

Marlborough Town Council



Planning Committee

Minutes of a meeting of the Planning Committee held Monday, 12 January 2026 in the Court Room, Marlborough Town Hall at 7pm

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| PRESENT | Councillor Mervyn Hall | Chair |
| | Councillor Emily Trow | Town Mayor |
| | Councillor Nicholas Fogg | |
| | Councillor Lisa Farrell | |
| | Councillor Mark Cooper | |
| | Councillor Susannah O'Brien | |
| | Councillor Caroline Sadler | |
| | Councillor Abi Beaumont | |
| | Councillor Caroline Wrench | |
| | Councillor Nicholas Awbery | |
| | Councillor Kim Wakeham | |
| | Richard Spencer-Williams | Town Clerk |
| | Dawn Whitehall | Corporate Services Officer |
| ALSO | | |
| PRESENT | Neil Goodwin | Marlborough.News |
| | Plus 3 members of the public | |

PUBLIC QUESTION TIME

Alison Mason – referred to a planning application at 116 High Street (agenda item 6) and asked Members to consider her objections, which have already been registered with Wiltshire Council: (1) loss of privacy. The proposed new flat will have two windows looking directly into bedrooms at her property at a distance of approx. 10ft. (2) the proposed side door access (currently a fire exit) will create health and safety issues (it opens outwards into a very narrow space, one vehicle has already been struck this way) and issues with security, making the space more open to the general public may lead to an increase in antisocial behaviour. (3) Public health: there is no space for storage of additional waste bins; more rubbish may attract vermin.

Neil Goodwin – asked what the Town Council was going to do about the recent disruption caused by Thames Water 4-way traffic lights put in place at the weekend under emergency powers, which had closed a lane unnecessarily when there had been no need for traffic control lights as the work was actually in a grass verge with very little encroachment onto the roadway. He asked whether the Town Council would speak directly with Thames Water.

The **Town Clerk** confirmed that his team had made contact with Wiltshire Council Highways, which was making further investigations and had not been notified in advance of the works, and had responded very quickly. The **Chair** confirmed that Marlborough's two Wiltshire Councillors had also done the same. Although the Town Council could contact Thames Water directly, it had no powers or authority to take action which rests with the highway authority at Wiltshire Council.

324/25 APOLOGIES

Apologies for absence were received from **Councillors Cleasby, Sheppard, Luson, Shantry** and **Morgan**. **Councillor Wrench** would have to leave the meeting at 8pm.

325/25 DECLARATIONS

Councillor Wakeham – agenda item 6(c) – planning application – non-pecuniary.
Councillor Cooper – agenda item 9 – provisional TPO – non-pecuniary.

326/25 CHAIR'S ANNOUNCEMENTS

An application for works to fell a conifer at Manton High Street had arrived too late for this agenda, and the comments date would expire before the next meeting. Members were welcome to comment individually should they wish to do so, the reference number could be provided.

327/25 MINUTES

RESOLVED: that the minutes of the meeting held 8 December 2025 were approved as a true record and signed by the Chair

328/25 ACTION LOG

Members noted the updated action log.

#297 Hawthorn Meadow : a meeting was set for 6 February with the Town Council, Wiltshire Council and GreenSquare Accord for the purpose of signing off the landscaping.

329/25 PLANNING DECISIONS

Members noted the planning applications that had recently been determined by Wiltshire Council.

330/25 PLANNING APPLICATIONS

a) **PL/2025/06780** – Proposed conversion to flat and new entrance doors to ground floor shop and associated internal alterations at 116 High Street, Marlborough for Mr Deepak Gupta

RESOLVED: that Marlborough Town Council objects to this application on the grounds of overlooking/loss of privacy to near neighbours and overdevelopment, in particular causing access problems within the right of way

b) **PL/2025/07225** – Proposed conversion to flat and new entrance doors to ground floor shop and associated internal alterations at 116 High Street, Marlborough for Mr Deepak Gupta

RESOLVED: that Marlborough Town Council objects to this application on the

grounds of overlooking/loss of privacy to near neighbours and overdevelopment, in particular causing access problems within the right of way

Councillor Wakeham took no part in the discussion of the following item and did not vote

c) **PL/2025/09404** – Timber orangery and garden room to replace existing structures at The Old Courts, Back Lane, Marlborough for Miss Litherland and Mr Tarr

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

d) **PL/2025/09433** – Garage conversion into a home office, new kitchen window, roof light and internal alterations at 13 Alma Place, Marlborough for Mrs Rachel Lynes

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

Three members of the public left the meeting

331/25 WORKS TO TREES

PL/2026/00016 – 1 – Hazel tree (dead) – cut to 1m for coppicing. 2 – Holly tree – fell. 3 – Hawthorn tree – fell. 4 – Lime tree – fell. 5 – Birch tree – fell. F – Holly tree – canopy lifted to 2m at 76a High Street, Marlborough for Dr Hugh Cullum

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

Councillor Cooper took no part in the discussion for the following item and did not vote

332/25 TREE PRESERVATION ORDER

Members considered whether to comment on a provisional tree preservation order TPO/2025/00025 “to protect a tree of significant amenity value which makes a positive change to the character of the immediate area and local landscape” relating to a tree at Town Mill, Marlborough

RESOLVED: that Marlborough Town Council supports the provisional Tree Preservation Order

333/25 LOCAL HIGH AND FOOTWAY IMPROVEMENTS GROUP (LHFIG)

Members considered four highway improvement requests, and the updated LHFIG action log:

a) Highway Improvement Requests (HIR)

i. Request for additional pavement bollards at The Parade

Members discussed:

- A recent accident caused damage to a bollard and building when a driver lost control of a vehicle. Whether it was possible to mitigate for this type of incident
- Whether additional bollards would make the pavement harder to navigate for people with limited mobility
- The Parade was already narrow and with parked cars: whether additional bollards would make it harder for cars to manoeuvre when accessing parking spaces or narrow vehicle access entrances

- With a backlog at LHFIG, whether there was merit in submitting this application into what would be a long queue with more urgent requests likely to receive higher priority

RESOLVED: that Marlborough Town Council does not support the HIR being submitted to LHFIG

ii. Changes to double yellow lines near 32 Kingsbury Street

Members noted that removing lines by one vehicle length at this location would likely have no detrimental impact on traffic, and that they were probably originally laid to protect access to a historic vehicle entrance to what had been a school. Redevelopment in the area had removed this requirement.

RESOLVED: to support a HIR to remove a short section of double yellow lines below 32 Kingsbury Street to create more on street parking

iii. Request for 20MPH zone at A4 Bath Road (part)

The requested area was from the roundabout at the junction of A4 (Bridewell Street)/High Street/Pewsey Road to a point just beyond the pedestrian crossing to the west of the entrance to the Memorial Hall at Marlborough College on A4 Bath Road. Members supported reducing speeds to improve safety for pedestrians, and saw merit in extending the eastern end of the proposed zone as far as the roundabout at A4/A345/George Lane (George Lane had been approved by Wiltshire Council to be a 20MPH zone), and including the stretch of High Street to the south of St Peter’s church to make one continuous 20MPH zone without several changes of speed limit.

RESOLVED: to support a HIR requesting an extension to the 20MPH zone

iv. Improvements to pedestrian crossing at A4 London Road (T H White)

Members discussed:

- That drivers may not be aware of this crossing, especially at night
- Whether there was adequate lighting at the side of the crossing
- Whether there were ‘pedestrian crossing’ warning signs for drivers
- That installing a light controlled crossing would be expensive
- That some maintenance such as cleaning the globes and repainting the road markings could be requested to Highways outside of the LHFIG process

RESOLVED: that the request is supported, and to (1) report the poor quality of the globes and road markings to Wiltshire Council Highways and ask for repainting, cleaning and to check whether there is adequate lighting at either side of the crossing; and to (2) support a request for “pedestrian crossing” warning signs being submitted to LHFIG

b) LHFIG Action Log

#89 Safe crossing point between Port Hill and The Common: members expressed frustration at the lack of any progress (a petition raised this issue in 2020 to improve pedestrian safety in this area, plans were proposed by the Town Council in 2023 such as rumble strips, improved signage and a 40MPH slowing down buffer zone).

RESOLVED: to write a Mayoral letter to the Chief Executive to highlight the need for improvements, including the original plan submitted by the Town Council

Councillor Wrench left the meeting

#184 High Street short stay parking: there had been no update from Wiltshire Council since August.

ACTION: Contact Wiltshire Council to ask whether a decision had been made following the consultation that closed in August 2025

334/25 SPEED INDICATOR DEVICES (SIDs)

Members noted the most recent data reports for Herd Street between 1 September and 19 December and Bath Road (A4) between 19 November and 17 December.

335/25 TOWN CENTRE WORKING PARTY

Residents in at-risk flood areas had attended an open evening to learn about rain planters and consider adding them to their properties. Most people who had been invited had attended, and around 65% had replied to confirm whether they wished to sign up for the scheme. The next meeting of the working party was w/c 19 January: the Deputy Town Clerk had produced a summary report on the Vision document for the meeting to consider.

336/25 TEMPORARY ROAD CLOSURES

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

- Kennet Place (TTRO 11016) from outside Quaker Meeting House for a distance of approximately 25m in a southerly direction on 9 February 2026 for 2 days to enable Openreach to carry out laying 2m ducting and other associated work
- The Parade (part) (TTRO 11032) from its junction with A346 for a distance of approximately 37m from 16 February 2026 for 3 days to enable Thames Water to carry out water disconnection
- Elcot Lane (part) (TTRO 11047) from its junction with A4 for approximately 35m on 25 February for 1 day to enable Gigaclear to safely span cable from pole to property

The meeting closed at 8.09 pm

Signed:
Chair

Date: