

# Marlborough Town Council



## Planning Committee

Minutes of a meeting of the Planning Committee held Monday, 8 January 2024 in the Court Room, Marlborough Town Hall at 7.52pm

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**PRESENT** Councillor Mervyn Hall Chair  
Councillor Nicholas Fogg Town Mayor (*ex officio*)  
Councillor Andrew Ross  
Councillor Noel Barrett-Morton  
Councillor Lisa Farrell  
Councillor Kym-Marie Cleasby  
Councillor Jane Davies  
Councillor Caroline Thomas  
Councillor Mark Luson  
Councillor Susannah O'Brien  
Councillor Emily Trow  
Councillor Bethany Kohrt  
Richard Spencer-Williams Town Clerk  
Dawn Whitehall Corporate Services Officer

**ALSO**

**PRESENT** Neil Goodwin Marlborough.News  
Plus 6 members of the public

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### **PUBLIC QUESTION TIME**

**Gordon Nelson** referred to planning application PL/2023/10490 for the redevelopment of the Elm Tree Motors site and asked whether Members would take into consideration the impact on him and other neighbours of the featureless office building, creating a blank wall where there was currently an open aspect. As well as concerns about the loss of light, he asked whether the plans could be amended to introduce faux windows, doors or other features. **The Chair** thanked him, his comments would be borne in mind when Members considered the application.

**373/23**

### **APOLOGIES**

Apologies for absence were received from **Councillors Cooper, Sheppard and Shantry.**

**374/23 DECLARATIONS OF INTEREST**

**The Town Mayor** – agenda items 7(a) and (d) – planning applications at Pelhams Court and 19 London Road. As the Mayor was *ex officio* he was unable to vote but declared an interest for the sake of transparency.

**375/23 CHAIR'S ANNOUNCEMENTS**

There were no announcements.

**376/23 MINUTES**

**RESOLVED:** that the minutes of the meeting held 4 December 2023 were confirmed as a true record and signed by the Chair

**377/23 ACTION LOG**

Members noted the updated action log. Verbal updates included:

#1 – Traffic Survey: a base model was built in December and work was ongoing to model traffic with a view to identifying opportunities for improvement. A final study report was expected after 21 February.

#204 – Manton Hollow: no date had been set for the Eastern Area Planning Committee

**378/23 PLANNING DECISIONS**

Members noted the planning decisions that had been issued by Wiltshire Council.

**379/23 PLANNING APPLICATIONS**

a) **PL/2023/10490** – demolition of all buildings on the site and erection of 13 dwellings, a new office building and associated works at Elm Tree Motor Company, Pelhams Court, Marlborough for Mark Lovelace

Discussion points included:

- Support for the concern raised in public question time about the impact on neighbours of the featureless office building, creating a blank wall where there was currently an open aspect. As well as concerns about the loss of light, whether the plans could be amended to introduce faux windows, doors or other features
- The site was designated as employment land in the current Wiltshire plan and emerging Local Plan. The proposal was mainly residential but also included an office building
- The Neighbourhood Plan specifies that developments of 10 dwellings and more should include 40% affordable homes. However, as there are existing dwellings already on site (and to be demolished), the net gain is 9 dwellings. Although technically this could exclude the requirement for affordable homes, Members were very disappointed that none were being included

**RESOLVED:** that Marlborough Town Council objects to this application on the grounds of loss of light and visual amenity for neighbours caused by the location and design of the proposed office block. Members also expressed their disappointment at the lack of affordable housing and would ask the applicant to reconsider including this.

*All members of the public left the meeting*

- b) **PL/2023/10248** – proposed installation of external timber staircase in order to access a single door on the first floor of the East elevation of the cricket pavilion at Marlborough College for Mr Geraint Morgan  
**RESOLVED:** that Marlborough Town Council has no objection to this application
- c) **PL/2023/10450** – proposed replacement windows at 19 London Road, Marlborough for Suzanne Black  
**RESOLVED:** that Marlborough Town Council has no objection to this application
- d) **PL/2023/10663** – proposed replacement windows at 19 London Road, Marlborough for Suzanne Black  
**RESOLVED:** that Marlborough Town Council has no objection to this application
- e) **PL/2023/10477** – variation of condition 2 of PL/2023/04080 (amended plans) at Bell Close, Cross Lane, Marlborough for Mr Keith Edwards  
**RESOLVED:** that Marlborough Town Council has no objection to this application
- f) **PL/2023/10550** – new front porch, replacement of all windows, formation of new 2-storey side extensions and pitched roof dormers to front elevation with internal alterations at 12 Ducks Meadow, Marlborough for Ms Kat Suchet  
**RESOLVED:** that Marlborough Town Council has no objection to this application
- g) **PL/2023/11098** – two storey side and rear extension and loft conversion at 14 Orchard Road, Marlborough for Mr & Mrs Kyle Howarth  
**RESOLVED:** that Marlborough Town Council has no objection to this application

**380/23**

**WORK TO TREES**

- a) **PL/2023/10852** – T377 – Beech tree – crown lift 2.5m at Ivy House, 42 High Street, Marlborough for Mrs Kerrigan, Marlborough College  
**RESOLVED:** that Marlborough Town Council has no objection to this application
- b) **PL/2023/10853** – Beech tree – south side of canopy – prune back by 2m and remove deadwood greater than 50mm at Edwards, College Fields, Marlborough for Mrs Kerrigan, Marlborough College  
**RESOLVED:** that Marlborough Town Council has no objection to this application
- c) **PL/2023/10854** – T379 – Beech tree – reduce height by 2m and reduce vertical regrowth from laterals by 1m at Dancy House, Marlborough College, Bath Road for Mrs Kerrigan  
**RESOLVED:** that Marlborough Town Council has no objection to this application
- d) **PL/2023/10858** – T53 – Beech tree – reduce by 1m to provide lateral and vertical clearance. T70 – Holly tree – reduce by 1m to provide lateral and vertical clearance at Elmhurst, Bath Road, Marlborough for Mrs Kerrigan, Marlborough College

**RESOLVED:** that Marlborough Town Council has no objection to this application

- e) **PL/2023/10861** – T231a – Holm Oak tree – reduction of eastern stem. T238 – Scots Pine tree (dead) – fell. T239 – Scots Pine tree (dead) – fell at The Master’s Lodge, Bath Road, Marlborough Mrs Kerrigan, Marlborough College

**RESOLVED:** that Marlborough Town Council has no objection to this application

- f) **PL/2023/11108** – 1 – Silver Birch tree – reduce by 20%. 2 – Hazel tree – remove one limb. 3 – Laurel tree – reduce by 50% at Skittle End, 8 Five Alls Court, London Road, Marlborough for Mrs Mordaunt

**RESOLVED:** that Marlborough Town Council has no objection to this application

- g) **PL/2024/00011** – (1) Apple tree – reduce by 6ft-8ft (20%) to reshape at 4 School Lane, Manton for Mr Tallini

**RESOLVED:** that Marlborough Town Council has no objection to this application

- h) **PL/2024/00006** – remove Leylandii hedge at The Marlborough Medical Practice, George Lane, Marlborough for Ms Sally-Ann Vesey-Thompson

**RESOLVED:** that Marlborough Town Council has no objection to this application

### **381/23 HIGHWAY IMPROVEMENTS**

Members considered highway improvement requests, and whether to support their submission to Wiltshire Council Highways and/or the Area Board Local Highway and Footway Improvements Group (LHFIG).

**RESOLVED:** (i) that Marlborough Town Council supports the request for yellow lines at the junction of Stonebridge Close and 3 Elcot Lane being submitted to Wiltshire Council for consideration

**RESOLVED:** (ii) that Marlborough Town Council supports the proposal to site four ‘welcome to Marlborough’ town signs at entrances to the town at A345 Granham Hill, A346 Port Hill, A346 Postern Hill and A4 Bath Road being submitted to LHFIG for consideration

*Councillor Fogg left the room*

### **382/23 SPEED INDICATOR DEVICES (SIDs)**

Members noted the most recent data reports gathered from SIDs located in Herd Street and Bath Road.

**Councillor Trow** noted one vehicle had been travelling at 106MPH on the A4 Bath Road, and asked whether police enforcement could be requested.

**Councillor Thomas** advised Members of recent SID guidelines produced by Wiltshire Council, Swindon Borough Council and Wiltshire Police acting as a road safety partnership. Any town or parish councils requesting funding via LHFIG for SIDs would need to comply with the guidelines to receive funding. Enforcement support might

not be forthcoming should councils choose SID locations that did not meet the guidelines.

**383/23 TOWN CENTRE WORKING PARTY**

Members considered designs for new town entrance signs.

**RESOLVED:** that the black and gold design be adopted for town entrance signs

**384/23 WILTSHIRE TOWNS PROGRAMME**

Members noted a new grant programme available as part of Wiltshire Council's Wiltshire Towns Programme. A grant programme to bring back into use vacant town centre ground floor commercial spaces was available for eligible businesses, with grants ranging from £1,000-£10,000. Marlborough was included in the scheme.

**385/23 PROPOSED 40MPH TRAFFIC ORDER**

Members noted that objections had been made to the Wiltshire Council consultation about a proposed 40MPH speed limit between Frees Avenue and Rockley at C18. Details of all letters of objection or support would be considered by the Cabinet Member for Transport, Waste, Street Scene and Flooding.

**386/23 TEMPORARY ROAD CLOSURES**

Members noted that Wiltshire Council had issued orders under Section 14(1) of the Road Traffic Regulation Act 1984 to close temporarily:

- Bayardo Lane (part), Preshute, from its junction with A4 to its junction with Lockeridge Lane on 2 February between 09:30 and 15:30 to enable Openreach to carry out access required to underground BT structure (TTRO9179)
- Isbury Road, Marlborough from its junction with Cherry Orchard for its entire length between 11 and 16 February to enable Gigaclear to carry out excavation of a narrow trench to install ducting (TTRO 9199)
- Upper Isbury, Marlborough from its junction with Cherry Orchard for its entire length from 19 February for 5 days to enable Gigaclear to carry out excavation of a narrow trench to install ducting (TTRO 9240)
- Granham Close, Marlborough from its junction with A345 for its entire length from 26 February for 5 days to enable Gigaclear to carry out excavation of a narrow trench to install ducting (TTRO 9249)

And

A blanket Temporary Traffic Regulation Order between 12 February and 8 March at Brook Street (part) Great Bedwyn and Whites Hill (part) Ramsbury

The meeting closed at 8.46 pm

Signed: .....

Chair

Date: .....