

**MARLBOROUGH TOWN COUNCIL  
PLANNING COMMITTEE**

Minutes of a meeting of the **Planning Committee** which was held on **Monday 11<sup>th</sup> January 2016**  
in the **Council Chamber, Town Hall, Marlborough** at 7.00 pm

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<b>PRESENT</b>	Councillor M. Hall Councillor M. Rose Councillor N. Fogg Councillor N. Barrett-Morton Councillor A. Ross Councillor A. Kirk Wilson Councillor L. Farrell Councillor R. Allen Councillor B. Lam Councillor A. Light	Chairman Town Mayor ( <i>ex officio</i> )
<b>ALSO PRESENT</b>	Mrs S. Parker Mrs D. Whitehall Mrs S. Pryor Plus 2 members of the public	Town Clerk Administrator The Adviser

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**PUBLIC QUESTION TIME**

There were no questions.

**425/15**

**APOLOGIES**

Apologies for absence were received from Cllrs. Dobson, Hannaford-Dobson, Castle, Dow, Loosmore and Cook.

**426/15**

**DECLARATION(S) OF INTEREST**

There were no declarations of interest.

**427/15**

**CHAIRMAN'S ANNOUNCEMENTS**

Wiltshire Council was reviewing its Public Transport Strategy and service delivery which included the Council-supported bus services. This was as a result of growing pressures on the Council's budgets so that funding was no longer available to continue delivering supported bus services at the level envisaged when the Local Transport Plan was published in 2011. Wiltshire Council was keen to hear the views of bus users, residents, stakeholders and other interested parties to help shape a new Public Transport Strategy. No decisions had been made yet and a public consultation had just started which would run until 4<sup>th</sup> April. The Town Council would promote this locally and obtain hard copies. This consultation would come to the Planning Committee for a corporate response over the next couple of months.

Members were invited to a presentation by developers for a proposed amalgamated St Mary's and St Peter's Primary School on Tuesday 26<sup>th</sup> January at 3.30 pm as part of a public consultation exercise. The Town Clerk would circulate further details.

428/15

**MINUTES**

**RESOLVED:** that the minutes of the meeting of the Planning Committee held on the 14<sup>th</sup> December 2015 were a correct record and signed by the Chairman.

429/15

**PLANNING DECISION NOTICES**

Members noted the following Planning Decision Notices which had been issued by Wiltshire Council –

**APPROVED**

- a) **15/09146/FUL** – change of use of upper parts from alternative therapy centre to single dwelling at 6 London Road, Marlborough for Mr & Mrs M Fernley  
**MTC – no objection**  
**WC – approve with conditions**
  
- b) **15/09274/LBC** – change of use of upper parts from alternative therapy centre to single dwelling at 6 London Road, Marlborough for Mr & Mrs M Fernley  
**MTC – no objection**  
**WC – approve with conditions**
  
- c) **15/09334/FUL** – new rear vehicle entrance, retaining wall and car parking area at The Coach House, Back Lane, Marlborough for the executors of Jean Wheeler  
**MTC – object due to inadequate evidence of vehicular access**  
**WC – approve with conditions**
  
- d) **15/09951/FUL** – installation of a TV aerial onto a Vodafone store at 108 High Street, Marlborough for Vodafone  
**WC – approve with conditions**
  
- e) **15/09986/LBC** – installation of a TV aerial onto a Vodafone store at 108 High Street, Marlborough for Vodafone  
**MTC – no objection**  
**WC – approve with conditions**
  
- f) **15/10236/FUL** – extension at the rear on first floor, including associated internal layout alterations to suit at 10 St Martins, Marlborough for Mr Fred Munro  
**MTC – no objection**  
**WC – approve with conditions**
  
- g) **15/10286/LBC** – extension at the rear on first floor, including associated internal layout alterations to suit at 10 St Martins, Marlborough for Mr Fred Munro  
**MTC – no objection**  
**WC – approve with conditions**
  
- h) **15/10359/LBC** – repair of existing timber roof member that has failed and installation of an aerial pole and satellite dish to rear of building at 108 High Street, Marlborough for Mr Darren Fennel  
**MTC – no objection**  
**WC – approve with conditions**
  
- i) **15/10469/FUL** – side and loft extension at 62 Barrow Close, Marlborough for Mrs Tracey Barnett  
**MTC – no objection**  
**WC – approve with conditions**

- j) **15/10501/FUL** – replacement lean-to porch and internal alterations at 12 High Street, Manton for Mrs Rachael Foy  
**MTC – no objection**  
**WC – approve with conditions**
- k) **15/10554/FUL** – amendment to planning permission 14/09995/FUL to allow for increase in size for proposed extension at Hyde Leaze, Hyde Farm, Marlborough for Mr & Mrs Moody  
**MTC – no objection**  
**WC – approve with conditions**
- l) **15/10870/FUL** – double storey side extension at 33 College Fields, Marlborough for Miss Maggie Robinson  
**MTC – no objection**  
**WC – approve with conditions**
- m) **15/10870/FUL** – enlarge front porch, demolition of rear extensions and replace with two storey rear extension, and single storey rear extension at 44 George Lane, Marlborough for Mr & Mrs Thomas Greenman  
**MTC – no objection**  
**WC – approve with conditions**

#### **REFUSED**

- n) **15/10378/FUL** – erection of a single pair of semi-detached dwellings at Newby Acre, Marlborough for Aster Communities  
**MTC – objects on grounds of Inadequate parking provision; In contravention to Core Policy 52 (green infrastructure); In contravention to Core Policy 57 (ensuring high quality design and place shaping); Loss of visual amenity; Overdevelopment; Highway Safety; Loss of Light**  
**WC - refuse**

#### **APPROVED WORK TO TREES**

- o) **15/09103/TCA** – reduce conifer hedge by 5 metres; reduce beech and hornbeam by 20%; conifer – reduce by 20% at Peacock Cottage, Preshute Lane, Manton for Mr Jeremy Hawkins  
**MTC – no objection**  
**WC – no objection**
- p) **15/10733/TCA** – silver birch – 2-3 metre pruning at 52A High Street, Marlborough for Mr Antony Michael  
**MTC – no objection**  
**WC – no objection**
- q) **15/10973/TCA** – beech tree – fell at Master's Lodge, Marlborough College  
**MTC – no objection provided that the tree, when eventually felled, be replaced by another beech tree**  
**WC – no objection**
- r) **15/11302/TCA** – trees nos. 10, 12, 14 & 15 – fell (unknown species) at 7 Barn Street, Marlborough for Mrs Caroline Taylor  
**MTC – no objection**  
**WC – no objection**

- s) **15/11485/TCA** – Leylandii x 3 – fell; willow – fell; willow – pollard at 8 ft at car park area at Marlborough College for Mr R Tindall  
**MTC – no objection**  
**WC – no objection**

**430/15**

### **PLANNING APPLICATIONS**

The Committee considered the following Planning Applications which had been received from Wiltshire Council.

- a) **15/09353/LBC** – change of use of first floor and mezzanine level to create a self-contained single resident unit. Repairs to lantern (roof) light. Internal alterations to ground floor to include entrance at 5 Kingsbury Street, Marlborough for Mrs Charlotte Falkenau.  
**RESOLVED:** that Marlborough Town Council has no objection to this application.
- b) **15/12099/FUL** – change of use of 8 The Parade to residential, and the creation of a new internal doorway at 8 and 8A The Parade, Marlborough, for Mr P Carty.  
**RESOLVED:** that Marlborough Town Council has no objection to this application.
- c) **15/12155/LBC** – change of use of 8 The Parade to residential, and the creation of a new internal doorway at 8 and 8A The Parade, Marlborough for Mr P Carty.  
**RESOLVED:** that Marlborough Town Council has no objection to this application.
- d) **15/12168/FUL** – demolition of existing stable block and construction of bungalow in paddock at Princes Paddock, Cross Lane, Marlborough for Mr Anthony Ward.  
**RESOLVED:** by 2 votes for with 1 against and 6 abstentions that Marlborough Town Council has no objection to this application.
- e) **15/12253/FUL** – amendments to previously approved plans 14/11581/FUL including additional dormer to front elevation, change in roof coverings and additional areas of weather boarding at Eastholme, Blowhorn Street, Marlborough for Mr Duncan Morris.  
**RESOLVED:** by 4 votes for with 5 abstentions that Marlborough Town Council has no objections to this application.
- f) **15/12369/FUL** – alteration to roof from hip to gable including insertion of two dormer windows in rear elevation, two roof lights in front elevation and loft conversion at Dene Cottage, Elcot Lane, Marlborough for Mr William Maskell.  
**RESOLVED:** that Marlborough Town Council has no objection to this application.

**431/15**

### **WORK TO TREES**

- a) **15/12183/TCA** – T1 – Scots Pine – reduce by approx. 20% to below fork at 23 High Street, Manton for Mr Ashley Newman.  
**RESOLVED:** that Marlborough Town Council has no objection to this application.
- b) **15/12416/TPO** – white poplar tree – pollard by approx. 30% at 1 Hazel Close, Marlborough for Mr John Amor.  
**RESOLVED:** that Marlborough Town Council has no objection to this application.

**432/15**

### **SECTION 14(1) OF THE ROAD TRAFFIC REGULATION ACT 1984: TEMPORARY ROAD CLOSURE**

Members noted an Order by Wiltshire Council to close temporarily to all traffic UC High Street (Part) Marlborough from its junction with A4 Bridewell Street to its junction with Hyde Lane (one way section north-west of St Peter's Church) to enable Wales & West

to carry out gas mains replacement. Commencing 15<sup>th</sup> February 2016, anticipated closure required until 11<sup>th</sup> March 2016.

The Town Clerk commented that feedback from local businesses along the High Street had been good in terms of liaison with Wales and West whose representatives had met with them prior to work commencing.

#### **433/15 COMMUNITY AREA TRANSPORT GROUP (CATG)**

Members received updates from Cllrs Allen and Fogg following a CATG meeting held 17<sup>th</sup> December 2015:

- Members welcomed news that a Traffic Order had been agreed to erect a 'No Entry' sign at the A346 (Herd Street/The Green) end of Silverless Street. This would be in place for an initial six months experimental period in an effort to prevent further damage to buildings by HGVs. A sign had already been removed from Kingsbury Street which, although intended to mark Silverless Street as unsuitable for HGVs, had appeared to have had the opposite effect. A suggestion by local residents for restrictions in the opposite direction had not been accepted. An Order had also been applied for the erection of a sign in the High Street near the Town Hall advising that the road from the fork in the High Street north of the Town Hall and leading into Kingsbury Street is not suitable for HGVs except for access
- Members of CATG had been reluctant to start work on improvements towards the footway in Manton without evidence that there was real support for the project from Manton residents. The Town Clerk reminded Members that the Town Council, as the representative body for Marlborough and Manton, had already formally supported these improvements. Cllr Allen was asked to take this back to the CATG group
- Dropped kerbs had been installed to allow easier pedestrian crossing at the point between No 1 Kingsbury Street (Helen & Douglas House) and Patten Alley
- CATG required further information concerning proposed works to improve the surface of Ironmonger Lane and install street lighting. Clarification over land ownership was required and the location of the streetlight
- The need for a street sign in Elcot Lane for the Tile factory had been discussed. It was felt that the factory itself was probably best placed to supply this
- Additional 'Beware Deer' signage was to be erected on the stretch of the A4 through Savernake Forest.

#### **434/15 COMMUNITY SPEED WATCH**

Cllr. A. Light, CSW Team Leader, had met with volunteers who would be attending training on 14<sup>th</sup> April in Devizes. The team of seven would then focus on the stretch of London Road between the Roebuck public house and the old railway bridge. Interest had been expressed to monitor speeds in Manton as a future possibility.

*A member of the public joined the meeting*

#### **435/15 CAR PARKING**

Members noted the Town Clerk's report and discussed car parking issues. Main points of discussion included:

- Possible solutions such as road widening, use of The Common and/or Town Council or privately-owned land, a split level car park, resident permits, etc. as well as the legalities around each

- That other market towns had similar parking issues and that Chippenham and Malmesbury were both undertaking pilot schemes offering heavily subsidised parking
- Continuing problems around student parking at St John's Academy and at drop off and collection times at Ducks Meadow
- The possibilities of initiating a project to hire out private drives as recently implemented in Bristol
- That collaboration with Wiltshire Council Highways and Planning would be beneficial both to highlight existing problems and understand the impact of future development in the town.

An initial exploratory meeting was proposed together with visits to various areas of the town at peak times such as school drop off and collection times.

**RESOLVED:** to undertake some initial research around availability of land for parking and on projects already underway in other Wiltshire towns and also to invite the Wiltshire Council Cabinet Member for Highways, Cllr Philip Whitehead, and a senior Planning Officer to a meeting to discuss parking issues and potential solutions together with visits to areas of particular concern.

**436/15 NEIGHBOURHOOD PLANNING**

The formal application to designate the Neighbourhood Plan area to include Marlborough, Mildenhall, Preshute and Savernake had been submitted to Wiltshire Council. *This had been formally agreed by Full Council on 2<sup>nd</sup> November 2015.* A six-week period of consultation to approve the planning area began on 11<sup>th</sup> January 2016 and would run to 24<sup>th</sup> February. Work was progressing on developing a Housing Needs Survey and a further meeting of the Steering Group would take place at the end of January.

**437/15 THE CROWN ESTATE – 15/02026/OUT – OUTLINE APPLICATION FOR UP TO 175 DWELLINGS (USE CLASS C3), HOTEL (C1), NEW ACCESS FROM SALISBURY ROAD, OPEN SPACE, LANDSCAPING, ECOLOGICAL MITIGATION, DRAINAGE WORKS AND ANCILLARY WORKS**

Wiltshire Council's Strategy Planning Committee was likely to consider the above application at its meeting on either 20<sup>th</sup> January or 10<sup>th</sup> February 2016.

**RESOLVED:** Cllr. Hannaford-Dobson was nominated to represent the Planning Committee at Wiltshire Council's Strategy Planning Committee, with Cllr. Hall to deputise if she was unable to attend.

The meeting closed at 7.55 pm

Signed .....  
Chairman

Date .....