

**MARLBOROUGH TOWN COUNCIL
PLANNING COMMITTEE**

Minutes of a meeting of the **Planning Committee** which was held on **Monday 14th December, 2015** in the **Court Room, Town Hall, Marlborough** at 8.46 pm

PRESENT	Councillor E.M. Hannaford-Dobson Councillor M. Rose Councillor S. Dobson Councillor Mrs. P. Dow Councillor B. Castle Councillor N. Fogg Councillor N. Barrett-Morton Councillor A. Ross Councillor A. Kirk Wilson Councillor G. Loosmore Councillor J. Cook Councillor A. Light Councillor M. Hall	Chairman Town Mayor (<i>ex officio</i>)
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ALSO PRESENT	Mrs S. Parker Mrs D. Whitehall Ms. A. Hicks Mrs S. Pryor Mr T. Millett Plus 5 members of the public .	Town Clerk Administrator Gazette & Herald The Adviser Marlborough News Online
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PUBLIC QUESTION TIME

Carrie Johnson, on behalf of a number of residents of Old Lion Court, asked whether Members were aware that the location plan supporting agenda items 6(a) and (b) was out of date, as it did not show four properties recently built in Old Lion Court. Residents were concerned Members might not be aware of the impact of the proposed development on neighbouring properties. Ms Johnson sought clarification as to the purpose of this meeting, as well as raising questions about when and how waste would be collected, concerns about delivery vehicles blocking residential access, and privacy issues. A number of photographs were shared with Councillors. **The Chairman** assured residents that all members were familiar with the surrounding buildings and that she personally visited the sites of the majority of proposals brought before the Committee; although the plan drawings were out of date, it was not an essential requirement of the planning process to include surrounding buildings not part of the planning application.

Cllr. Dobson undertook to draw the Planning Officer's attention to the recent new homes in Old Lion Court and ask whether it would have a bearing on the consultation process. He encouraged residents to write to Wiltshire Council to voice their concerns about either the planning applications or the application for a premises licence.

Marlborough Town Council's Planning Committee was a consultee in the planning process, and the ultimate decision-making body was Wiltshire Council (Eastern Area Planning Committee). Members of the public were able to attend those meetings and would have an opportunity to put their case. Some of the concerns raised in the

question were not grounds for planning objections, although could be taken into consideration by Planning Officers as part of any conditions applied to planning permission.

417/15 APOLOGIES

Apologies for absence were received from Cllrs. Allen and Farrell

418/15 DECLARATION(S) OF INTEREST

Cllr. Dow – agenda item 6(c) – extension at 5 South View Place – non-pecuniary.

419/15 CHAIRMAN'S ANNOUNCEMENTS

Members were aware of the Wales and West works to replace pipes in the High Street. The Programme Manager had visited all affected businesses and feedback had been positive. No major road closures were planned and assurances had been received that work to the surface of the High Street would be made good. Work was planned to begin on Monday, 4th January and could take up to 15 weeks.

A CATG meeting would take place Thursday, 17th December. The Town Clerk's request for the issue of HGVs and Silverless Street to be added to the agenda had been granted. However requests for action on changes to the one-way priority signage at the bridge in George Lane Car Park and lack of air quality monitoring were not included, and the Town Clerk was now pursuing these with other teams at Wiltshire Council.

A planning application for new homes at Newby Acre had been discussed by Councillors on 16th November, and they had objected to the development. It had now been refused by Wiltshire Council Planning Officers. An appeal against refusal had now been lodged for a similar application for new development at Baylie Acre. Members agreed that Marlborough Town Council's views should be submitted in writing to the Planning Inspector.

The Crown Estate had confirmed that its revised application for development at land at Salisbury Road would be discussed by Wiltshire Council's Strategic Planning Committee in late January - early February. Members of the public were able to attend and speak in the same way as for the Eastern Area Planning Committee. The meeting would be held in Trowbridge rather than Devizes. The Chairman would try to attend the meeting and encouraged other Members to do so.

420/15 MINUTES

RESOLVED: that the minutes of the meeting of the Planning Committee held on the 30th November 2015 were a true record and signed by the Chairman.

