

**MARLBOROUGH TOWN COUNCIL
PLANNING COMMITTEE**

Minutes of the **Planning Committee** which was held
Monday, 5 October 2020 at 7 pm via videoconference

PRESENT: Councillor Susie Price Chair
Councillor Mark Cooper Town Mayor (ex officio)
Councillor Bryan Castle
Councillor Nicholas Fogg
Councillor Andrew Ross
Councillor Alexander Kirk Wilson
Councillor Guy Loosmore
Councillor Mervyn Hall
Councillor Peter Cairns
Councillor Andy Wilson
Councillor Donald Heath
Councillor Jo Waltham

ALSO PRESENT: Mrs Shelley Parker Town Clerk
Dawn Whitehall Administrator
Councillor Stewart Dobson Wiltshire Councillor – Marlborough East
Susan Round Marlborough.News
Plus 8 members of the public

PUBLIC QUESTION TIME

Councillor Dobson referred to the outline planning application for the former police station at George Lane and urged the Town Council to engage early in order to have a say in the name of the development. He added two suggestions: Constabulary Court or Coppers Place. **The Chair** thanked him for his suggestions.

Anne Schwodler (Head of Marlborough St Mary's School) asked on behalf of the governors and herself that Members to take account of concerns regarding safeguarding and child protection risks due to the proximity of the proposed development at the former police station because a path that runs along the school grounds as well as the playground would be within view of the development. Anyone with ulterior motives would have clear sight and be able to take note of the regular movements of pupils coming to and from school, sometimes unaccompanied. **The Chair** would take these concerns into account during the relevant agenda item.

Kymee Cleasby asked how much input the Town Council could have to the Government White Paper *Planning for the Future*, and whether planning professionals had been consulted as part of the process of considering the Town Council's response. **The Chair** confirmed that the Town Council was working closely with the Marlborough Area Neighbourhood Plan Steering Group which had already given the paper close scrutiny but that other input had not been sought.

226/20

APOLOGIES

Apologies for absence were received from **Councillors Dow, Barrett-Morton and Hillier**.

227/20

DECLARATIONS

There were no declarations of interest

228/20 CHAIR'S ANNOUNCEMENTS

There were no announcements.

229/20 MINUTES

RESOLVED: that the minutes of the meeting held Monday, 21 September 2020 were approved as a true record of the meeting and signed by the Chair

230/20 PLANNING DECISION NOTICES

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

231/20 PLANNING APPLICATIONS

- a) **20/07157/FUL** – Partial demolition and remodelling of existing school and erection of new classrooms over existing at Preshute Primary School, High Street, Manton for Mr Simon Baldock

During a suspension of Standing Orders the applicant and architect answered questions about how the work would be conducted given the close proximity to existing buildings (to be set out in a method statement) and how the design, particularly of phase 2, would incorporate environmentally friendly design to the fabric of the building as well as installation of photovoltaic panels on the roof.

The **Town Mayor**, although unable to vote, praised the proposals recognising that the school's iconic old building would remain intact as an important part of Manton's heritage while ensuring the school could expand and remain in the village to serve Manton children for generations to come.

RESOLVED: that Marlborough Town Council supports this application and has no objections

Some members of the public left the meeting and one joined

- b) **20/07915/OUT** – Demolition of former police station and erection of dwellings and apartments with associated access at Wiltshire Police, George Lane, Marlborough for Kim Glenister

The **Chair** noted letters had been submitted asking for the inclusion of "swift bricks" to support wildlife, and to ask for conditions relating to an adjacent car park during the build phase. During a suspension of Standing Orders Members discussed Marlborough St Mary's School's concerns about safeguarding and child protection. Some type of screening such as evergreen trees, or obscured glass were suggested as mitigation. A main concern from the school was that the path – and children using it - within the grounds of the school that runs alongside the development and joins the public footpath between George Lane and Van Diemens Close should not be visible from the new development.

The **Town Clerk** had spoken to the Planning Officer and reminded Councillors that this was an outline planning application. Other points from that discussion included that the applicant - Wiltshire Police - had a duty to design out crime. Core Policy 57 could also provide guidance about design and amenity for the development. On another note, the **Town Clerk** had received assurances that the developers would be open to suggestions about the name of the development and that the desire to retain the blue lamp and historic masonry would be taken into account.

Members asked that names for the development should be discussed at a future meeting.

RESOLVED: that Marlborough Town Council has no objection to this application conditional on safeguarding concerns being addressed to the satisfaction of Marlborough St Mary's School and that the historic masonry and blue lamp will be retained

Some members of the public left the meeting

- c) **20/06896/VAR** – Variation of Condition 10 of 15/01052/OUT (Residential development and associated works) at Land off Rabley Wood View, Marlborough for GreenSquare Homes

There were concerns that the details of how surface water would be discharged had still not been made available, although another meeting with the developers was likely to take place soon when this could be discussed alongside the transfer of the amenity land to the Town Council.

Members noted this application.

- d) **20/07254/FUL** – New detached garage and conversion of existing garage to playroom at 6 Culvermead Close, Marlborough for Mr & Mrs T Eastham

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

- e) **20/07688/FUL** – Proposed alterations, extensions and associated works at Eastholme, Blowhorn Street, Marlborough for Mr & Mrs D and S Morris

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

- f) **20/08061/FUL** – Two storey rear extension at 22 Chiminage Close, Marlborough for Mrs Gillian Richards

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

- g) **20/07816/FUL** – Proposed single storey extension to side elevation at 3 White Horse Road, Marlborough for Mr & Mrs Peters

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

- h) **20/07457/FUL** – Proposed single storey side and rear extension, new open front porch and associated internal alterations at 1 Poulton Crescent, Marlborough for Mr D Mullan

RESOLVED: that Marlborough Town Council has no objection to this application and requests confirmation that no works to trees – in particular a Beech tree – would be required

- i) **20/06669/FUL** – Installation of floodlighting at existing skatepark at Marlborough Skatepark, Marlborough Youth & Community Centre, St Margaret's Mead, Marlborough for Clare Harris

This application was noted.

232/20

WORK TO TREES

20/08182/TPO – Re-pollard 2 Field Maple to previous pruning points (T1); 20% reduction and thin to 1 Silver Birch at 24 Thompson Way, Marlborough for Ms A Baldock

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

233/20

PLANNING FOR THE FUTURE

Members again noted a white paper setting out proposed reforms to radically overhaul the planning system in England and considered responses to two consultations:

Planning for the Future – The Planning White Paper

The Marlborough Area Neighbourhood Plan (MANP) Steering Group had already considered its response and had shared its responses with the Town Council, and the **Chair** appreciated its work. Taking the MANP responses as a basis, she outlined the changes that would be needed for a Town Council response, as well as commenting on several questions.

There was general dismay at the implications for the move away from local planning control to central government: an example was the small but important contribution that could be made to influence building design to be in keeping with the area. Members felt it was important to retain local influence in future, although this could be retained to some degree where up to date Neighbourhood Plans were in place. No questions in the paper allowed this to be reflected.

Transparency and competition: a call for evidence on data on land control

The MANP Steering Group had declined to respond as it was felt to be highly technical not relevant to the work of MANP but the Chair urged Members to read and consider it carefully. The ability to challenge the power of major developers was already limited so any changes to the planning systems would have an impact.

Members were interested to know how other Town Council were responding to the consultation.

Councillor Cairns confirmed that the recently formed Wiltshire Area Localism and Planning Alliance (WALPA) of town and parish councils was due to receive a briefing from Wiltshire Council on Friday 9 October to cover areas of concern, and in particular issues surrounding Wiltshire Council's five year land supply as well as a requirement for Neighbourhood Plans to be updated every two years. Letters had already been sent to the five Wiltshire Members of Parliament asking for their support.

Members agreed that more time would be needed to review both consultations and prepare a response. This would be done via a one-off Working Party to which all Planning Committee members would be invited, with the recommendations presented at the next Planning Committee meeting on 26 October 2020.

RESOLVED: to hold a one-off Working Party to prepare draft responses for approval at the Planning Committee meeting on 26 October 2020

234/20

RE-OPENING OF THE HIGH STREET SAFELY

Members noted the Town Clerk's report. Discussion points included:

- It was good news that the need for safe social distancing measures in Kingsbury Street had been recognised as a priority by the Community Area Transport Group
- Hospitality outlets taking advantage of temporary pavement licenses were being canvassed on whether they wished to continue into the winter (so far only one did not)
- Where outdoor heaters were being considered by hospitality outlets, the use of infra-red heaters to discourage the use of gas cylinders was suggested in line with the recent declaration of a climate emergency
- The temporary changes to the layout appeared to have been a great success
- Members were glad to see The Wellington Arms had re-opened, but noted that options for outdoor seating would be limited because of its proximity to a disabled parking bay
- There were signs of activity within the Green Dragon and Members hoped this meant it too would be re-opening soon. As Caffe Nero did not wish to continue with outdoor seating into the winter, the re-positioning of the bull barriers was suggested

as a practical option if a proprietor intended to apply for a temporary pavement licence

- Free Parking Fridays at George Lane car park would continue until and including Friday 16 October
- Whether data was available on the impact of free parking on footfall and that local traders should be canvassed for opinion on free parking in the lead up to Christmas
- Support for offering a similar free parking scheme to help retailers during the Christmas shopping period, perhaps this time in the High Street. Costs would be obtained for discussion at the meeting on 26 October 2020
- That the Town Council should continue to support traders in any way it could while COVID restrictions remained in place

RESOLVED: to feed back to Wiltshire Council to update requirements from traders on their continuing needs for temporary changes to the road layout

235/20

COMMUNITY AREA TRANSPORT GROUP (CATG)

Members noted the Town Clerk's report and the minutes of the CATG meeting held 17 September 2020. Points of note included:

- Marlborough now had two projects in the top five priority list at CATG
- A speed limit review at Frees Avenue remained a priority, and Members thanked Avebury Parish Council for agreeing to move a project to the reserve list to facilitate this. It was noted potential further funds from the Town Council might be required for this project
- Safe social distancing measures in Kingsbury Street had also been made a priority project. This had necessitated the safe crossing point for Kingsbury Street moving down into the reserve list. Wiltshire Councillor Jane Davies had offered to raise the request for Area Board funding to support the Kingsbury Street project at a forthcoming Steering Group meeting
- A suitable site in Kingsbury Street was still being sought so that a Speed Indicator Device could be mounted there. One resident had indicated they would have no objection to it being located next to their residence
- A Highways Improvement Request asking for Public Footpath MARL28 between George Lane and Van Diemens Close to be widened to allow for safe social distancing had been approved at the last Planning Meeting and had been forwarded to Wiltshire Council. It was due to be considered at the CATG meeting on 10 December 2020
- The Town Council's budget for CATG projects for the remainder of the financial year was £7,000 and though so far unspent a large proportion had already been committed to projects

RESOLVED: (i) that Members noted that decisions around contributions to social distancing measures in Kingsbury Street and the traffic survey at Frees Avenue may need to be made once the outcome of applications for funding from the Area Board were known

RESOLVED: (ii) that Members agree that research around the suitability of a lighting column at Kingsbury Street for the siting of a Speed Indicator Device (SID) be taken forward

236/20

EMERGENCY PLANNING WORKING PARTY

Members noted a report by the Assistant Town Clerk and the minutes from the recent Working Party meetings together with the outcome of a consultation with volunteers and users of the Coronavirus Community Volunteer Scheme. Comments included:

- General consensus that the volunteer scheme had been well organised, and the feedback from the recent surveys confirmed this
- As a volunteer herself, **Councillor Waltham** felt that the scheme had well executed and that as a volunteer she had felt well supported
- The Assistant Town Clerk continued to make preparations for future requirements as the pandemic continued
- Whether the Working Party should consider preparing a recovery strategy in line with other town councils
- Whether plans were in place should localised lockdowns be required in future
- The **Town Clerk** was attending regular update meetings with Wiltshire Council and the next meeting would take place on 13 October 2020

237/20

NEIGHBOURHOOD PLANNING

Wiltshire Council's six week consultation on the redesignation of the Neighbourhood Area was under way. This would be followed by the first public consultation on the plan itself the end of November or early December. Timescales still allowed for a referendum to take place in May 2021.

The meeting closed at 8.26 pm

Signed: Date:

Chair