

**MARLBOROUGH TOWN COUNCIL
PLANNING COMMITTEE**

Minutes of a meeting of the **Planning Committee** which was held on **Monday, 1 February 2021** at 7pm
via videoconference

PRESENT	Councillor Susie Price Councillor Mark Cooper Councillor Bryan Castle Councillor Mrs Peggy Dow Councillor Nicholas Fogg Councillor Andrew Ross Councillor Alexander Kirk Wilson Councillor Guy Loosmore Councillor Noel Barrett-Morton Councillor Lisa Farrell Councillor Mervyn Hall Councillor Peter Cairns Councillor Andy Wilson Councillor Donald Heath Councillor Jo Waltham	Chair Town Mayor (<i>ex officio</i>)
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ALSO PRESENT	Mrs Shelley Parker Dawn Whitehall Councillor Stewart Dobson Councillor Jane Davies Sue Round Plus 7 members of the public	Town Clerk Administrator Wiltshire Councillor – Marlborough East Wiltshire Councillor – West Selkley Marlborough.News
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PUBLIC QUESTION TIME

Councillor Dobson hoped that Members would support the recommendation at agenda item 9 to consider purchasing an additional Speed Indicator Device for Marlborough to help deter speeding motorists.

Val Compton asked, when considering Residents Parking at agenda item 10, that Members would question whether the requirement set by Wiltshire Council for there to be a 50% support rate was realistic and to take into account all the work already carried out over the years to provide background research information about implementing a residents parking scheme at Kennet Place, where an overnight residents parking scheme allocating the eight parking spaces to the eight houses might provide an opportunity for a trial.

421/20 APOLOGIES
Apologies for absence were received from **Councillor Hillier**.

422/20 DECLARATIONS
Councillors Farrell and Wilson - planning applications for Marlborough College at agenda item 6(j-n) – pecuniary interest.

423/20 CHAIR'S ANNOUNCEMENTS
Wiltshire Council's consultation on its Local Plan was underway. The Chair and some fellow Councillors had joined a recent online event; all Councillors were encouraged to read the Plan and associated Marlborough documents in preparation for the next Planning Committee on 22 February when the agenda would include an item to formulate a response from the

Town Council. Alongside this, another associated consultation about Wiltshire Council's Gypsy and Traveller Development Plan would also be considered.

424/20

MINUTES

RESOLVED: that the minutes of the meeting held 11 January 2021 were approved as a true record and signed by the Chair

425/20

PLANNING DECISION NOTICES

Members noted the Planning Decision Notices that had been issued by Wiltshire Council.

426/20

PLANNING APPLICATIONS

a) **21/00069/FUL** – rear conservatory at 30 Vespasian Road, Marlborough for Mr Graham

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

b) **20/09804/FUL** – conversion of existing garage into living accommodation. First floor side extension, replacement porch, new windows/doors, and new materials to improve external appearance. New separate garage building in front garden with a new drive access, requiring a dropped kerb at 15 West Manton, Manton for Karen Carrington

RESOLVED: that Marlborough Town Council has no objection to this application but comments that there is no reference to the trees at the front of the property and asks that these are inspected if they are affected by the proposals

c) **20/10946/FUL** – proposed rear extension at 88 London Road, Marlborough for Mr S Thorpe

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

d) **20/11582/FUL** – new garage – retrospective application at The Coach House, Back Lane, Marlborough for Mr Tony Kiernan

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

e) **20/11447/FUL** – proposed removal of existing conservatory, replaced with a single storey rear extension and partial garage conversion, installation of a wood stove and fire including associated internal alterations at 6 Priorsfield, Marlborough for Mr and Mrs Rogerson

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

f) **20/11302/FUL** – internal alterations and associated external works to bring the basement of Neates House into habitable use at Neates House, Neates Yard, High Street, Marlborough for Mr & Mrs Terence & Ianthe Blake

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

g) **21/00653/LBC** - internal alterations and associated external works to bring the basement of Neates House into habitable use at Neates House, Neates Yard, High Street, Marlborough for Mr & Mrs Terence & Ianthe Blake

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

h) **20/11304/FUL** – proposal for internal alterations to the first floor to extend the mezzanine area and alter the layout of the bedrooms with associated works to the ground floor, by creating a staircase and external new roof light at Neates House, Neates Yard, High Street, Marlborough for Mrs Ianthe Blake

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

i) **21/00674/LBC** – proposal for internal alterations to the first floor to extend the mezzanine area and alter the layout of the bedrooms with associated works to the ground floor, by creating a staircase and external new roof light at Neates House, Neates Yard, High

Street, Marlborough for Mrs Ianthe Blake

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

Councillors Farrell and Wilson temporarily left the videoconference

- j) **20/10985/LBC** – external refurbishment, including the re roofing of the building, replacement of lead flashings and lead bay roof coverings, repairs to brickwork where cracked and spalled, repointing of areas of poor pointing, repairs to external timber mouldings and timber frame, repairs to windows and doors including replacement of rotten cills, external decoration of windows and timber work at Mount House, Bridewell Street, Marlborough for Marlborough College
RESOLVED: that Marlborough Town Council has no objection to this application
- k) **20/10961/LBC** – internal alterations to partitioning, subdividing existing spaces to provide additional offices, opening up previously blocked up window at A House, Bath Road, Marlborough for Marlborough College
RESOLVED: that Marlborough Town Council has no objection to this application
- l) **20/11242/LBC** – remove existing rotten plywood fascias and soffits replacing with Marley Operal boarding and repair lead flashings to roof lead box gutters at Preshute House, Preshute Lane, Manton for Marlborough College
RESOLVED: that Marlborough Town Council has no objection to this application
- m) **20/11142/FUL** – internal and external alterations and refurbishments at Barton Hill, Bath Road, Marlborough for Mr William Roe, Marlborough College
RESOLVED: that Marlborough Town Council has no objection to this application
- n) **21/00614/LBC** – internal and external alterations and refurbishments at Barton Hill, Bath Road, Marlborough for Mr William Roe, Marlborough College
RESOLVED: that Marlborough Town Council has no objection to this application

Councillors Farrell and Wilson returned to the meeting

427/20

APPLICATION FOR STREET TRADING CONSENT

Members considered an application for street trading consent at George Lane car park:

7 days a week between 18:00-23:00

For the sale of kebabs, burgers, chips and hot and cold soft drinks

In addition to the allowable criteria for determining applications of this type, Members also noted:

- The Town Council and police had made strong representations against similar applications in 2018 and September 2019
- A temporary licence had previously been granted but there were only two occasions when the applicant traded at the location so no monitoring had been possible
- Strong objections from close neighbours who had presented a petition against the 2019 application on the grounds of noise and litter
- The close proximity to the school walking route – if the application was allowed, whether a further application might be made to start trading hours closer to the end of the school day
- The loss of parking spaces
- Safety and the risk of anti-social behaviour – this area was not well lit and was used by local residents to park overnight
- While outside the scope by which objections could be made, Members recognised that many hospitality outlets in the town were experiencing economic hardships as a

result of the Coronavirus pandemic lockdowns, and did not believe it was the right time to introduce more competition

RESOLVED: that Marlborough Town Council objects to this application on the grounds of site safety, the avoidance of nuisance, poor choice of location and loss of parking space

428/20 SAFE RE-OPENING OF THE HIGH STREET

Members had no feedback to pass to Wiltshire Council about social distancing measures in the High Street.

429/20 SPEED INDICATOR DEVICE (SID)

Members noted the Assistant Town Clerk's report and considered whether to purchase a second SID at approximately £2,500:

- Whether to apply for Area Board Grant funding for 50% of the cost to be matched by the Town Council
- Whether a Wiltshire Councillor would be prepared to apply for 100% Area Board funding under a members-led initiative

During a suspension of standing orders, Wiltshire Councillor Dobson offered to submit an application for a new SID as a Member- led initiative

RESOLVED: to support Councillor Dobson in making a members-led initiative application to the Marlborough Area Board for funds to purchase a second Speed Indicator Device for Marlborough

430/20 RESIDENTS PARKING

Members noted the Town Clerk's report about the current situation with residents parking schemes. Discussion points included:

- During the pandemic, Wiltshire Council officers were redeployed to support COVID efforts with waiting and parking restrictions and residents parking schemes being discretionary rather than mandatory services
- Some frustration from Members and residents that lack of resource at Wiltshire Council meant that new schemes were unlikely to be considered before 2022
- Recognition of the research already undertaken by Mrs Compton on behalf of residents of Kennet Place and support for a community-led pilot scheme for residents parking at that location – an opportunity to learn before pursuing any other schemes
- Whether Wiltshire Councillors would be able to seek flexibility from officers to consider introducing a pilot scheme at Kennet Place earlier than 2022
- That residents of Culvermead Close, St Martins, The Green and Kingsbury Street had also asked for changes to waiting and parking restrictions and/or residents' schemes to be considered
- Whether introducing residents parking would lead to increased parking issues in other locations

The Town Clerk agreed to follow up with officers at Wiltshire Council, sympathising with current resourcing issues and asking how the suggestion of a small pilot scheme in Kennet Place could be taken on before 2022

431/20 LOCAL TRANSPORT STUDY

Members noted a verbal update from the Chair about commissioning a local transport study which included feedback from discussions with Lacock Parish Council where a similar exercise was being undertaken. Main points were:

- That the process towards commissioning a Transport Study was a long one and required community support
- It was an expensive undertaking
- That the project fell outside of the scope of the Community Area Transport Group (CATG)
- That it would be important to involve the local MP and Wiltshire Ward Councillors
- That Wiltshire Council, if a contributor, was likely to insist on its own contractor being appointed to conduct the study
- Wiltshire Council generally used housing developments to inform future transport needs, but would consider options as long as a clear scope was defined
- Whether a solutions-led approach could be drawn together, for example de-priming the A346; a bypass; intelligent traffic lights to replace roundabouts to improve traffic flows
- Whether the support of multiple Area Boards would be required
- That a single strategy should draw together all the issues such as a desire to reduce the volume of through HGV traffic; improving air quality; improving parking
- Whether Wiltshire Councillors could pursue other potential local authority budgets (Wiltshire Councillor Davies had referred to an Air Quality budget at a previous meeting)
- Whether to hold a workshop or public meeting to agree a way forward
- Whether to seek advice from traffic planning consultants and/or Wiltshire Council Highways Engineers
- That introducing traffic lights in Devizes had reduced queues of traffic as well as air pollution

It was agreed that the Town Clerk add this as an agenda item at a future meeting

432/20

WILTSHIRE AREA LOCALISM AND PLANNING ASSOCIATION (WALPA)

Members noted an update from WALPA, which had written to MPs and the press to raise concerns about protecting the future of neighbourhood planning in Wiltshire. **Councillor Cairns** was the Town Council's representative at WALPA.

433/20

CLIMATE EMERGENCY WORKING GROUP

Members noted a report by the Town Clerk and the minutes of recent Working Party meetings. A number of recommendations were considered:

RESOLVED: (i) to agree a name for the group at the next meeting

RESOLVED: (ii) to invite agreed representatives to attend the next Working Party meeting to allow for introductions and discussions around their existing initiatives

RESOLVED: (iii) to write to Wiltshire Council street lighting team regarding the potential for a lighting curfew

RESOLVED: (iv) to ask the Working Party to consider recommending a response to the Local Plan Review on addressing climate change and biodiversity at the Planning Committee meeting on 22 February 2021

RESOLVED: (v) to contact Wiltshire Council regarding potential funding for electric charging points, seeking clarification as to whether the infrastructure was already in place in the High Street to support any future installations

RESOLVED: (vi) to contact the Bradford upon Avon Climate Emergency Group to invite them to discuss their initiatives

RESOLVED: (vii) to investigate Zero Carbon tools for the purposes of carrying out an internal audit

RESOLVED: (viii) to write to Danny Kruger, MP seeking support for the work of the Climate Emergency Working Group and requesting clarification on local initiatives

RESOLVED: (ix) to ask the A&OS Committee to consider reopening discussions on the completion of the cycleway to the south of the town, and access to associated CIL funding generated by the development of Savernake View

RESOLVED: (x) to recommend that the Staffing Committee make provision for the recruitment of a Climate Emergency Officer in the 2022/23 budget

RESOLVED: (xi) to recommend to the A&OS and Property Committees that full consideration is given to the carbon neutral and energy efficiency opportunities in the development of the new workshop

RESOLVED: (xii) to recommend to the A&OS Committee that when a decision is made to commission an ecological survey of the Common (in association with the proposal for a third pitch) that consideration is given to expanding this work to include all Town Council open spaces, budgets/funding permitting

434/20

TEMPORARY ROAD CLOSURE

Members noted that under Section 14(1) of the Road Traffic Regulation Act 1984, Wiltshire Council had issued notice TTRO 6990 to close temporarily:

A4 (part) Savernake, Mildenhall and Little Bedwyn

Between 19:00-06:00 from 23 February until 10 March

To enable resurfacing work to be carried out.

435/20

NEIGHBOURHOOD PLANNING

The Regulation 14 formal consultation on the Pre Submission Document (Draft Neighbourhood Plan) began on 18 January and would close on 8 March. Most homes in the neighbourhood area had already received leaflets as part of an ongoing promotional campaign. **Councillor Hall** asked Members to encourage local people to get involved and respond to the consultation which would provide protection to the town from speculative development while meeting social needs. The next online consultative event would take place on Wednesday, 24 February at 7pm.

The meeting closed at 8.28 pm

Signed: Date:

Chair