421/15 PLANNING DECISION NOTICES

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

APPROVED

- a) **15/09869/FUL** – change of use of two Lower Ground Floor rooms from storage and toilet facilities to Independent Financial Advisers (A2) and retrospective change of use to B1 offices at Lower Ground Floor, Angel House, 7 High Street, Marlborough for Mr Antony Capener

MTC – no objection

WC – approve with conditions

APPROVED WORK TO TREES

- b) **15/10839/TCA** – silver birch – fell & remove stump at 8 Kennet Mews, Marlborough for Mrs J Rensha
MTC – objects as the tree is healthy and in a conservation area
WC – approve with conditions

422/15

PLANNING APPLICATIONS

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

- a) **15/11355/FUL** – change of use from A1 at basement and ground floor and B1 Office space at 1st and 2nd floor to A3 Restaurant throughout, plus provision of extract and AC units, provision of fire escape and associated internal alterations at Lloran House, 42A High Street, Marlborough for Munro Properties Ltd and Stein Trading Limited.

The main points of discussion were that:

- Members could see no valid reason to object on planning grounds and that most of the concerns raised by residents local to the site would be covered through planning conditions
- Lloran House pre-dated the developments in Old Lion Court, and it was believed a commercial kitchen already existed in the building
- The High Street was a vital area of economic activity for the town
- Members did not want to see buildings lying empty and the restaurant would increase the overall High Street offer
- Members who had visited other establishments operated by Stein Trading Ltd had found them to be professionally run
- The proposed restaurant would bring up to 40 jobs to the town
- Building Regulations would cover many concerns
- Mindful of residents' concerns Cllr. Fogg (West Ward) intended to call in the application in order for a decision to be made by the Eastern Area Planning Committee. These concerns could be voiced there and taken into consideration by Planning Officers when setting Planning Conditions

RESOLVED: by 11 votes for with 1 abstention that Marlborough Town Council has no objection to this application. Members asked that concerns from neighbours be considered through planning conditions:

- overlooking/loss of privacy
- timing and location of deliveries
- waste collection
- aromas arising from the kitchen

- b) **15/11477/LBC** – change of use from A1 at basement and ground floor and B1 Office space at 1st and 2nd floor to A3 Restaurant throughout, plus provision of extract and AC units, provision of fire escape and associated internal alterations at Lloran House, 42A High Street, Marlborough for Munro Properties Ltd and Stein Trading Limited

RESOLVED: by 11 votes for 1 abstention that Marlborough Town Council has no objection to this application.

- c) **15/11699/FUL** – single storey rear extension at 5 South View Place, Blowhorn Street, Marlborough for Mrs Jo Lehan

RESOLVED: by 10 votes for with 1 abstention that Marlborough Town Council has no objection to this application. Cllr. Dow did not vote.

423/15 APPLICATION FOR NEW PREMISES LICENCE

Members considered an application for a New Premises Licence for a restaurant on conversion from offices/retail outlets at Lloran House, 42A High Street, Marlborough SN8 1HQ. Comments on the application were broken down as follows:

- Sections E and F: Members doubted the application for recorded/live music would present an issue to neighbours but, suggested the Noise Officer at Wiltshire Council should be consulted
- Section I: Clarification on the serving of late night refreshment both indoors and outside
- Section J: clarification was sought concerning the nature of the sale of alcohol for consumption on and off the premises. Members assumed this implied there would be tables for customers directly outside the building rather than a full off-licence service.
- Section M(d): Members noted the details around removal of waste and disposal of glass bottles, and sought clarification as to whether this was unusual compared to other similar businesses

424/15 NEIGHBOURHOOD PLANNING

The formal minute from Preshute Parish Council and signed consent form confirming Preshute's inclusion in the Neighbourhood Plan were still awaited. There had been a number of personnel changes at Wiltshire Council and a new Link Officer was yet to be appointed following the resignation of Mark Cooke. Good progress had been made with the website and a robust Terms of Reference and Code of Conduct, as cleared by the Town Council, would be vital to governance of the Steering Group.

The meeting closed at 9.40 pm

Signed
Chairman

Date