

**MARLBOROUGH TOWN COUNCIL
PLANNING COMMITTEE TUESDAY 1 SEPTEMBER 2020**

Planning Decision Notices issued by Wiltshire Council for the period 8 to 21 August 2020

- a) **20/00623/FUL** – Brunel Court, Elcot Lane, Marlborough
 Re-development involving demolition, change of use and erection of 6, one and two bedroom dwellings and associated works (resubmission of 19/07124/FUL)
Decision: Refuse **MTC:** In principle, Marlborough Town Council agrees to a change of use at the site, but objects to the application for 6, one and two bedroom dwellings on the grounds of overdevelopment (Granted 17 March). Resubmitted 6 April: MTC maintains original objection
“Reason(s): 1 ...direct and perceived overlooking of existing dwellings and their associated private amenity space, to the detriment of the reasonable living conditions of the occupiers of those properties... in conflict with Core Policy 57 of the Wiltshire Core Strategy (2015) and...National Planning Policy Framework (2019).
2 ...insufficient information to allow for an appropriate assessment of the proposed scheme and how the site will deal with surface water drainage... contrary to...Core Policy 67 of the Wiltshire Core Strategy (2015).
INFORMATIVE: Notwithstanding the first reason for refusal, it is considered that the second reason for refusal may be overcome in the event of the applicant providing sufficient detail to demonstrate that the site can be adequately drained. The second reason for refusal is necessary in the event that there is an appeal or a resubmission of an application and that this issue is satisfactorily resolved during that process or through the submission of another application.”
- b) **20/04425/FUL** – 11 Priorsfield, Marlborough
 Single storey side extension, garage conversion, material changes to exterior and timber framed car port. Internal alterations and landscaping
Decision: Approve with conditions **MTC:** No objection
- c) **20/04725/TCA** – 70 High Street, Marlborough
 Apple tree – fell at ground level
Decision: No objection **MTC:** No objection
- d) **20/05022/FUL** – Frasers Budgens, Hertford Road, Marlborough
 Existing jetwash area demolished for new staff parking area, including 8 no. new parking bays. New jetwash area consisting of 4 no. new jetwash bays installed adjacent ingress crossover
Decision: Approve with conditions **MTC:** No objection
- e) **20/05287/LBC** – Marlborough College, Science Block
 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’
Decision: Approve with conditions **MTC:** No objection and welcomes this application
- f) **20/05407/TPO** – Leverton House, Barnfield, Marlborough
 Reduce large Yew Tree hedge to 15 feet & reduce width to make possible trimming. Remove Norway Spruce
Decision: Approve with conditions **MTC:** No objection

g) 20/05705/TCA – The Parade Cinema, The Parade, Marlborough

T1 & T2: Common Yew trees either side of entrance gates. Reduce crown and circumference by no more than 1/3rd. T3: Common Yew : Remove. T4: Common Holly: Reduce crown and circumference by no more than 1/3rd

Decision: No objection **MTC:** No objection

h) 20/05721/TPO – Coppers End, Chopping Knife Lane, Marlborough

Various species – 2 in back garden and 1 tree in front. Reduce by about 15-20 feet and reshape

Decision: Approve with Conditions **MTC:** No objection

i) 20/06287/TCA – 2 Stables Court, The Parade, Marlborough

Judas tree – fell

Decision: No objection **MTC:** No objection

Street Naming

Summary – This report asks Councillors to consider names to be proposed to Green Square and Wiltshire Council for two new streets at the new development at Rabley Wood View.

1. Background

An extract from the Planning Committee meeting of 1 September is:

145/20 STREET NAMING

Members considered names to be proposed to GreenSquare and Wiltshire Council for two new streets at the new development at Rabley Wood View.

Referred to **Cllr. Dobson's** suggestions during Public Question Time, **Cllr. Hall** had only one concern, which was an objection to make any reference to Lord Digby who, following the Battle of Marlborough in the English Civil War, had marched inhabitants of the town – including its Mayor – to Oxford through the snow which today might be classed as a war crime. A suggestion many years ago to name a development on the Common after Lord Digby had been rejected for the same reason.

Since the last meeting GreenSquare had confirmed that it was too late to change the name of the development as it was already being marketed as Hawthorn Meadow. Members were disappointed at not having been given a chance to suggest names with local connections and asked for that to be fed back to GreenSquare.

A call out to members of the public had resulted in a good selection of suggestions to be considered, which had been circulated prior to the meeting. In addition, Members discussed:

- Local families and Town Criers – Angliss, Moylan, Hancock, Johnson and Waylen
- Additional names associated with the defence of the town in the civil war including Diggs and Ramsey or William Blissett (the Mayor at the time)
- Portfields – this area had been colloquially known as Portfields in the past
- Sgt Fulk, an American GI associated with 347th station hospital had also been put forward, but it was hoped that the name was already being considered for the development at the former Postern House

The names did not have to be put forward until the end of September so there was still time to consider those names already proposed along with any others. A final decision could be taken at the Planning Committee meeting on 21 September.

RESOLVED: to collate all suggestions and circulate for a decision at the Planning Committee meeting on 21 September 2020

Update

No further suggestions have been submitted since the Planning Committee meeting of 1 September. Suggestions are:

Rupert Road and Pym Place

Both were important civil war leaders on opposing sides. Prince Rupert for the Royalists and Pym for Republicans. Marlborough was a site of a skirmish in the civil war and this area was an important site in that battle. There have been recent planning battles for this site and so these names seem right as a sign of reconciliation

Defenders during the Civil War – **Cpt Diggs** and **James Ramsay**

Hunter Road - Thomas Avenue - Campbell Street – Top of the Hill – Top End Street

How about naming the streets after the people who have blue plaque dedications in Marlborough:-

Wolsey Avenue (after Cardinal Wolsey who was ordained at St Peter's Church) and **Chamberlain Close** (after Shakespeare's troupe who performed just off the High Street)

I would like to suggest the new estate should have stew ponds or reference to ponds in the naming. Because Marlborough castle's fishponds are nearby.

Taking a reference from the founder of the Save the Children organisation, who taught in Marlborough and was impacted by her stay in the town:

- **Eglantyne Road**
- **Jebb Street**

Inventors who lived in the town – **Morse** and **Hancock** (*Brothers Thomas Hancock (inventor of vulcanisation of rubber and Walter Hancock (inventor of the Passenger Steam Road Carriage). There is a blue plaque at 3-4 High Street commemorating them*)

Town Criers - Could the Town Council consider using the surnames of former local Town Criers, who before the advent of modern technology, were the main source of information for the town residents? Could suggest the estate be named, perhaps, as 'Beadle's Beat' and perhaps the surnames of two town criers be followed by 'Walk' for the two roads in question. I would like to propose one of the roads be named after my grandfather, Mr William Benjamin Angliss, who was the Town Crier from 1910 until his death in 1947. So, one road would become '**Angliss Walk**.' During this time, he lived at 3 Blowhorn Street and the view from his front room was and still is of Rabley Woods so fittingly would have a bearing on the area. He became the Champion Town Crier of Great Britain, a title he held unbeaten until he died. He appears on any official photograph official town council events between the above dates. He was known as the 'man with the 7 mile voice', as when he conducted his shouts he could be heard in Avebury. There are no relatives, now living, in Marlborough with the name of Angliss.

There is a picture and the of the name of the Crier, who he replaced in 1910 in the Wellington Arms, I believe but I am not sure, his name was 'Moylan' which could be used as the second street - **Moylan Walk**.

Other Town Criers names suggested are **Johnson** and **Waylen**

In J E Chandlers book, *A History of Marlborough*, also listed are Culley, Simmonds, and Laurence.

Former Mayor - Bill Winchcombe was a Borough Councillor for many years and a former Borough Mayor. He was next in line to become an Alderman until the demise of the Borough Council in 1973. He played an important part in taking over the Priory Gardens. He was one of the first Trustees of the Gardens appointed by Mrs Clay who gave the gardens to the town. He was the driving force in forming the river walk in George Lane Car Park. He was a local businessman and was passionate in the formation of the Swimming Club and personally taught hundreds of local children to swim.

Former Mayor – William Blissett – 1632, 1642 and 1652

2. Points to Note

- Four suggestions have been requested to be put forward for the two new streets in case any are not suitable
- The Town Clerk has reiterated the Council's disappointment at not having input into the name of the development itself – something agreed by developer's marketing department some time ago. It already appears on promotional material. It is Hawthorn Meadow.

3. Financial Implications

None

Town Clerk's Recommendation

The Town Clerk recommends that Councillors consider the street names put forward and agree four of them (in order of priority) to submit to GreenSquare Homes and Wiltshire Council.

Town Clerk

16 September 2020

Re-opening of the High Street Safely

Summary – This is a standing item and asks Members to consider any feedback and/or changes to pass on to Wiltshire Council about the Re-opening of High Streets Safely initiative now that pavement widening has been implemented in some areas of Marlborough High Street.

1. Background

As agreed, pavement widening was implemented in the High Street on Thursday, 20 August 2020 at five hospitality premises who had opted into the scheme. Feedback has been positive from those businesses.

2. Bull Barriers

On Monday, 7 September, road barriers on the south side were replaced with robust, re-enforced 'bull barriers.'



Bull Barriers at Polly Tea Rooms

3. Free Parking

Free Parking Fridays were due to continue in George Lane Car Park until Friday 9 October. However, as the Parking Services Officer was not able to put up notices last Friday until later in the day, this will be extended to 16 October.

4. Kingsbury Street

The Town Clerk met with the Highways Engineer to discuss social distancing measures at Kingsbury St. A sticking point raised several times by the Town Council is the narrow pavements with people queuing for the bike shop, sitting on chairs waiting to go into the barbers and at tables outside Costa. It is also narrow on the opposite side for people coming through Patten Alley and wanting to cross the road. It is dangerous. In an August letter to town and parish councils, Unitary Councillor Bridget Wayman indicated that outstanding social distancing measures would be moved over to CATG to deal with. This is due to be discussed at CATG on 17 September.

5. Other Areas

There have also been comments that there was insufficient space for those queuing outside Nationwide and Landmark. However, our Highways Engineer feels that this pavement is wide enough and any changes to it would be via road markings which could cost upwards of £900.

6. Financial Implications

There are no financial implications for the widening of pavements already in place at 5 premises in the town. If works go ahead under CATG for temporary measures at Kingsbury Street, the Town Council will need to contribute 25% (or more) for these to be implemented.

Town Clerk's Recommendations

The Town Clerk recommends that Councillors consider any feedback to pass on to Wiltshire Council.

Town Clerk – 16 September 2020

Community Area Transport Group (CATG)

Summary – This report asks Councillors to consider a Highways Improvement Request for widening of and improvements to the public footpath between Van Diemens Close and George Lane (MARL28)

1. Background

The next meeting of the Marlborough Area Board's CATG group is due on 17 September (after the writing of this report). Councillor Mervyn Hall will be attending as the Town Council's representative. As Councillors are already aware, there are number of potential projects waiting in a queue with limited budget availability.

As Cllr Bridget Wayman mentioned in her August letter to town and parish councils, areas needing social distancing measures will now be prioritised via CATG. It is not clear if budget can be re-prioritised and/or redeployed for more pressing priorities resulting from outcome of the pandemic. The Town Council has already asked that the situation at Kingsbury Street is considered as part of this (see agenda item 9).

All requests for improvements to highways must first be cleared by the relevant town or parish council with a recommendation that it is passed to CATG for consideration.

2. Highways Improvement Request Form

A request has been received from the Head of Marlborough St Mary's School about the widening of and improvements to the path between Van Diemens Close and George Lane (MARL28). The relevant form is at **Appendix 1**. A summary taken from this is:

The public footpath between Van Diemens Close and George Lane is one of two entrances to the school. It is a pedestrian only entrance and is used by many families who live on that side of the town. The path is extremely narrow and overgrown. The poor condition and narrowness of the pathway make it very difficult for parents with pushchairs to access the school. The school gates cannot be opened until the end of the day when the children are back in their classrooms and parents, many with pre-school age children waiting for the school at the end of the day can be queuing onto George Lane.

I would like the path to be widened and improved. This will be particularly important when the new pedestrian crossing is in place as more children and families will then be accessing this entrance to the school. At the moment, with problems around Covid-19, it is almost impossible to socially distance on this path and we have had to restrict access to certain year groups. This has compounded problems on Ducks Meadow.

3. Points to Note

- This issue has been raised before. Parcels of land on either side of the path are in different ownerships. The Town Clerk has sent WC copy land registry documents in case it is helpful
- The WC 'Sparkle Team' has cut back foliage from this area in the past
- The new signalled controlled crossing on George Lane is due to be installed in 2021/22

4. Financial Implications

If CATG agree to take this forward on the recommendation of the Town Council, then there will be a contribution of 25% to make towards the works. This committee has set aside budget for these contributions.

Town Clerk's Recommendation

The Town Clerk recommends that Town Councillors decide whether to support the request for the widening of and improvements to the public footpath between Van Diemens Close and George Lane (MARL28).

Town Clerk

16 September 2016

Planning for the Future - Consultations

Summary - To note the government White Paper setting out proposed reforms to radically overhaul the planning system in England and consider responses to consultations around this.
Deferred from the Planning Committee meeting of 17 August 2020

1. Background

At the meeting of 17 August 2020, Members were introduced to the government's White Paper on the Future of Planning. There are 3 consultations around this. Links to these are as follows:

Consultation	Deadline
<u>Changes to the current planning system</u>	1 October 2020
<u>Planning for the future - the planning white paper</u>	30 October 2020
<u>Transparency and competition: a call for evidence on data on land control</u>	30 October 2020

The full version of the White Paper is at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/907647/MHCLG-Planning-Consultation.pdf

The above paper was circulated to all Councillors with the agenda papers for the 17 August Planning meeting.

A one page summary of the White Paper is at **Appendix 1**

2. Changes to the Current Planning System

As the deadline for the first consultation (Changes to the current planning system) is 1 October 2020, this is for consideration at this Planning Committee (21 September 2020). The remaining 2 consultations will be submitted to Planning Committee meetings ahead of their deadline dates.

The consultation document itself is at **Appendix 2**.

3. Marlborough Area Neighbourhood Plan (MANP)

The MANP Steering Group has already considered its response to this particular consultation and is happy to share feedback with the Town Council. These responses are at **Appendix 3**.

Town Clerk's Recommendations

The Town Clerk recommends that Members consider responses to the first of the three consultations.

Town Clerk

16 September 2020