

Marlborough Town Council



Planning Committee

Minutes of a meeting of the Planning Committee held Monday, 16 February 2026 in the Court Room, Marlborough Town Hall at 7pm

PRESENT	Councillor Kym-Marie Cleasby	Chair
	Councillor Emily Trow	Town Mayor
	Councillor Nicholas Fogg	
	Councillor Mervyn Hall	Vice Chair
	Councillor Mark Cooper	
	Councillor Kelvyn Shantry	
	Councillor Susannah O'Brien	
	Councillor Caroline Sadler	
	Councillor Peter Morgan	
	Councillor Caroline Wrench	
	Councillor Kim Wakeham	
	Richard Spencer-Williams	Town Clerk
	Dawn Whitehall	Corporate Services Officer
ALSO PRESENT	Neil Goodwin	Marlborough.News
	Three members of the public	

PUBLIC QUESTION TIME

Maddy Coles spoke on behalf of a number of residents. She had already written to all Councillors in West Ward, and referred to an appeal against refusal of the development of a new dwelling in the grounds of Isbury House, Kingsbury Street (*Planning Application PL/2025/05505*) and said she wanted the Town Council to redact its original 'no objection'; for each councillor to write to the Planning Inspector; and to recommend that the appeal is thrown out and the original refusal reasons by the Wiltshire Council Planning Officer be upheld. She also questioned why residents of Kingsbury Terrace had not been consulted about the original application or notified of the appeal.

The **Chair** confirmed that Members could discuss the refusal at agenda item 6 (*Planning Decisions*) and would be able to vote on a response to the appeal at the next meeting, 9 March, when it would be on the agenda.

Councillors Fogg and O'Brien represented the West ward but noted they had not received an email.

Neil Goodwin referred to the former Police Station in George Lane. With a number of uncertainties about the future of the site, the PCC and the status of Wiltshire Police, he asked how the Town Council could ensure that it gets timely news about any future plans for the site.

The Chair said this would likely form part of the discussion for the Housing Working Party and recommended that it write to the Office of the Police and Crime Commissioner to ask to be kept informed of any future plans for the site. The Town Council had demonstrated its strong support to object to previous proposals for retirement homes at the site.

Councillor Shantry expressed frustration with the current Thames Water roadworks, which had caused a nightmare for traffic, with queues still as far back as Cadley after 6pm. He had written four times to the Cabinet Member for Highways requesting a meeting but still not received a reply. The **Chair** agreed, noting the works had at least been scheduled for half term. She had spoken with the Highways team earlier in the day (as had Cllr Davies) and believed Cllr Shantry would receive a reply tomorrow.

372/25 APOLOGIES

Apologies for absence were received from **Councillors Sheppard, Farrell, Luson, Beaumont and Awbery**. **Councillor Fogg** asked to be excused from the meeting at 8pm for another commitment.

373/25 DECLARATIONS

Councillor Cleasby – agenda item 6(a) – planning decision – non-pecuniary.

374/25 CHAIR'S ANNOUNCEMENTS

There were no announcements.

375/25 MINUTES

RESOLVED: that the minutes of the meeting held 12 January 2026 were approved as a true record and signed by the Chair

376/25 ACTION LOG

Members noted the updated action log.

Two members of the public joined the meeting

#297: Hawthorn Meadow – The **Town Clerk** tabled a written report, having recently met with officers from Wiltshire Council and GreenSquare Homes on site and received a subsequent report from Wiltshire Council, specifically relating to the sign off of landscaping associated with s106¹ obligations. Salient points included:

