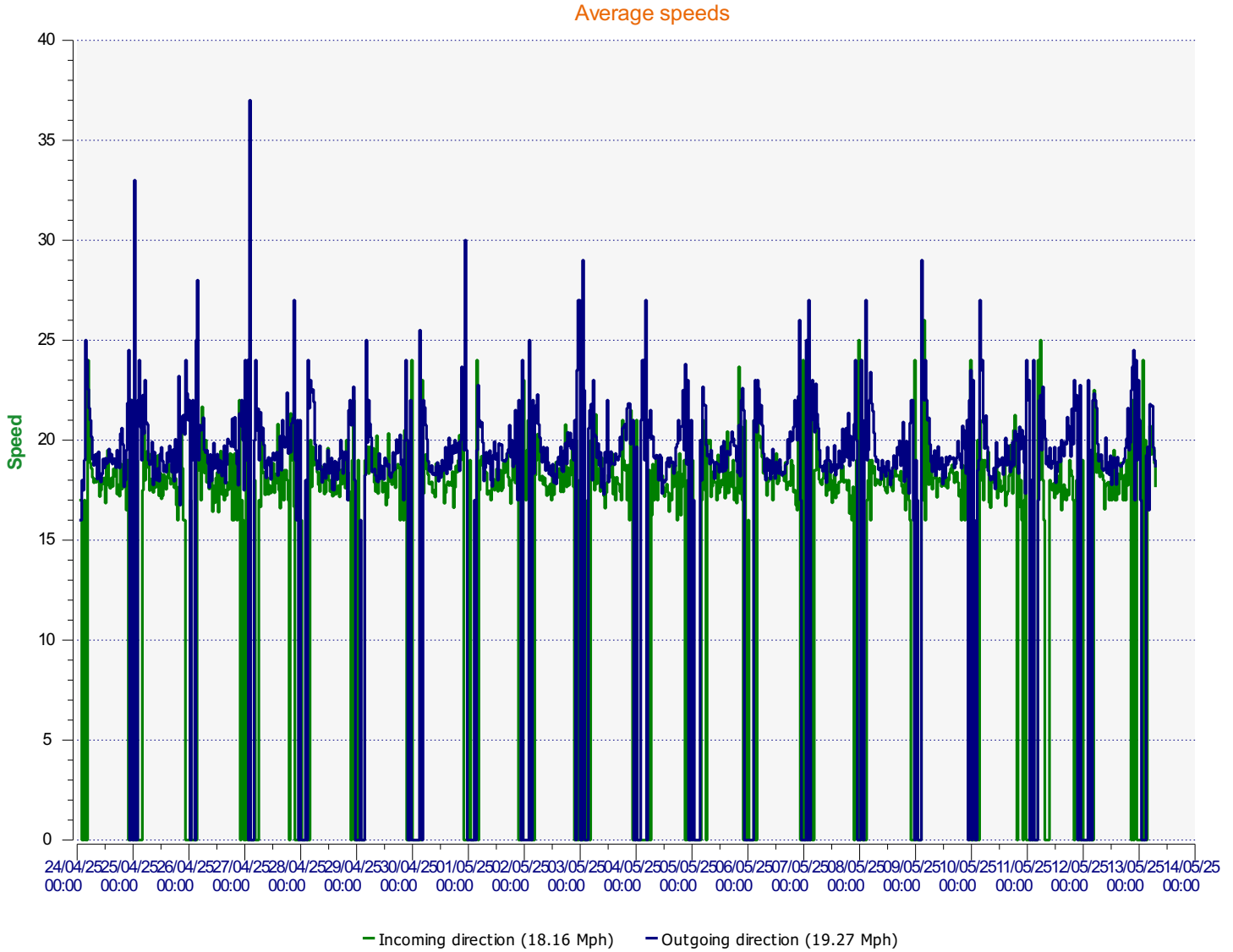


**Start date:** Thursday, April 24, 2025 1:30 AM  
**End date:** Tuesday, May 13, 2025 7:30 AM

## APPENDIX 2.1

**Location:** Kingsbury Street - 20mph

**Comments:**

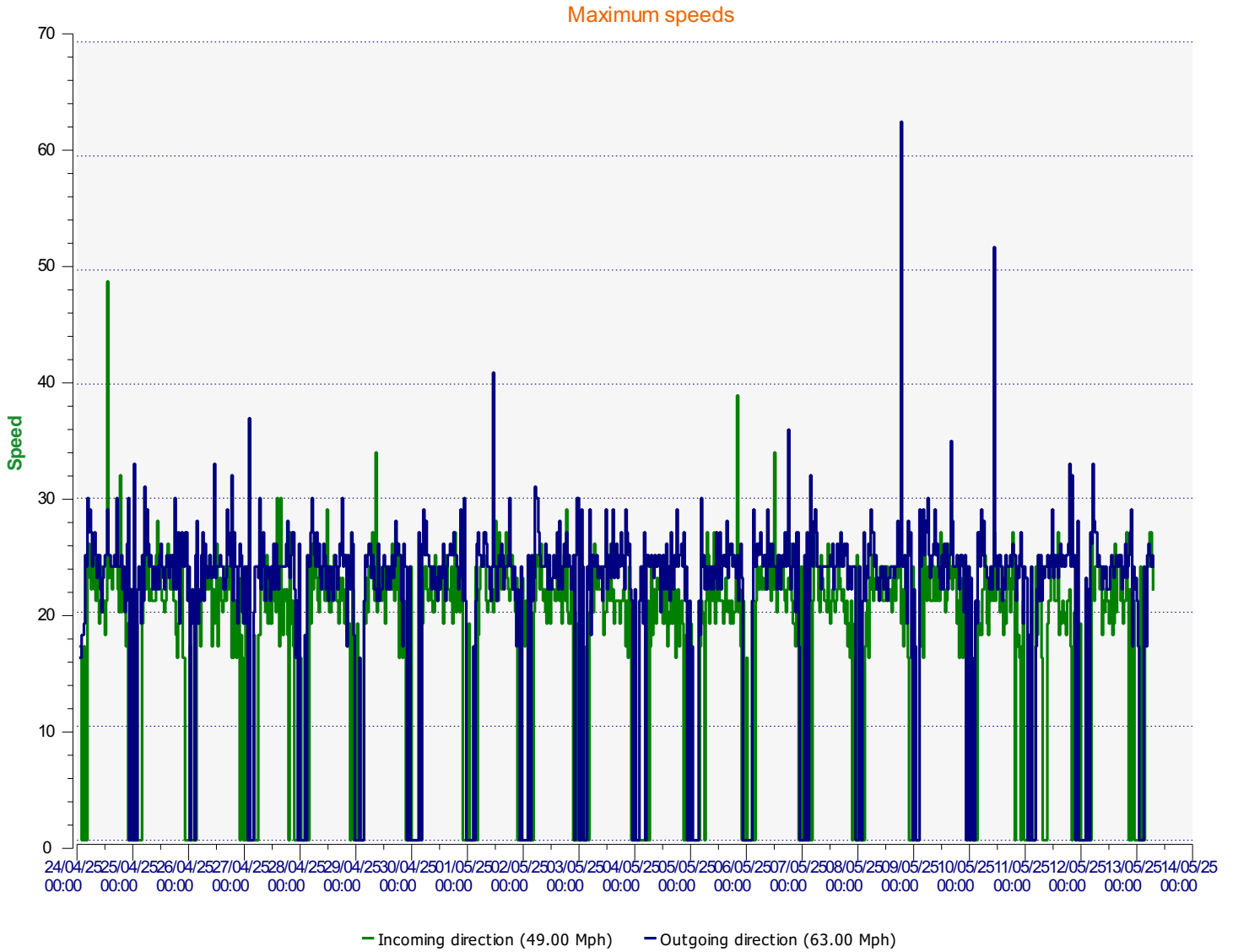


**Start date:** Thursday, April 24, 2025 1:30 AM  
**End date:** Tuesday, May 13, 2025 7:30 AM

## APPENDIX 2.1

**Location:**

**Comments:**

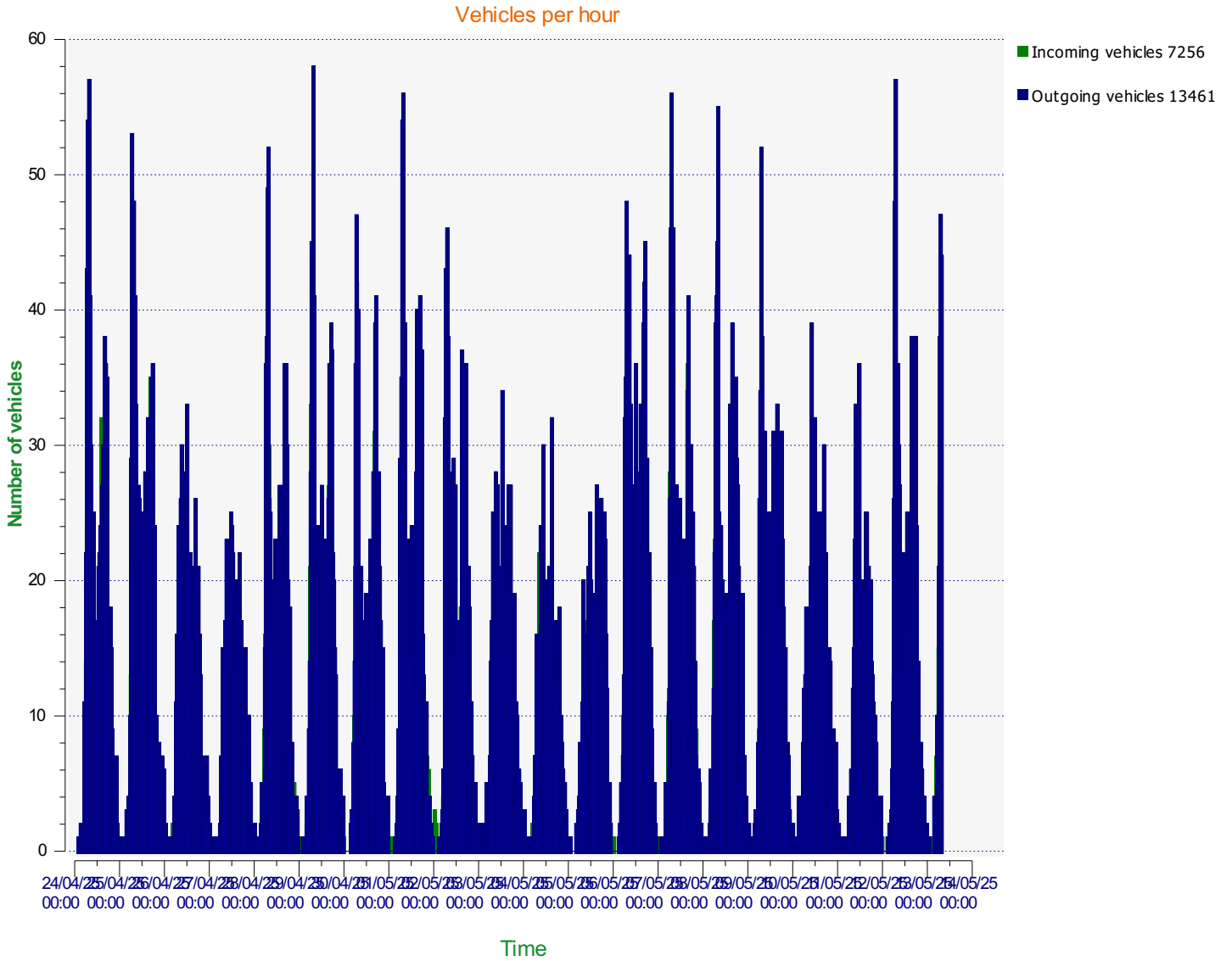


**Start date:** Thursday, April 24, 2025 1:30 AM  
**End date:** Tuesday, May 13, 2025 7:30 AM

## APPENDIX 2.1

**Location:**

**Comments:**

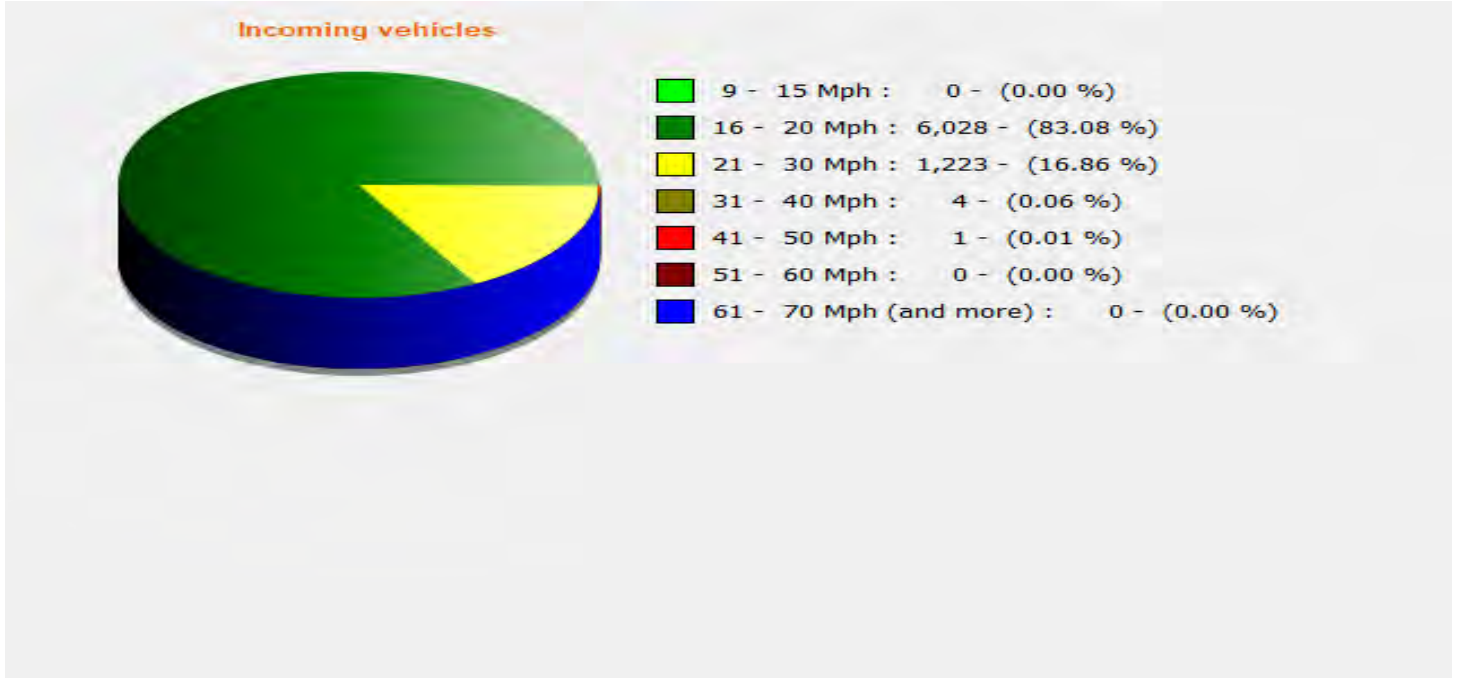


**Start date:** Thursday, April 24, 2025 1:30 AM  
**End date:** Tuesday, May 13, 2025 7:30 AM

## APPENDIX 2.1

**Location:**

**Comments:**

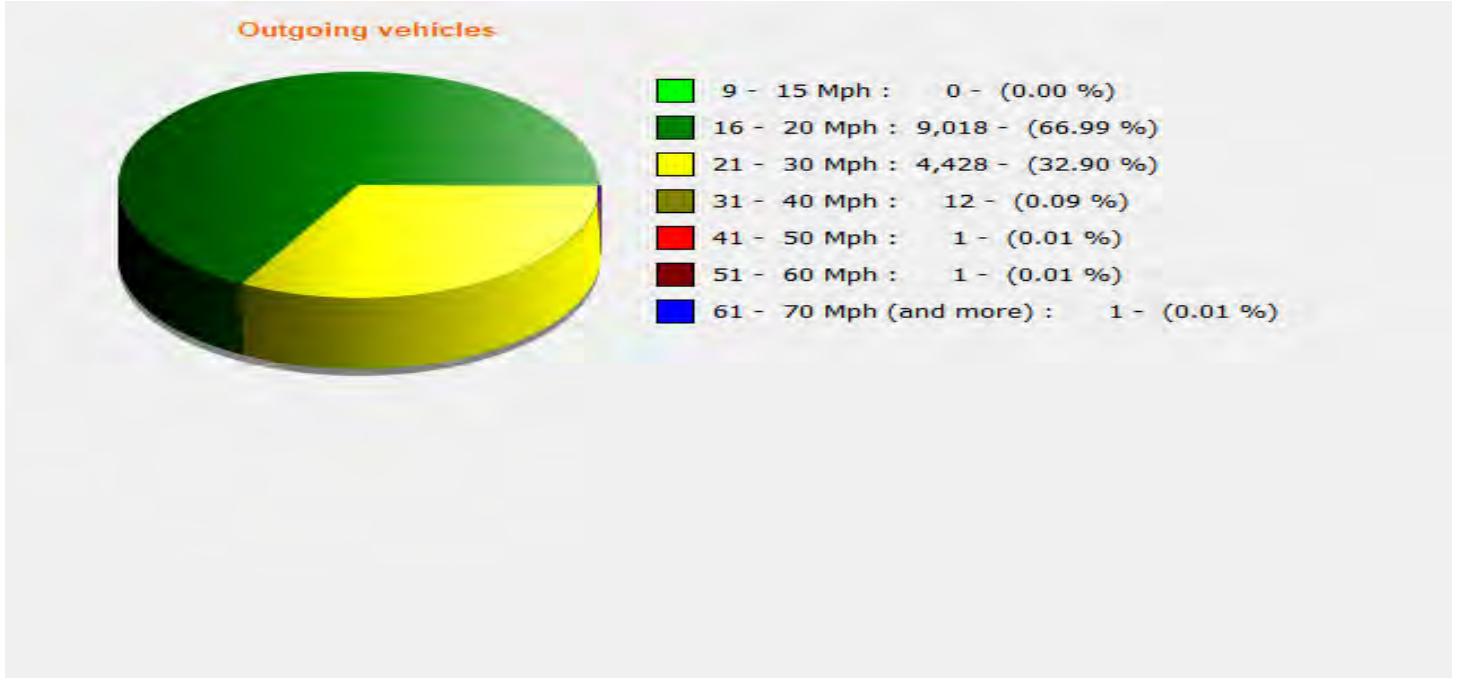


**Start date:** Thursday, April 24, 2025 1:30 AM  
**End date:** Tuesday, May 13, 2025 7:30 AM

## APPENDIX 2.1

**Location:**

**Comments:**

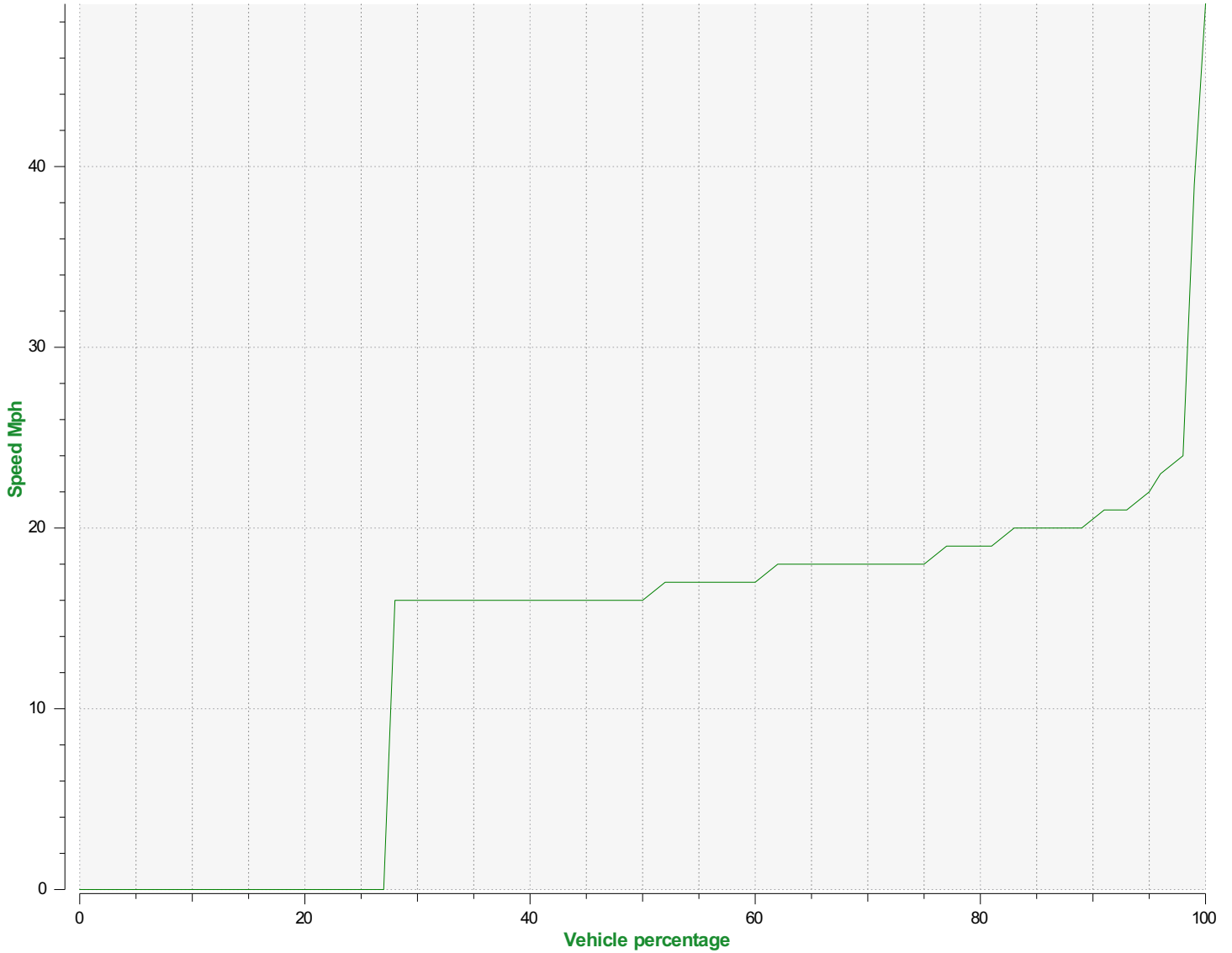


**Start date:** Thursday, April 24, 2025 1:30 AM  
**End date:** Tuesday, May 13, 2025 7:30 AM

## APPENDIX 2.1

**Location:**

**Comments:**



### Speed percentiles (incoming)

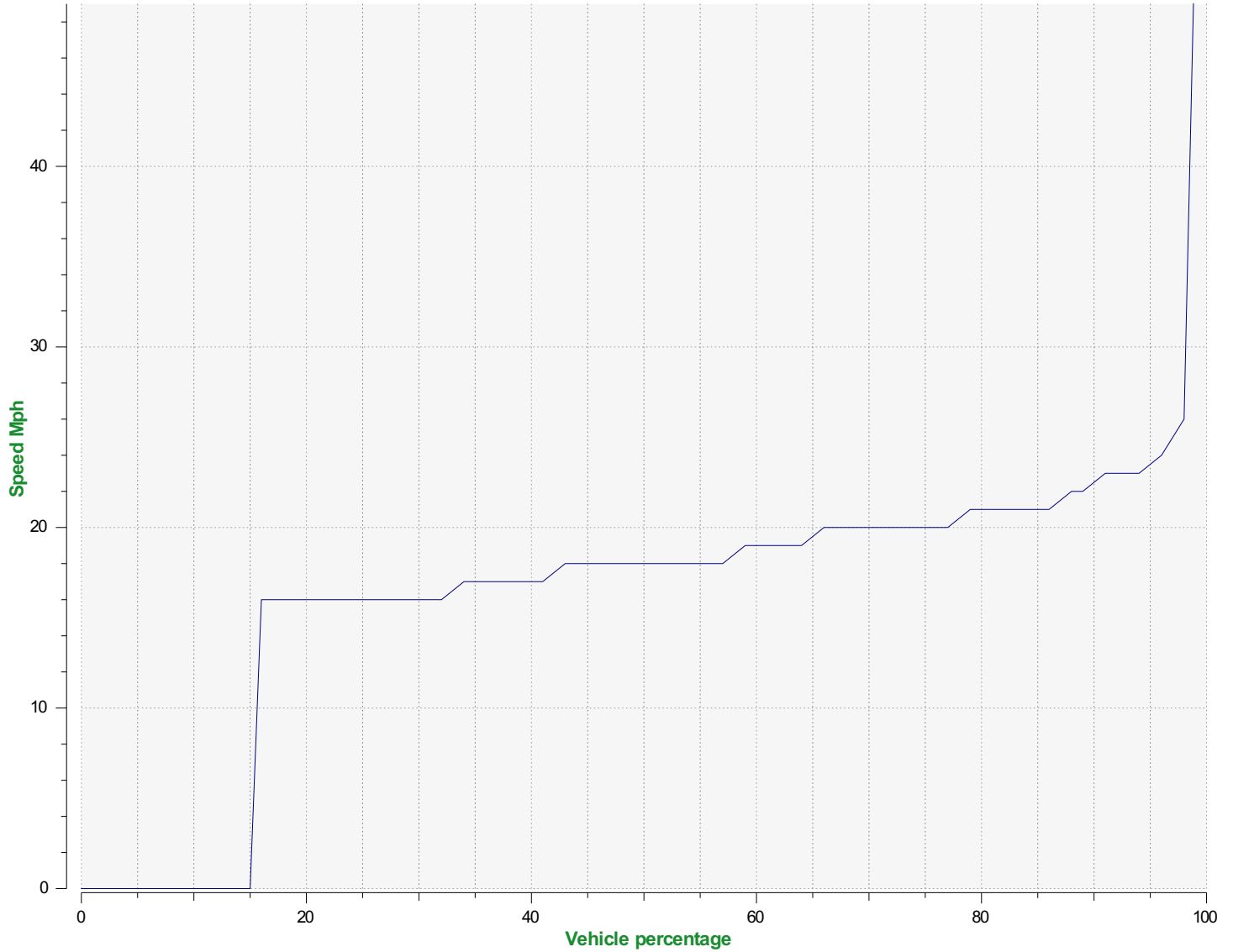
**V30:** 16.00Mph    **V50:** 16.00Mph    **V85:** 20.00Mph

**Start date:** Thursday, April 24, 2025 1:30 AM  
**End date:** Tuesday, May 13, 2025 7:30 AM

## APPENDIX 2.1

**Location:**

**Comments:**



### Speed percentile(outgoing)

**V30:** 16.00Mph    **V50:** 18.00Mph    **V85:** 21.00Mph

**Start date:** Thursday, April 24, 2025 1:30 AM  
**End date:** Tuesday, May 13, 2025 7:30 AM

**APPENDIX 2.1**

**Location:**

**Comments:**

APPENDIX 2.2



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**Start date:** Wednesday, May 14, 2025 1:00 AM  
**End date:** Tuesday, May 27, 2025 10:00 AM

**Location:** Poulton Hill - 30mph

**Comments:**

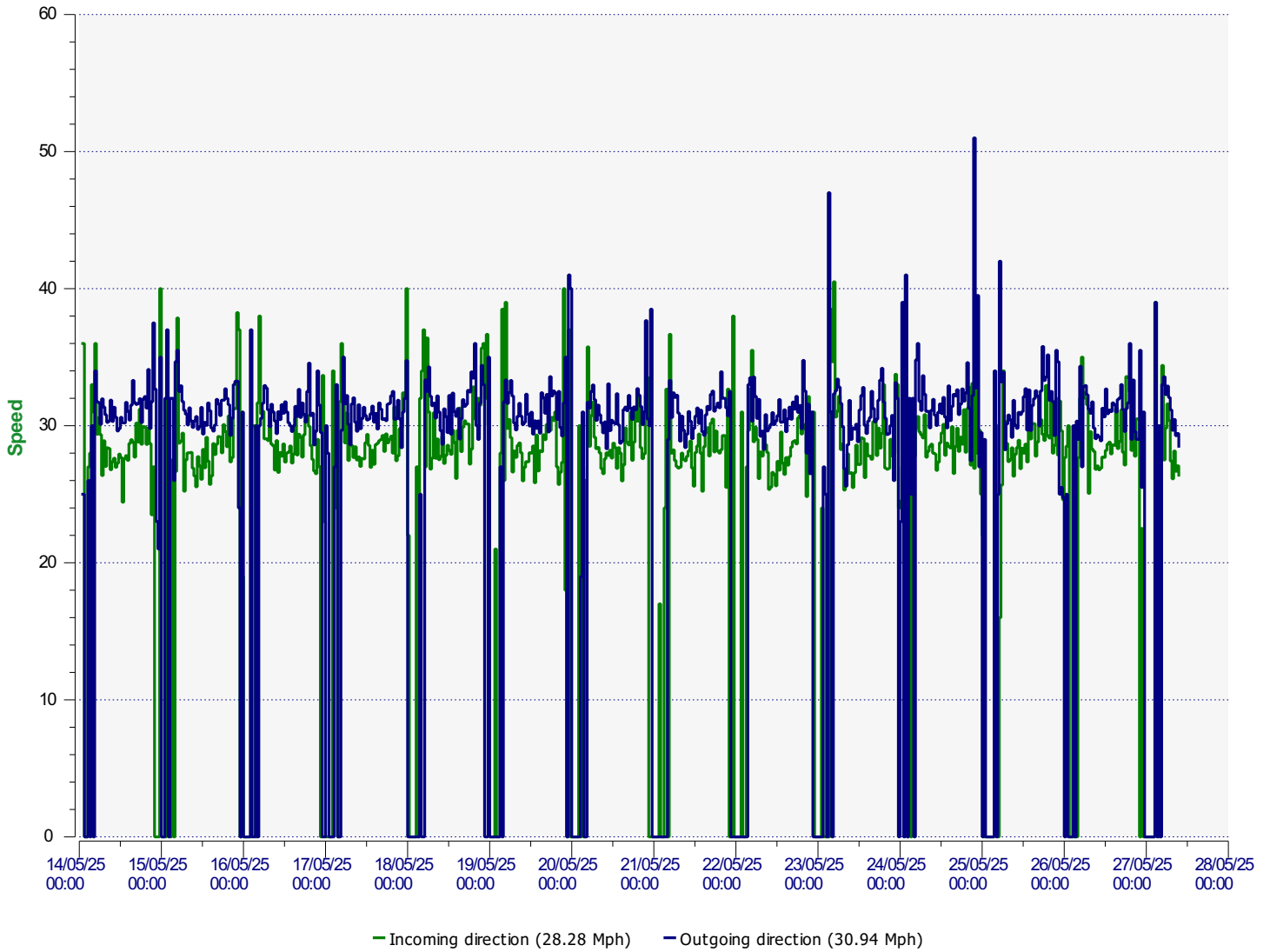
APPENDIX 2.2

**Start date:** Wednesday, May 14, 2025 1:00 AM  
**End date:** Tuesday, May 27, 2025 10:00 AM

**Location:** Poulton Hill - 30mph

**Comments:**

Average speeds

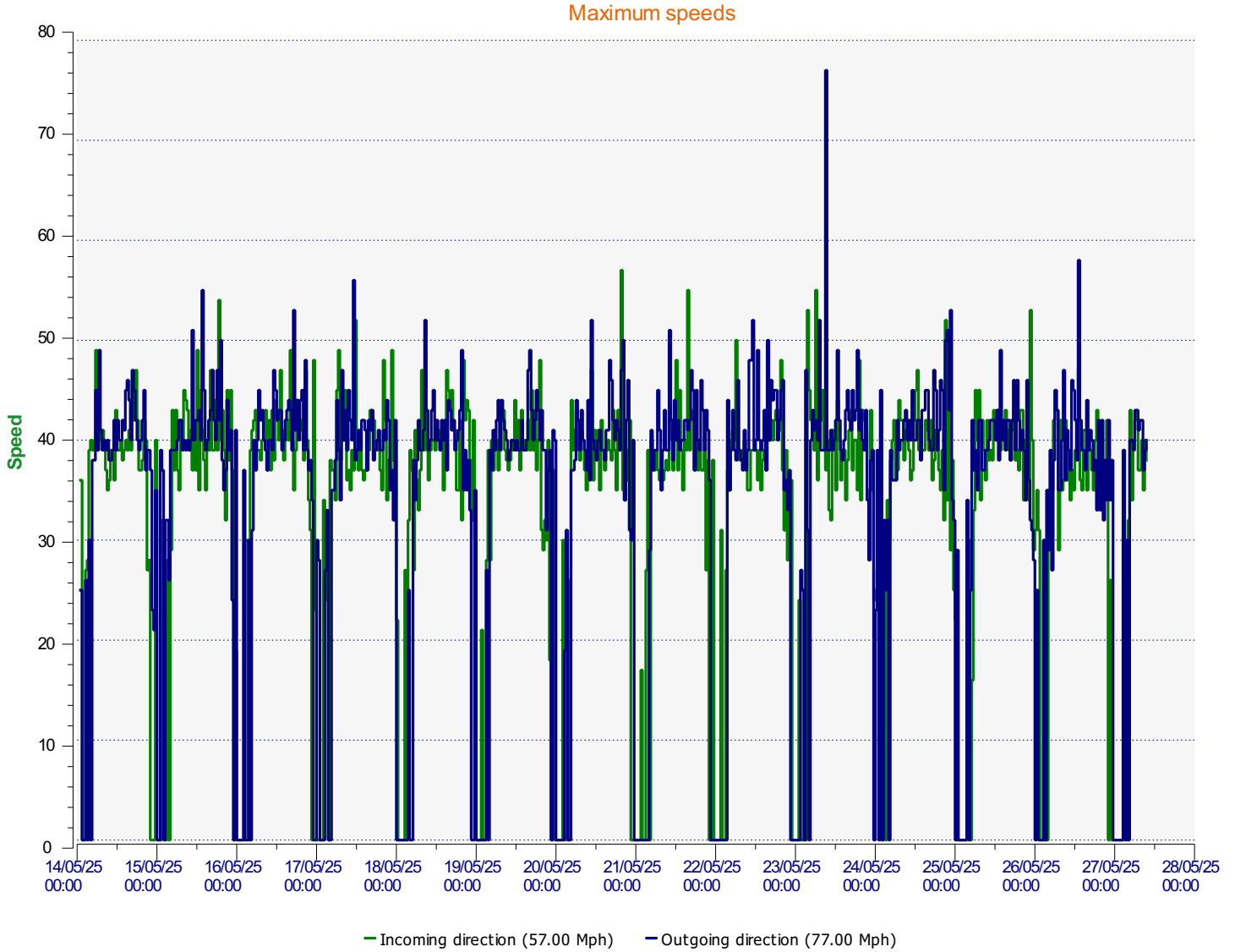


APPENDIX 2.2

**Start date:** Wednesday, May 14, 2025 1:00 AM  
**End date:** Tuesday, May 27, 2025 10:00 AM

**Location:**

**Comments:**



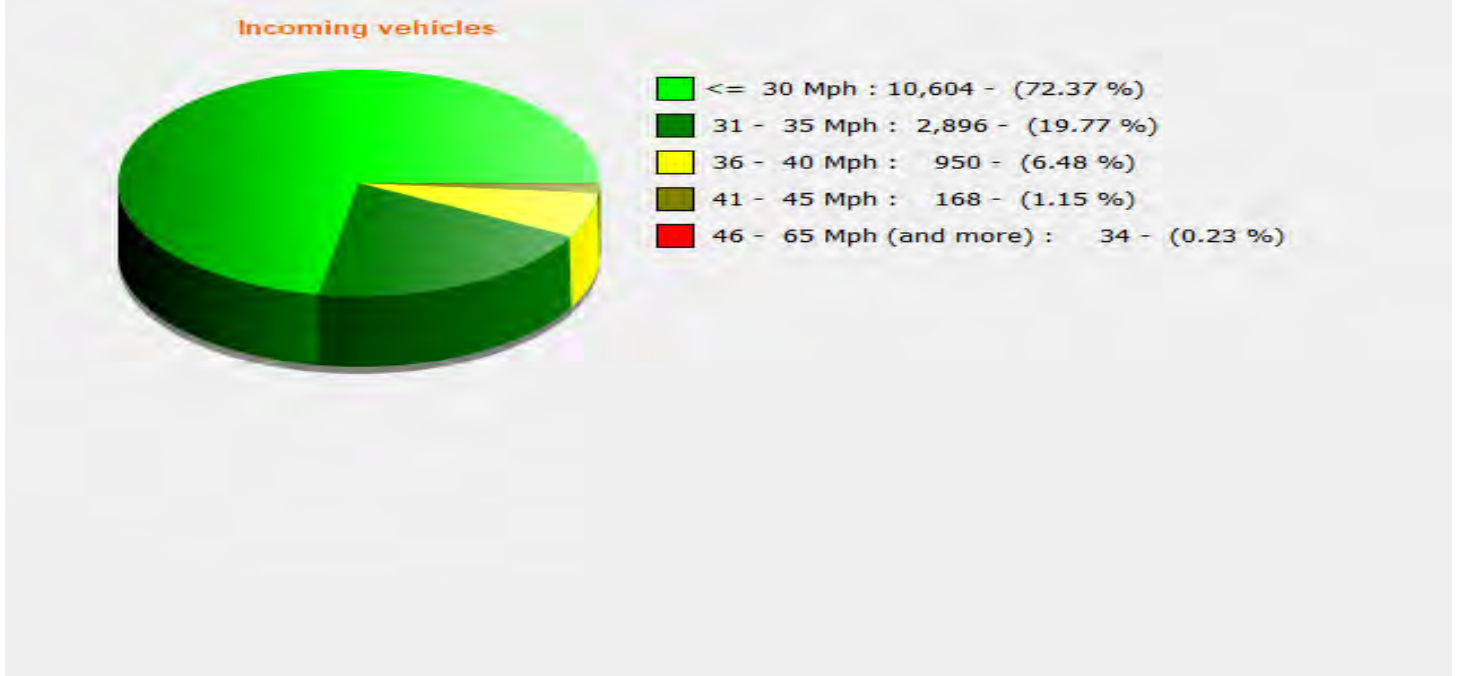


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**Start date:** Wednesday, May 14, 2025 1:00 AM  
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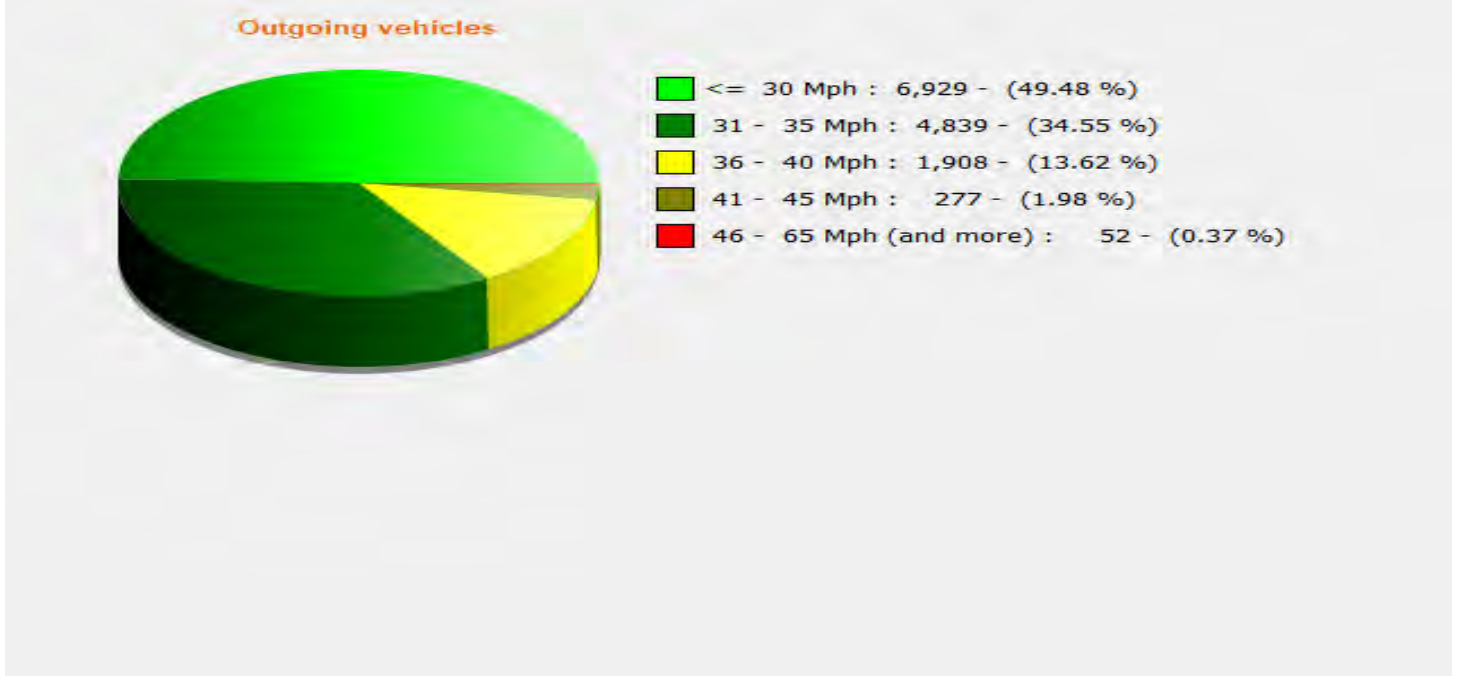


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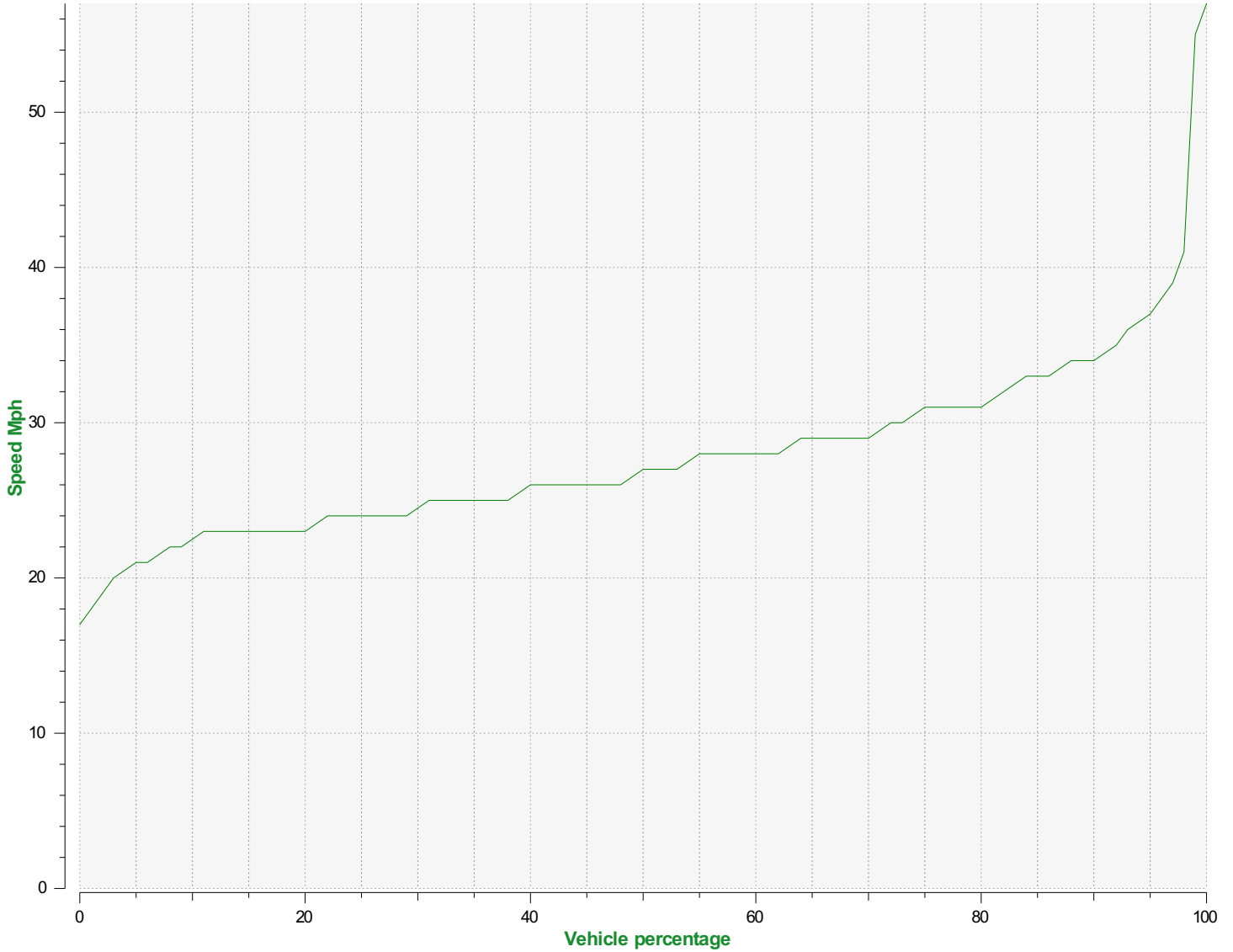


APPENDIX 2.2

**Start date:** Wednesday, May 14, 2025 1:00 AM  
**End date:** Tuesday, May 27, 2025 10:00 AM

**Location:**

**Comments:**



**Speed percentiles (incoming)**

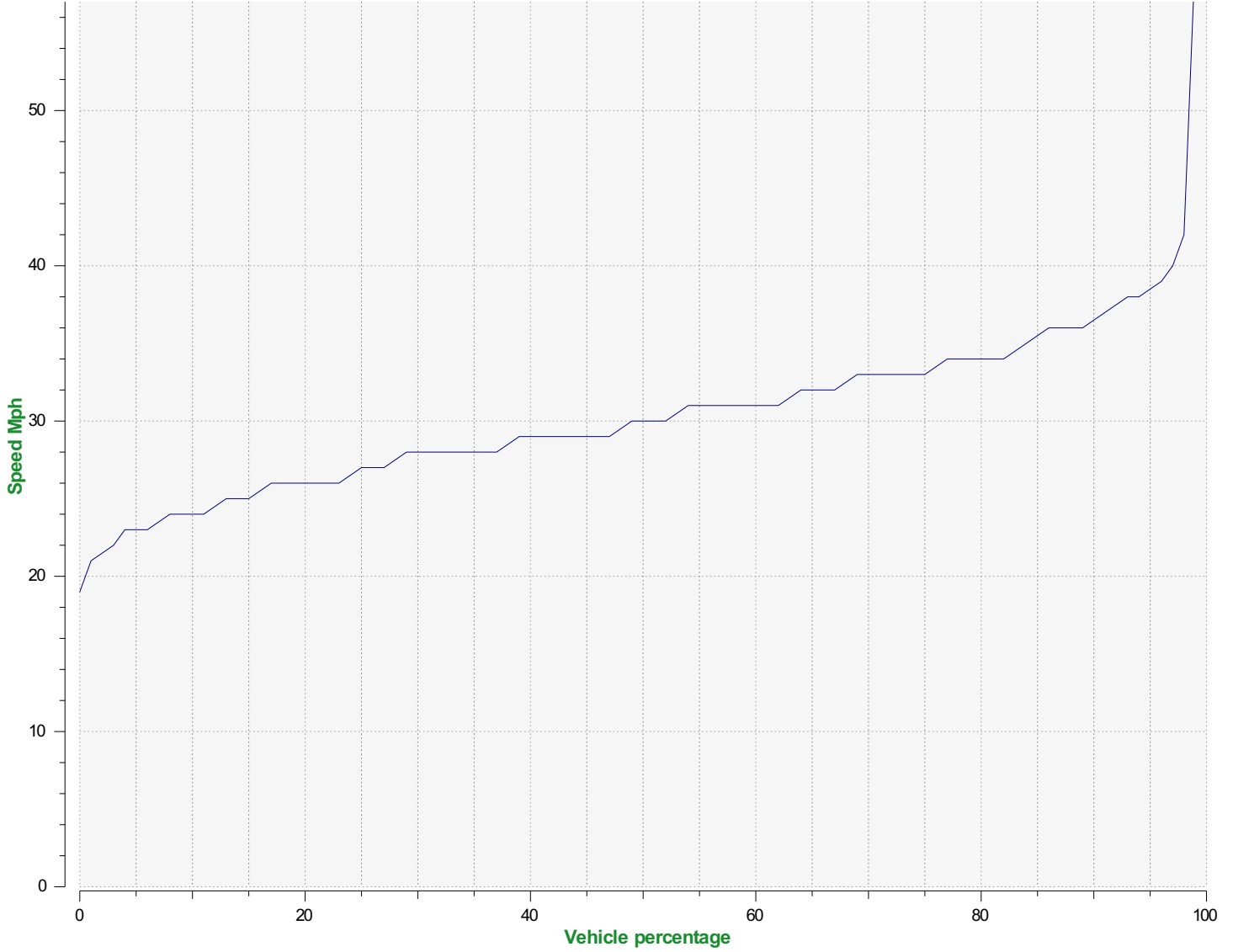
**V30:** 24.00Mph    **V50:** 27.00Mph    **V85:** 33.00Mph

APPENDIX 2.2

**Start date:** Wednesday, May 14, 2025 1:00 AM  
**End date:** Tuesday, May 27, 2025 10:00 AM

**Location:**

**Comments:**



**Speed percentile(outgoing)**

**V30:** 28.00Mph    **V50:** 30.00Mph    **V85:** 35.00Mph

**Start date:** Wednesday, May 14, 2025 1:00 AM  
**End date:** Tuesday, May 27, 2025 10:00 AM

## **APPENDIX 2.2**

**Location:**

**Comments:**

## TOWN CENTRE WORKING PARTY (TCWP)

### Terms of Reference, August 2022 (amended 29.5.25)

#### GLOSSARY

TCWP - Town Centre Working Party; WTP – Wiltshire Towns Programme; MTC – Marlborough Town Council;

#### BACKGROUND

1. The Covid-19 pandemic and associated lockdowns had a significant impact on high streets and town centres across the UK and added to existing challenges including online shopping and out of town retail, conversions into living space and, in some instances, problems of anti-social behaviour. Despite the cessation of Covid restrictions, the closure of the Covid-19 grant schemes and ongoing government support means that businesses are facing an increasingly uncertain future. Exacerbated by the rising cost in living and energy bills we saw a 35% fall in retail spend in April 2022, while services, leisure (including food and drink), and tourism businesses located on the high street are also affected. **The cost-of-living crisis is also an ongoing concern.**
  
2. In light of this challenge, Wiltshire Council allocated £1m a year between 2021-2025 to support activity on market town high streets, to guide partnership working with town councils and high street businesses to develop action plans, projects and strategies that respond to the circumstances and needs of the local community to help
  - Drive footfall and spend to town centres
  - Reach a wider catchment, with a focus on new audiences and inclusion
  - Support an increased retail, community and social function that encourages visits during the day and evening
  - **Support the existing High Street markets and encourage them to continue to thrive and grow**
  - Support perception of the town centre as a place that will create a convenient and attractive destination for both local residents and visitors
  - Extend the visitor season for town centres – providing support through quieter periods.
  
3. Marlborough's share is as follows:
  - **2022-23 - £20,000 'Activity Generation Allocation'**
  - **2023-24 - £25,000**
  - **2024-25 - £25,000**

#### OBJECTIVES

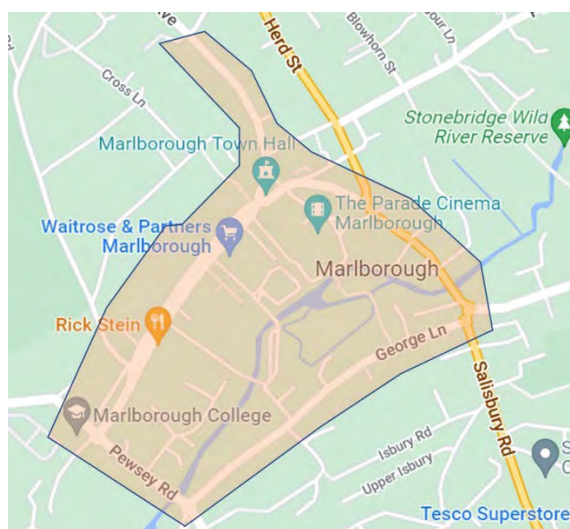
4. The aims of the Town Centre Working Party (TCWP) are to;

## APPENDIX 3

- Identify and secure funding to deliver short-term improvements to the Town Centre by engaging with the Wiltshire Towns Program (WTP) and future year allocations if available
- Use the WTP as a catalyst to develop a vision for the Town Centre with progressive, step by step improvement plans, with distinct outcomes to each element, through engagement with local businesses, organisations and residents.

### SCOPE

5. The Town Centre has been defined by the following map to encompass retail, hospitality, business and green spaces on and around the High Street including The Parade, New Road, London Road, Hillier's Yard, Hughenden Yard, George Lane, Coopers Meadow and Kennet Place.



6. Town Council decision making powers are limited by definition, whilst it has greater capacity to influence. The TCWP will aim to utilise this influence, working with Wiltshire Council and other funders, and potentially added to by MTC, to achieve change.

~~7. Reducing traffic volumes on the A4 and A346 is not within the group's remit. Marlborough Town Council (MTC) has an interest in creating a 'traffic plan' for the town and this group will help co-ordinate and synergise, rather than duplicate initiatives.~~

### ORGANISATION

8. MTC agreed to set up a Working Party of councillors to meet the objectives. It comprises:
  - Cllr Kelvin Shantry – Chair
  - Cllr Kymee Cleasby
  - Cllr Caroline Sadler
  - Cllr Mervyn Hall
  - Cllr Peter Morgan
  - Cllr Jane Davies (WC)
  - Caroline Thomas – resident
  - Town Clerk and other MTC officers as required.

9. Representatives from local businesses, organisations and residents will be sought ~~once the TCWP has agreed its overall approach~~ to ensure meaningful participation by new members.

10. The group will meet in person as and when required.

11. The group will review its composition and approach throughout the term.

### TIMINGS

12. The WTP is looking for input from all market towns by this Autumn to understand their priorities. The TCWP's initial views will be presented, with community consultation in October used to develop the thinking.

13. The WTP is anticipated to run over the next 3 financial years to 2025, so planning needs to move fast to agree the projects we want funded in this period.

14. We can also apply for part of this funding to help develop a longer term more transformational plan, which will in turn help facilitate bids for more significant government funding.

### INITIAL STEPS

#### 15. BACKGROUND TO TOWN CENTRE STUDY

Marlborough is considered by many to be the 'jewel in the crown' of Kennet Valley towns, and the High Street is undoubtedly the centrepiece of the town, and the reason many people visit. Because of its heritage and importance, considerable care must be exercised in making changes, which should conserve and enhance the character of the town and improve the experience of the town for residents, businesses and visitors.

The importance of Marlborough town centre has long been recognised and the local authorities were quick to utilise new legislation aimed at conserving the character of outstanding places. Accordingly, Wiltshire Council designated Marlborough town centre as a Conservation Area in 1971.

National Government also recognised the need to conserve outstanding landscapes of National Importance. The Government agency -- The Countryside Commission -- designated a large area as the North Wessex Downs Area of Outstanding Natural Beauty in 1972. Re-named 'North Wessex Downs National Landscapes' in 2023. This area includes the setting of the town, and also the whole town itself. The designation confirms that the area has the same status in planning importance as National Parks such as the Lake District.

Kennet District Council resolved to prepare a statement aimed at guiding the design of new development in Marlborough Conservation Area, and in 2003 the Marlborough Conservation Area Statement was approved by Kennet District Council and formally adopted by Wiltshire Council as Strategic Planning Authority. This Statement is still the adopted policy for the town centre.

In 2014 Marlborough Town Council and some surrounding Parishes resolved to prepare a Neighbourhood Plan in implementing the powers conferred by the Localism Act 2012. The Marlborough Area Neighbourhood Plan 2021-2036 successfully went through referendum and was officially 'made' in March 2023.

### 16. PUBLIC CONSULTATION

Public consultations carried out during the preparation of the Marlborough Area Neighbourhood Plan identified several issues of concern. A car parking study was carried out which demonstrated a shortfall in dedicated parking facilities. The Neighbourhood Plan is essentially a land use plan and therefore did not address the town centre issues in a detailed way.

Accordingly, in recognition of the fact that there are issues to address which the Neighbourhood Plan does not consider in detail, the Town Council resolved in 2022 to set up a separate working party focussing on the town centre. The area to be included in the study (Plate number -) is larger than the designated Conservation Area, although it is hoped a written design guide prepared by the working party will supplement the adopted Conservation Area Statement.

In June 2022, the new Wiltshire Towns Programme of investment -- £1m each year until 2025 -- was confirmed by Wiltshire Council. The town and parish councils of all 18 Wiltshire towns, the city of Salisbury, plus Pewsey, Tisbury and Downton are all able to bid to Wiltshire Council for allocated funding that can be spent on plans to improve their high streets and attract more visitors to their communities. The money will be allocated on a per head of population basis subject to key criteria being met. Allocation of further high street support funding may be possible if suitable projects are brought forward.

In 2022 a public consultation was carried out to inform the Town Centre work. A questionnaire was issued which resulted in responses from 714 people. [Marlborough Town Council - Town Centre Survey \(marlborough-tc.gov.uk\)](http://marlborough-tc.gov.uk)

The results of that consultation allowed the Town Council to secure a tranche of Wiltshire Council 'Wiltshire Town's Programme' funding available for Marlborough town centre improvements. This sum is £20,000 each for the financial years 2023/24/25.

All these consultations have identified similar attractions of the town; its heritage, location in the AONB near to world heritage sites and within beautiful countryside, variety of independent traders, general ambiance, architectural character, variety of food and drink businesses etc.

On the negative side, concerns over traffic congestion and its impact on air pollution and pedestrian safety and accessibility were raised. Marlborough Town Council and Wiltshire Council joint funded a specialist traffic survey with modelling of vehicle movements to clarify what interventions might improve traffic flows within the town. This project sits with the whole town council and is intended to run separately but in parallel with the responsibilities of the Town Centre Working Party. A report on the findings was produced in

September 2024 and included that there were no local measures that could take place, with the real objective being to de-prime the A346.

## 17. ISSUES

The public consultations have all revealed concern about similar issues; These include;

- inadequate parking for visitors
- inadequate parking for town centre residents
- traffic congestion
- poor air quality,
- poor access to the town
- poor access within the town for the infirm and disabled
- pedestrian safety
- poor facilities for cyclists
- poor visitor information facilities

## 18. GENERAL THEMES

From all this information, surveys and analysis a few general themes have emerged.

These can be summarised as;

- Congestion, traffic and circulation, i.e. the need to improve traffic flows around and within the town centre where possible
- Inadequate off-street parking for all groups including visitors, and residents
- Strategy to improve air quality
- Pedestrian safety, poor access within the town for infirm, disabled, elderly and those with babies in buggies or toddlers
- 
- Lack of sustainable transport including bus services to the town, facilities for cyclists, EV charging points,
- 
- tourism strategy to increase visitor numbers to enhance vitality of local businesses and provide an enjoyable experience for residents and visitors, and improve public transport to nearby attractions such as Avebury, Savernake Forest etc.
- 
- Lack of a green strategy or sustainability generally including in transport, accessibility, recycling, green infrastructure and planting. *Although the Wiltshire Connect bus service which launched in this area in Summer 2023 was very much welcomed.*
- 
- Building in resilience to ground, surface water and river flooding.

- 
- Need for a strategy for improving the appearance of the town in terms of street scene, and better signage, uniform design of street furniture such as bins, street lights, signage, seating, and landscaping.
- 
- Encourage shops & businesses to consider, improve and maintain the appearance of their frontages and curtilage.
- 
- ~~Strategy for the design of shop fronts and illumination~~

## 19. OBJECTIVES

From these general themes the working group will suggest more specific, objectives. Because of the extent of the issues it must be recognised that some of the more significant provisions will take a number of years to address and for improvements to come to fruition.

Inevitably a phased approach to enhancements will be required.

Accordingly, this phase of the work of the Town Centre Working Group will focus on those issues which can be addressed **within say the next five years**. Some of the ideas and suggestions may be relatively small scale but will focus on those with a significant benefit.

These may focus on issues such as

- **Improving inclusivity**  
Improving access and safety for all members of society including elderly, infirm, disabled, people with babies in buggies and toddlers
- **Improving sustainability**  
Providing facilities for cyclists, EV charging points, recycling. A town centre green strategy, improving air quality
- **Improving economic vitality**  
improving signage, access to the town, public access to nearby attractions and from them to Marlborough, improving visitor information, and increasing visitor numbers
- **Improvements to street scene**
- Unified design of street furniture, design guidance for shop fronts etc, introducing some hard and soft landscape features

20. Looking forward, the TCWP will use emerging evidence of trends in ‘high street’ development and also consider

- Ideas proposed by local residents **and businesses** as a catalyst for feedback on what might be possible/desirable.

## APPENDIX 3

- What other towns have achieved/are considering e.g., Frome, Bradford on Avon and Marlow.

**21.** The group will develop its working methodology to respond to the WTP over time.

RSW 28.5.25