



98/20

## 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 Shelbourne Developments Ltd  
**RESOLVED:** that Marlborough Town Council welcomes this application and has no objection
- b) **19/10749/FUL** – The erection of a single dwelling; the provision of parking and turning for the existing house at 53 London Road, Marlborough for Mrs J Ward  
**RESOLVED:** that in line with its previous comments, Marlborough Town Council continues to object to this application on the grounds of overdevelopment of the site, the felling of trees and the removal of the hedgerow
- c) **20/05545/FUL** – Two storey rear extension at 21 Chiminage Close for Mr Stanley Moffat  
**RESOLVED:** that Marlborough Town Council has no objection to this application
- d) **20/05109/FUL** – Single storey rear extension at 42 High Street, Manton for Mr Ian Watson  
**RESOLVED:** that Marlborough Town Council has no objection to this application
- e) **20/05022/FUL** – Existing jet wash area demolished for new staff parking area, including 8 no. new parking bays. New jet wash area consisting of 4 no. new jet wash bays installed adjacent ingress crossover at Frasers Budgens, Hertford Road, Marlborough for Mr Fraser  
**RESOLVED:** that Marlborough Town Council has no objection to this application
- Cllr Farrell took no part in the discussion for the following item and did not vote*
- f) **20/05287/LBC** – Alteration and refurbishment of three existing adjoining buildings to provide level access to Marlborough College Science Department, including the Grade II Listed Science Block, within the Grade II Listed Park and Garden (amendment to consent 19/09827/LBC) for 1) alternative external cladding on the 'North Building' 2) window reconfiguration on the 'South Building' and 3) addition of photovoltaic panels below the roof parapet level on the 'South Building') at Marlborough College, Science Block, Bath Road for Mr William Roe  
**RESOLVED:** that Marlborough Town Council welcomes this application and has no objection

99/20

## WORK TO TREES

- a) **20/05721/TPO** – Various species – 2 in back garden and 1 tree in front. Reduce by about 15-20 feet and reshape at Coppers End, Chopping Knife Lane, Marlborough for Mr David Norman  
**RESOLVED:** that Marlborough Town Council has no objection to this application
- Cllr. Ross took no part in the discussion for the following item and did not vote*
- b) **20/06085/TPO** – 1 x Beech – fell at ground level at Monks Rest Lodge, 31 Savernake Court, Marlborough for Mr Mainwaring  
**RESOLVED:** that Marlborough Town Council has no objection to this application

100/20

## SAFE RE-OPENING OF THE HIGH STREET

Further to the Planning Committee meeting on 29 June 2020 (*Min. 52/20 : RESOLVED: (i) to widen the pavements along the full length of both sides of the High Street to allow for the free and safe flow of pedestrians past queues and pinch points; RESOLVED: (ii) to use the Town Council's allocation of free parking days and to pursue the parking ticket redemption scheme and to delegate to the Town Clerk to identify the best pattern of location and timing to support*

trade, adjusting the scheme if necessary; **RESOLVED: (iii)** to request additional funding for hand sanitizer stations and signage, and to delegate to the Town Clerk to identify the best locations and quantities) and Full Town Council of 29 July 2020 where members of the public had been invited to speak on the issue (**Min. 82/20 : RESOLVED:** that temporary promotional signage is erected on approach to the town (subject to relevant permissions) and short promotional videos are commissioned, with the involvement of the community and traders) Feedback from the meeting had been passed back to Wiltshire Council and **Cllr. Jane Davies (Wiltshire Councillor for West Selkley)** had agreed to follow up with Wiltshire Council (WC) including to ask for compensatory free parking to make up for the loss of free short-term parking spaces. No updated design had been provided but the **Town Clerk** had received a verbal update shortly before the start of this meeting:

- WC had not yet had time to take on board all the comments received from Marlborough
- The current layout plan stands and a technical implementation plan had been drawn up
- There was no firm implementation date, but it was hoped to be within 2 weeks
- Kingsbury Street and The Parade could not be included in the pavement widening scheme and would need to be dealt with separately
- The Town Council was asked to recommend a preferred location to compensate for the temporary removal of one disabled parking bay adjacent to The Wellington Arms

**Cllr. Farrell** made a public apology for voting to support the implementation of the scheme.

The discussion included:

- Timing – whether it was now too late to provide any benefit and that the temporary measures ideally should have been in place before some shops re-opened on 14 June
- Disappointment that Marlborough had been left so late in this project when similar schemes had been implemented in other towns much earlier
- It appeared that the High Street and car parks were now much busier, with George Lane running at around 80% occupancy
- Whether restricting car parking now would hit trade just as retailers were beginning to recover customers
- Whether to ask for amendments to widen pavements only where retail outlets specifically requested it (some hospitality outlets were known to want pavement widening)
- That the pavements in Kingsbury Street presented a danger to members of the public and changes should be requested urgently
- A need to understand from WC details of how and when the scheme can be measured and modified
- That other measures to reassure the public, such as hand sanitiser and signage, were required asap – the **Town Clerk** confirmed that 4 gel stations had already been ordered
- That the Town Council had no authority over highways but could provide feedback
- To ask for a firm date for implementation
- Whether to rescind the Town Council's decision to support the scheme
- A desire to create an ongoing Traders Forum

During a suspension of Standing Orders members of the public were invited to comment. Matters arising not already documented above included:

- Concern about potential job losses
- A call on Councillors to rescind their vote
- Support for the ambition to create a long-term plan for the town centre

- Disappointment that discussion in this and previous meetings seemed to be focused on parking and that there had been very little discussion about the safety of shoppers and providing reassurance that it is safe to shop in Marlborough, including signage and other safety measures
- Whether previous offers to help with creating marketing material had been taken up

**Cllr. Davies** wondered whether controversy over the issue had caused a delay with implementation and suggested Members push back on the need to address the section of the High Street to Patten Alley, Kingsbury Street and The Parade – all were in the main shopping area and immediately adjacent to the A4 which was in scope. She was willing to do anything she could in support and suggested a workshop. The request to provide compensatory free car parking had been refused. If central government agreed to fill the approx. £51million deficit in the WC budget it might be in a better position to reduce parking charges in future.

Key points were summarised as:

- That safety measures such as signage, floor stickers and sanitiser stations were needed as soon as possible
- That a firm date for road layout changes was needed as soon as possible
- Clarity on the process for measuring, monitoring and changing the scheme
- That the loss of around 40 short term free parking spaces was unacceptable to traders and that to minimise the number of spaces lost the scheme should only be implemented where businesses have asked for it
- To support specific hospitality outlets' requests for pavement widening schemes
- That although WC seemed adamant about the need to create extra space for pedestrians at the very narrow south west section (*from Marlborough Photos to St Peters Church*) whether clear signage (such as single file or other) could be adopted instead
- Many residents remained frightened to come into the town centre and it was important to show them that it was safe
- That welcome signs at the approaches to the town should be followed up quickly
- It was important that any discussion, requests or comments went through the **Town Clerk** in order to provide a cohesive point of communication
- To begin a conversation with WC about The Parade, Kingsbury Street/High Street and possibly Hilliers Yard as soon as possible

**RESOLVED:** (i) that the preferred area for the relocation of one disabled bay is immediately adjacent to Waitrose

**RESOLVED:** (ii) that Marlborough Town Council supports the suspension of free parking only at those hospitality outlets that want it and requests that no other free parking spaces are removed; that the Town Council strongly advises that the top section of The Parade and the retail section of Kingsbury Street are closed to all traffic for the time being as an essential public safety measure; that gel stations and safety signage be put in place as soon as possible, and that a clear process is required for monitoring, reviewing and changing any layout changes that are implemented

Members also re-confirmed their previous resolution to use the Town Council's allocation of free parking days and to pursue the parking ticket redemption scheme and to delegate to the Town Clerk to identify the best pattern of location and timing to support trade.

A mock-up of potential signage for main routes into the town was reviewed and Councillors feedback was that they preferred no photograph, with brightly worded large text to read: "Marlborough is Open - Too good to miss!"

*Some members of the public left the meeting*

101/20

**SUPPORT FOR MALMESBURY TOWN COUNCIL**

**Cllr. Cairns** gave a verbal update following a recent videoconference meeting with Malmesbury Town Council:

- Changes in the National Planning Policy Framework mean that Neighbourhood Plans created or updated longer ago than 2 years ago carry less weight towards planning decisions
- Changes to land supply criteria now mean that a deficit in on area of a county can be filled elsewhere in the county
- The above had resulted in a planning application for a development of 71 homes, outside the scope of the Malmesbury Neighbourhood Plan, to be approved to go ahead despite local opposition
- At the meeting Malmesbury had asked attendees to sign a joint letter to local MPs, WC and the national press
- Participants were also asked to produce their own version of the letter to highlight local impacts
- Malmesbury was approaching all towns and parishes with plans in place, or which were developing plans, to form an alliance to present a unified body to hold discussions with Wiltshire Council on issues related to neighbourhood planning
- At the first meeting on 30 July terms of reference would be agreed along with next steps, including writing letters to local MPs
- The Marlborough Area Neighbourhood Plan Steering Group had nominated Cllr. Cairns as its representative to this new Wiltshire-wide group and Councillors were asked to nominate a representative for Marlborough Town Council

**RESOLVED:** to sign the joint representation letter as well as produce a local version to be sent to MPs and the press to highlight concerns about the impact of these changes to planning policy and to nominate Cllr. Price to represent Marlborough Town Council on the Wiltshire Neighbourhood Planning Action Group

102/20

**NEIGHBOURHOOD PLANNING**

Following a decision by Preshute Parish Council to withdraw from the Marlborough Area Neighbourhood Plan (MANP), the Steering Group was now in the process of making an application to re-designate the neighbourhood area, as well as taking steps towards seeking approval for the draft plan (updated to exclude the parish of Preshute). An Extraordinary Full Town Council meeting would be scheduled to seek the Town Council's approval. The delays would not disrupt plans to hold the referendum in May 2021 alongside local elections. **Cllr. Hall** confirmed that the decision to withdraw had been received from Preshute Parish Council and in answer to a question, responded that he was not aware that its 193 parishioners had been consulted.

The meeting closed at 8.52pm

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