

**MARLBOROUGH TOWN COUNCIL  
PLANNING COMMITTEE**

Minutes of a meeting of the **Planning Committee** which was held on **Monday, 3 February 2020** in the **Court Room, Town Hall, Marlborough** at 7.00 pm

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**PRESENT:** Councillor S. Price  
Councillor M. Hall  
Councillor B. Castle  
Councillor Mrs P. Dow  
Councillor N. Fogg  
Councillor A. Ross  
Councillor G. Loosmore  
Councillor M. Cooper  
Councillor A. Wilson  
Councillor D. Heath  
Councillor V. Hillier

Chair  
Town Mayor (*ex officio*)

**ALSO PRESENT:** Mrs S. Parker  
Mrs D. Whitehall  
Councillor S. Dobson  
Mr N. Goodwin  
Ms N. Hinman  
Plus 23 members of the public

Town Clerk  
Administrator  
Wiltshire Councillor – Marlborough East  
Marlborough.News  
Gazette & Herald and Wiltshire Times

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**PUBLIC QUESTION TIME**

There were no questions.

**439/19 APOLOGIES**

Apologies for absence were received from Cllrs. Kirk Wilson, Barrett-Morton, Farrell and Cairns.

**440/19 DECLARATIONS OF INTEREST**

Cllr. Castle – agenda items 6(a) & (b) – planning application at St Peter’s School – non-pecuniary.

**441/19 CHAIR’S ANNOUNCEMENTS**

It was good news to hear about the success at last week’s Eastern Area Planning Committee thanks to the call-in issued by Cllr. Nick Fogg around the Town Council’s objections to the application for a dentist’s surgery at 116 High Street. The application was refused. Thank you to Cllrs Fogg, Loosmore, Cooper and the Assistant Town Clerk as well as to Cllr. Dobson and his wife, former Mayor, Marian Hannaford-Dobson, who went along and spoke. There would be a future agenda item so that Members could consider whether to register the building as a Community Asset.

The Chair thanked David Milligan of Sherbourne Developments for showing her and fellow Councillors around the St Peter’s site on Friday 31 January and for discussing concerns raised by the community.

Nicola Hinman, Marlborough’s new journalist at the Gazette and Herald, was welcomed to the meeting.

**442/19 MINUTES**

**RESOLVED:** that the minutes of the meeting held Monday, 13 January 2020 were approved as a true record and signed by the Chair

**443/19 PLANNING DECISION NOTICES**

Members noted the Planning Decision Notices issued by Wiltshire Council.

**444/19 PLANNING APPLICATIONS**

- a. **19/10631/FUL** – Conversion of former school building to form a 23 bedroom hotel with restaurant and bar, conversion and extension of outbuildings to accommodate an ancillary gym/spa and to form a dwelling, and the construction of 7 new-build dwellings at rear, together with parking and associated works at St Peters Junior School, The Parade, Marlborough for Sherbourne Developments Ltd

Discussion points included:

- The development would preserve an iconic, listed building
- There had once been an entrance in the same place the new entrance was proposed
- There was full support for the development itself, but Members raised concerns about parking provision and the knock-on impact. Comments on parking included:
  - The on-site parking provision met the minimum requirements based on 23 hotel rooms and for the new homes but, did not include spaces for the restaurant as set out in Wiltshire Council's own Car Parking Strategy (1 space per 25m<sup>2</sup>).
  - Parking was already an issue in the Parade and with a new cinema due to open in 2020, there would be added competition for parking spaces
  - Lower paid staff would be unlikely to afford public car parking charges and public transport options were limited or lacking altogether in the evenings
  - Whether a residents parking scheme could be introduced for the Parade/Kennet Place area
  - Alternative parking included the Recreation Ground (not heavily used during the evening) and whether the nearby Hilliers Yard (Waitrose) car park should be used by patrons/staff (currently free after 6pm)
  - Whether the hotel operator could offer an incentive to diners to reimburse public car park fees

During a suspension of Standing Orders, a representative for Sherbourne Development answered questions about parking and confirmed that expert advice had been followed in terms of the number of parking spaces included in the plans. He also confirmed that the hotel would be sold on to a third party operator – one interested party had suggesting reducing the number of guest bedrooms from 23 to 17, which would release 6 spaces for diners or staff.

A proposal was put forward and seconded: "To welcome and support the application but that the Town Council would expect to see additional car parking spaces on site to meet hotel and restaurant standards as set out in Wiltshire Council's Car Parking Strategy".

Before the proposal went to a vote, an amendment was proposed: "To welcome and support the application but, expect to see a strategy for car parking provision from the developers".