¹ <https://www.local.gov.uk/pas/dm/s106>

- The land consisted of three parcels – the play area, open space, and Hawthorn Meadow. None had been progressed sufficiently to be signed off
- There was a plan in place to complete all three between now and June (details of tasks for each was supplied in the written report)
- For the play area, there is some conflict between the s106 agreement requirements and ROSPA recommendations regarding the tunnel, which must be resolved prior to any transfer. The Non seeded grass areas currently present safety risks: the play area cannot open until grass is established in June, assuming favourable conditions. The timing allows for completion of works including the tunnel safety issues. The Town Council has offered to assist with mowing and rolling once grass is seeded and starts to establish, provide limited support with snagging tasks (e.g., bolts, logs) as identified in the ROSPA report but this assistance does not constitute legal responsibility for the site pre handover
- All had agreed that each of the three sites could be handed over to the Town Council as soon as they were ready
- There was now an agreed plan in place, with each party clear on its role and responsibility
- The legal process for the transfer would need to run alongside the remedial work

The **Chair** thanked the Town Clerk and Grounds Manager for their hard work to progress this, and expressed frustration that it was taking so long. **Councillor Hall** noted there would be public disquiet if the play area was not open in time for the summer holidays.

377/25 PLANNING DECISIONS

Councillor Hall took the Chair for item 6(a)

a) PL/2025/05505 – Isbury House, Kingsbury Street

Councillor Hall noted the application had been refused and that there were a lot of reasons for the refusal which had not been picked up when considering the application in July, and he apologised on behalf of the Committee. He did not recall any objections being mentioned at the meeting. **Councillor Cooper** supported the apology and explained that the Committee would be able to vote on whether to redact the original ‘no objection’ comment at the next meeting when considering the appeal against refusal. **Councillor Fogg** explained the Committee was unable to change its comment at this meeting but should take serious note of the Planning Officer’s reasons for refusal when considering the matter at the next meeting. Other Councillors expressed similar sentiments.

Councillor Cleasby resumed the Chair. Three members of the public left the meeting.

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

378/25 PLANNING APPLICATIONS

a) **PL/2025/09422** – installation of structural steel to replace rotten timber beam supporting first floor rear roof gable with associated works at 30 High Street, Marlborough for Mrs J Garside

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

- b) **PL/2026/00037** – minor external alteration and internal ground floor works; replacing an external doorway with multi-pane window, internal reconfiguration, new internal doorway to kitchen, existing kitchen doorway removed, reversible cover/hatch to the existing basement stair at 7 (Flat) Kingsbury Street, Marlborough for Mr Simon Wetton, Savernake Properties Ltd

RESOLVED: that Marlborough Town Council has no objection to this application subject to the satisfaction of the Conservation Officer and that concerns about fire regulations are resolved

- c) **PL/2026/00087** – replacement of two complete windows at second floor level. Replacement of three individual sliding sashes at first floor level at 29 Kingsbury Street, Marlborough for Mr Carter, Aster Homes

RESOLVED: that Marlborough Town Council has no objection to this application subject to the satisfaction of the Conservation Officer

- d) **PL/2026/00174** – works to windows at first floor level. Front elevation replace two casements, existing frame retained. Rear elevation complete replacement of window and frame at 12 St Martins, Marlborough for Mr Carter, Aster Homes

RESOLVED: that Marlborough Town Council has no objection to this application subject to the satisfaction of the Conservation Officer

- e) **PL/2026/09265** – like for like replacement of nine single glazed timber sash windows at Wye House, Barn Street, Marlborough for Mr John Lavin, Cognatum Estates Ltd

RESOLVED: that Marlborough Town Council has no objection to this application subject to the satisfaction of the Conservation Officer

- f) **PL/2026/00476** – like for like replacement of nine single glazed timber sash windows at Wye House, Barn Street, Marlborough for Mr John Lavin, Cognatum Estates Ltd

RESOLVED: that Marlborough Town Council has no objection to this application subject to the satisfaction of the Conservation Officer

379/25

WORKS TO TREES

- a) **PL/2026/00295** – Ornamental Pear (T1) – reduce crown by 2/3m and prune. Lime (T2) – reduce crown to clear property by 1.5-2m and reduce/balance remaining crown to match. Group of small Hazels, Birch and 2 x larger Hazel coppices (G1) – coppice every other small Hazel, crown raise Birch to clear wall and reduce limbs that extend towards adjacent building to suitable growth points to give a maximum of 2m clearance at The Hermitage, 8 Hyde Lane, Marlborough for Marlborough College

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

- b) **PL/2026/00296** – T1 Copper Beech – crown raise over buildings to match existing canopy at Yard to rear of Ivy House Hotel, Marlborough for Marlborough College

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

- c) **PL/2026/00300** – G1 – 2 x common Beech trees – reduce overhanging branches back from the boundary fence to suitable growth points by no more than 1.0m, retaining the natural shape of the trees at Hamelin, Bath Road, Marlborough for Marlborough College

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

- d) **PL/2026/00580** – G1 – 2 Lime trees to be repollarded. T1 – small Yew tree to be removed at ground level at 7 Wye House Gardens, Marlborough for Mr Steve Richardson

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

- e) **PL/2026/00869** – Conifer tree – fell at 12 Kingsbury Terrace, Kingsbury Street, Marlborough for Mr John Mather

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

Members noted the following applications:

- f) **PL/2026/00493** – T1 Larch trees x 3 – fell at Priory Gardens, High Street, Marlborough for Mr Nigel Weatherly, Marlborough Town Council

- g) **PL/2026/00494** – T1 Willow trees x 2 – pollard the larger tree by 50% and fell the smaller tree at land near Coopers Meadow, Marlborough for Mr Nigel Weatherly, Marlborough Town Council

- h) **PL/2026/00557** – T1 Swamp Cypress – fell. T2 Pear – fell. T3 Apple – reduce canopy by 1 metre to a finished height of 3 metres. T4 Plum – reduce canopy by 1 metre to a finished height of 3.5 metres at 4 Herd Street, Marlborough for Mrs Sherston

380/25 WOODLAND MANAGEMENT PLAN FOR SAVERNAKE ESTATE

Members considered a consultation in relation to a draft woodland management plan for part of the Savernake Estate. They were pleased to see that wildlife was thriving, and found the content of the plan to be good husbandry.

RESOLVED: that Marlborough Town Council commends the report.

Councillor Fogg left the meeting

381/25 ASSET OF COMMUNITY VALUE

Members noted that Wiltshire Council had made a decision not to list Postern Hill Camp Site as an asset of community value.

Councillor Hall noted that the point of the campsite was to bring visitors to the area (which supports the local economy) so did not agree that the reasons given were satisfactory. **Councillor Cleasby** believed that despite the ruling, the relevant Cabinet Member accepted that the site was valued by both local residents and the Town

Council, and that there may be an opportunity to work together to see how the site could be used for community events as well as camping.

382/25

LOCAL HIGHWAY AND FOOTWAY IMPROVEMENTS GROUP (LHFIG)

Members considered two highway improvements requests and the LHFIG action log.

Review the traffic system at the roundabout adjacent to Marlborough Business Park (A346)

RESOLVED: (i) not to support a request for a review of the traffic system at the roundabout at junction of A346 Salisbury Road, Blenheim Road and Jennings Road being submitted to LHFIG

Reasons included:

- a traffic study (and recent roadworks) had proven that traffic lights hold up traffic
- a traffic study had shown that the only real solution was to remove the weight of through traffic by depriming the A346, which was beyond the remit of LHFIG
- an existing LHFIG proposal for changes to road markings at this roundabout (e.g. yellow boxes) to prevent people blocking the roundabout was already waiting for consideration at LHFIG, and should help improve the traffic flow

Councillor Cleasby briefly left the meeting and Councillor Hall took the chair for a few minutes during the following discussion

Parked cars blocking the vehicle entrance to Moffat House, A4 London Road

The Town Clerk confirmed that this area, being within the zigzags linked to a zebra crossing, could be enforced by both police and parking officers. Different penalties applied to parking within zigzags than on yellow lines. Wiltshire Council parking services had already agreed to add the area to their patrols. There was already signage and road markings in place so Members were not sure much more could be done in that respect.

RESOLVED: (ii) not to support a request for a review of signage and road markings at A4 London Road adjacent to the entrance to the car park at Moffat House being submitted to LHFIG

RESOLVED: (iii) to ask Wiltshire Police and Wiltshire Council Parking Services to enforce the 'no parking' zone

Action #89: Safe crossing point Port Hill/Marlborough Common - Members noted the response from David Bullock, Interim Director of Highways & Transport at Wiltshire Council, to the Mayor's letter recommending that the best solution was a pedestrian crossing.

Members expressed frustration that the original request following a petition in 2020 had been for a pedestrian crossing. An issue was that, because people avoided crossing at this point because of the perceived danger, it was unlikely that a pedestrian count would provide sufficient evidence to support the installation of a

crossing. Members then discussed other ways they may be able to provide this evidence, including the original petition which had been submitted to Wiltshire Council.

ACTION: check whether a copy of the 2020 petition was still on file

ACTION: Councillors Cleasby and Shantry to press for a meeting with the Cabinet Member for Highways to demonstrate the issue and seek a resolution with a matter of urgency

Action #151: Community Speed Watch. Any Councillors able to support Councillor Trow in building a CSW group were urged to contact her.

Action #184: High Street short stay parking – Members noted that the Cabinet Member for Highways, Street Scene and Flooding had approved the addition of short stay free parking places in the High Street

383/25 SPEED INDICATOR DEVICES (SIDs)

Members noted the most recent SID data reports for George Lane (19 December to 17 January) and London Road (8-21 January).

ACTION: Town Clerk to investigate suitable locations within the new 20MPH zones where the SID could reinforce the new reduced speed limit

384/25 MARLBOROUGH DOWNS CHALLENGE

Members noted the details of the Marlborough Running Club annual event taking place on Sunday, 3 May 2026.

385/25 TOWN CENTRE WORKING PARTY

Councillor Shantry gave a verbal update:

Marlborough Sustainable Rainscape

Of twelve potential properties for the rain garden scheme nine had confirmed, one was unlikely and two preferred different types of planters, which were being investigated. A site meeting with relevant officers was being arranged for March, and it was hoped that Memoranda of Understanding could be agreed with the plans set for the summer.

Vision Development Plan

The Working Party had reviewed the proposals and a short list of proposals would be presented to the Planning Committee for consideration.

TEMPORARY ROAD AND FOOTPATH CLOSURES

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

- TTRO 11087: A4 (part), Froxfield from its junction with Bath Road to its junction with Trindledown Lane between the hours of 19:00-06:00 from 2 to 13 March 2026 to enable Wiltshire Council to carry out carriageway resurfacing, replacement of road markings, adjustment of ironwork and associated works
- TTRO 11160: C6 (part), Mildenhall from its junction with Sound Copse Lane to its junction with Thicketts Road between the hours of 08:00-18:00 from 16 to 20 March to enable Wiltshire Council to carry out retexturing
- TTRO 11114: C189 (part), Ogbourne St George on 17 March from 09:30-15:30 to enable Openreach to carry out gully sucking and associated works
- TTRO 11135: High Street (part), Manton from 30 March for 3 days to enable Openreach to carry out excavation to lay ducting including a road crossing and other associated works
- TTRO 11134: Rogers Meadow (part), from 31 March for 3 days to enable Openreach to carry out excavate to lay 5m ducting and other associated works
- TTRO 11174: Footpath 30 (part) from its junction with Upper Church Fields for a distance of approximately 40m in a northerly direction, and from its junction with Upper Church Fields to its junction with Garside Way from 28 March to 12 April to enable footpath improvement works

ACTION: Confirm the meaning of ‘retexturing’

The meeting closed at 8.29 pm

Signed:

Chair

Date: