

**MARLBOROUGH TOWN COUNCIL  
PLANNING COMMITTEE**

Minutes of a meeting of the **Planning Committee** which was held on **Monday, 10th August, 2015** in the **Council Chamber, Town Hall, Marlborough** at 7.00 pm

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<b>PRESENT</b>	Councillor Mrs E.M. Hannaford-Dobson Councillor M. Rose Councillor S. Dobson Councillor B. Castle Councillor Mrs. P Dow Councillor N. Fogg Councillor R. Allen Councillor M. Hall Councillor A. Light	Chairman Town Mayor
<b>ALSO PRESENT</b>	Mrs S. Fry Mrs D. Whitehall Mr N. Goodwin Mrs S. Pryor	Office Manager Administrator Marlborough News Online The Adviser .

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**PUBLIC QUESTION TIME**

There were no questions.

**212/15**

**APOLOGIES**

Apologies for absence were received from Cllrs. Barrett-Morton, Ross, Kirk Wilson, Loosmore and Cook.

**213/15**

**DECLARATION(S) OF INTEREST**

There were no declarations of interest.

**214/15**

**CHAIRMAN'S ANNOUNCEMENTS**

Members might be interested to know that former Mayor, Tony Grey, was not well and was currently in hospital.

**215/15**

**MINUTES**

**RESOLVED:** that the minutes of the meeting of the Planning Committee held on the 27<sup>th</sup> July 2015 were a true record and signed by the Chairman.

**216/15**

**PLANNING DECISION NOTICES**

The following Planning Decision Notices had been issued by Wiltshire Council –

**APPROVED**

- a) [15/04406/FUL](#) – demolition and replacement of timber shed and tiered seating with wooden shelter at Preshute School, Manton for Preshute Primary School  
**MTC – no objection**  
**WC – approve with conditions**
  
- b) [15/04415/FUL](#) – proposed rear single storey lean-to extension at 61 High Street, Marlborough for Ms Wythe  
**MTC – objects to this application as it lacked historical detail with regards to ensuring the conservation of historical buildings (it was amongst a row of**

terraced houses built in 1831 and referred to in the Marlborough Conservation Area Statement) and as such did not appear to comply with the Wiltshire Core Strategy Policy 58 or the National Planning Policy Framework, Policy PPG 12 WC – approve with conditions

- c) [15/04585/LBC](#) - proposed rear single storey lean-to extension at 61 High Street, Marlborough for Ms Wythe  
**MTC – objects to this application as it lacked historical detail with regards to ensuring the conservation of historical buildings (it was amongst a row of terraced houses built in 1831 and referred to in the Marlborough Conservation Area Statement) and as such did not appear to comply with the Wiltshire Core Strategy Policy 58 or the National Planning Policy Framework, Policy PPG 12 WC – approve with conditions**
- d) [15/05173/FUL](#) – removal of existing garage, erection of two storey side extension with enlarged patio and veranda at Crimbles, Back Lane, Marlborough for Mrs Freddie Daley  
**MTC – no objection  
WC – approve with conditions**
- e) [15/05205/FUL](#) – dormer windows and roof lights as part of an attic conversion at 33 The Thorns, Marlborough for Mr & Mrs Richard Bartlett  
**MTC – no objection  
WC – approve with conditions**
- f) [15/05251/FUL](#) – single storey rear extension with internal alterations at 86 London Road, Marlborough for Mr & Mrs S Palmer  
**MTC – no objection  
WC – approve with conditions**
- g) [15/05548/FUL](#) – 1 x CCTV camera to be placed on external wall of building at Marlborough Library for Marlborough Town Council  
**MTC – that no comment be made on this application (the Town Council was the applicant)  
WC – approve with conditions**
- h) [15/05681/LBC](#) - 1 x CCTV camera to be placed on external wall of building at Marlborough Library for Marlborough Town Council  
**MTC – that no comment be made on this application (the Town Council was the applicant)  
WC – approve with conditions**
- i) [15/05970/FUL](#) – erection of a timber framed garden room and associated garden layout alterations at Eddison House, Cross Lane, Marlborough for Mrs Bond  
**MTC – no objection  
WC – approve with conditions**
- j) [15/06015/FUL](#) – erection of single storey rear extension to garage with hipped roof for storage use at 16 Baywater, Marlborough for Mrs Deborah Holloway  
**MTC – no objection  
WC – approve with conditions**
- k) [15/06062/FUL](#) – single storey side/rear extension, open front porch and dormer window at Broadleaze, Leaze Road, Marlborough for Mr & Mrs Dring

**MTC – no objection**  
**WC – approve with conditions**

- l) [15/06066/FUL](#) – demolition of existing outbuildings/kennels and replacement with dwelling at land adjacent to East Lodge, Bath Road, Marlborough for Mr Alexandre Parr

**MTC – objects on the grounds of access/road safety**  
**WC – approve with conditions**

Members noted the planning conditions related to access were: “No part of the development hereby permitted shall be brought into use until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter. Reason: in the interest of highway safety”.

**REFUSED**

- m) [15/05409/FUL](#) – erection of 2 no. 1 bed flats on land at Baylie Acre, Marlborough for Aster Communities

**MTC – objects to this application for the following reasons -**

**Layout and density**

**Loss of amenity use**

**Lack of advertising**

**Possible Party Wall issues with insufficient space between properties for access for the maintenance**

**WC – refused**

Members noted the decision notice: Baylie Acre is a high density development within which the application site was purposely left undeveloped to provide a visual break in the built environment and to facilitate pedestrian movement within the estate. Through the loss of this break, the proposed development would be extremely detrimental to the character and quality of the area, being harmful to the existing townscape and undermining the prevailing sense of place and local distinctiveness. As such the proposal is contrary to Core Policy 57 of the Wiltshire Core Strategy and to national planning policy set out in section 7 of the National Planning Policy Framework "Requiring good design".

**217/15**

## **PLANNING APPLICATIONS**

The Committee considered the following Planning Application which had been received from Wiltshire Council –

- a) [15/06937/FUL](#) – first floor extension to rear of property at 11 Salisbury Road, Marlborough for Mr Adam Carter.  
**RESOLVED:** by 6 votes for with 1 abstention that Marlborough Town Council has no objection to this application, subject to compliance with right to light for neighbouring properties.
- b) [15/06994/FUL](#) – internal alterations and changes to the consented rear extension window and door particulars at 10 St Martins, Marlborough for Mr Fred Munro.  
**RESOLVED:** by 7 votes for with 1 abstention that Marlborough Town Council has no objection to this application.
- c) [15/07148/LBC](#) – internal alterations and changes to the consented rear extension window and door particulars at 10 St Martins, Marlborough for Mr Fred Munro  
**RESOLVED:** by 7 votes for with 1 abstention that Marlborough Town Council has no

objection to this application.

- d) [15/07277/FUL](#) – erection of new house and garage at Field House, Leaze Road, Marlborough for Mr & Mrs Alasdair Mack  
**RESOLVED:** by 7 votes for with 1 abstention that Marlborough Town Council has no objection to this application.

**218/15 ROAD CLOSURE APPLICATION – MARLBOROUGH MOP FAIRS**

An application has been received from Mr Kevin Oliver on behalf of Wiltshire Council for road closures for the two Mop Fairs in October. There was some discussion about the timing of the closure: the application showed the closure to begin at midday, although at a meeting with The Showmen's Guild a closure time of 3 pm had been indicated in order to limit disruption to High Street traders and their customers. Mr Oliver was on holiday and so members had been unable to discuss the application with him. The deadline for comments to be submitted was 11<sup>th</sup> September 2015.

**RESOLVED:** by 5 votes for with 1 against and 2 abstentions to defer this item to the Planning Committee meeting on 7<sup>th</sup> September.

**219/15 NEIGHBOURHOOD PLANNING**

Cllr. Hall reported that a decision on inclusion in the Plan was still awaited from one neighbouring Parish.

**220/15 COMMUNITY SPEEDWATCH**

Cllr. Light reported that funds were available from the Area Board to establish a Community Speed Watch scheme. Cllr. Dow had attended training in the past but at that time there had been little response from the community. The process would require the establishment of a group of community volunteers who would then receive training and, with guidance from Wiltshire Police, establish areas to monitor.

**RESOLVED:** to advertise the opportunity to start up a Speed Watch Scheme to assess community interest, and review at the Planning Committee on 7<sup>th</sup> September 2015.

**221/15 ATTENDANCE AT EASTERN AREA PLANNING COMMITTEE**

It was likely that a planning application for Rabley Wood View would come before the Eastern Area Planning Committee on 27<sup>th</sup> August. A representative was sought to speak on behalf of Marlborough Town Council. Cllr. Hall agreed in principle but would need to check his availability.

**RESOLVED:** that Cllr. Hall represent Marlborough Town Council at the Eastern Area Planning Committee on 27<sup>th</sup> August, subject to availability. Should he not be able to attend, Cllr. Cook was nominated to attend in his place. As Cllr Cook was not present at the meeting, the Town Mayor was nominated as third choice should Cllr. Cook not be able to attend.

**222/15 APPLICATION TO REGISTER A TOWN GREEN, MARLBOROUGH**

Members considered whether to raise any objections to an application from Wiltshire Council to register land at Barton Park as a Town Green.

**RESOLVED:** by 6 votes for with 2 against that Marlborough Town Council would raise no objections to the application.

**223/15 WILDLIFE AND COUNTRY ACT 1981 – SECTION 53 – APPLICATION TO ADD A FOOTPATH TO THE DEFINITIVE MAP AND STATEMENT OF PUBLIC RIGHTS OF WAY – BARTON PARK/COLLEGE FIELDS, MARLBOROUGH**

Information had been received supporting Wiltshire Council's decision to refuse this

application, which appeared to be based on slight alterations to the direction of the original path due to encroachment on land by neighbouring properties, as well as evidence of use for 20 years. Members were disappointed with the grounds on which the decision had been made and asked the Town Clerk to write to Wiltshire Council expressing their views. Cllr. Castle reminded members of the importance of walking their footpaths on a regular basis.

**224/15 FOR INFORMATION**

An updated Definitive Map and Statement was noted.

The meeting closed at 7.47 pm

Signed .....  
Chairman.

Date .....