**RESOLVED:** that the amendment was approved

**RESOLVED:** that Marlborough Town Council welcomes and supports this application but would expect to see a strategy for car parking provision from the developers

- b. **19/11249/LBC** - Conversion of former school building to form a 23 bedroom hotel with restaurant and bar, conversion and extension of outbuildings to accommodate an ancillary gym/spa and to form a dwelling, and the construction of 7 new-build dwellings at rear, together with parking and associated works at St Peters Junior School, The Parade, Marlborough for Sherbourne Developments Ltd  
**RESOLVED:** that Marlborough Town Council welcomes and supports this application but would expect to see a strategy for car parking provision from the developers
- c. **19/11865/FUL** – Proposed demolition of detached single garage/workshop and replace with new detached single garage/workshop at 11 Poulton Cottages, Tin Pit, Marlborough for Mr Stefan Kwiatkowski  
**RESOLVED:** that Marlborough Town Council has no objection to this application and requests a condition for the Copper Beech tree to be retained and to be protected during construction work
- d. **20/00192/FUL** – Erection of 2 x 1-bedroom flats (retrospective application per consent 15/05409/FUL) at Land at Baylie Acre, Marlborough for Mr N Rossiter  
**RESOLVED:** that Marlborough Town Council has no objection to this application
- e. **20/00192/FUL** – Proposed internal alterations to the ground and first floor. Replace kitchen windows with French doors at 40 London Road, Marlborough for Mr & Mrs Bates  
**RESOLVED:** to defer to the meeting on 24 February 2020
- f. **20/00206/FUL** – Replace kitchen windows with French doors at 40 London Road, Marlborough for Mr & Mrs Bates  
**RESOLVED:** to defer to the meeting on 24 February 2020
- g. **19/11058/FUL** – Change of use of first and second floors from C3 (residential) to A3 use to facilitate extension of café at Bunces, 100 High Street, Marlborough for Mr Joe Bunce  
**RESOLVED:** that Marlborough Town Council has no objection to this application

445/19

**WORK TO TREES**

**20/00780/TCA** – 1 x Laburnum tree – remove lower limb to clear roof and prune & thin remainder of tree at 10 Kingsbury Street, Marlborough for Mrs D Foy  
**RESOLVED:** that Marlborough Town Council has no objection to this application

446/19

**COMMUNITY AREA TRANSPORT GROUP (CATG)**

Members noted the minutes of the most recent CATG meeting and considered two highways improvement requests.

Traffic Survey of Salisbury Road/London Road mini roundabouts

A Highways Improvement Request had been put forward by Savernake Parish Council to conduct a study to relieve a bottleneck at Salisbury Road/London Road which was causing long tailbacks along the A346:

- At peak times, traffic tails back through Marlborough along the A346 into Savernake Forest as far as Cadley
- Savernake Parish Council was seeking support for a survey to investigate whether alternatives such as traffic lights might improve the situation
- The flow of traffic through the town was chiefly governed by 5 roundabouts
- Two potential study options were discussed – to either focus on the Salisbury Road/London Road junctions, or to include all 5 roundabouts in the town, as the A346 south of Marlborough was not the only route that became busy during peak travel

times. If the latter option was preferred, it would provide the opportunity to conduct a strategic study of traffic flows for the whole town, although such a study was likely estimated to cost around £20,000 and would be beyond the scope of CATG

- CATG endorsement in principle would provide further support to pass the request to Wiltshire Council Highways
- It was too early to discuss exact costs of either the study or remedial works, or whether neighbouring parishes could contribute towards the costs

**RESOLVED:** (i) to support a Highways Improvement Request for a strategic study of traffic flows through Marlborough to include all roundabout junctions

Alterations to the A4 at Manton to improve road safety and provide traffic calming

The Manton Residents Association (MRA) had requested 5 changes to the A4 Bath Road at Manton aimed at improving road safety and providing traffic calming at the eastbound gateway into Marlborough. Discussion points included:

- MRA had taken advice from Wiltshire Council's Highways Engineer
- Although previously rejected by CATG as too big and/or complex, it was hoped that following further discussions the proposals could be reconsidered
- Whether the 5 changes could be prioritised
- That the MRA should be commended on the work undertaken towards the proposals

**RESOLVED:** (ii) to support a Highways Improvement Request for 5 changes to the A4 Bath Road at Manton to improve road safety

**447/19 HIGHWAYS AND ENVIRONMENT NEWSLETTER**

The January 2020 Wiltshire Council newsletter was noted.

**448/19 NEIGHBOURHOOD PLANNING**

The current focus was on the Conservation Area. A consultant had identified important sites which were not currently listed buildings, along with places providing scenic views etc. The Conservation Area Statement, published by Kennet District Council in 2003, was now quite old and the ongoing work would provide an update and enhancement to it in order that the Plan could provide a better level of protection.

The meeting closed at 8.03 pm

Signed: ..... Date: .....  
Chair