

Marlborough Town Council



Planning Committee

Minutes of a meeting of the Planning Committee held Monday, 13 November 2023
in the Court Room, Marlborough Town Hall at 7pm

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|----------------|------------------------------|----------------------------------|
| PRESENT | Councillor Mervyn Hall | Chair |
| | Councillor Nicholas Fogg | Town Mayor (<i>ex officio</i>) |
| | Councillor Andrew Ross | |
| | Councillor Mark Cooper | |
| | Councillor Caroline Thomas | |
| | Councillor Mark Luson | |
| | Councillor Kelvyn Shantry | |
| | 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 | |

PUBLIC QUESTION TIME

A resident of Manton Hollow asked Councillors to maintain their previous objection to the amended plans for a rear extension at 19 Manton Hollow (PL/2023/05917). He believed the revised drawings showed an excessive sized building, out of scale, and an overdevelopment of the site with a higher roof. The **Chair** thanked him – the application would be debated later in the agenda.

324/23

APOLOGIES

Apologies for absence were received from **Councillors Barrett-Morton, Farrell, Cleasby, Davies** and **Sheppard**.

325/23

DECLARATIONS

There were no declarations of interest.

326/23 CHAIR'S ANNOUNCEMENTS

It was good news that the long-awaited handrail for residents at Cherry Orchard was due to be installed over the next few days. Work had been scheduled w/c 6 November but delayed by poor weather.

Members were asked to note that the Full Town Council meeting scheduled for 11 December had been cancelled, with an extraordinary meeting arranged for 8 January. This was to allow a full debate on the 2024-25 budget and precept, which required information about the tax base which would not be available for the meeting on 11 December.

327/23 MINUTES

RESOLVED: that the minutes of the meeting held 16 October 2023 were approved as a true record and signed by the Chair

328/23 ACTION LOG

Members noted the updated action log.

329/23 PLANNING DECISION NOTICES

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

330/23 PLANNING APPLICATIONS

a) **PL/2023/05917** – First floor rear extension at 19 Manton Hollow, Marlborough for Mr S & Mrs V Crighton

During a suspension of standing orders, a resident laid out objections and the property owner's agent answered the points raised. There were different points of view put forward regarding the roof height and the impact on neighbours and the street scene. Questions from Councillors included:

- Roof height, and height relative to adjacent buildings
- Parking provision
- Number of bedrooms
- Traffic movements
- Lack of reference to Neighbourhood Plan or Local Plan policies

Discussion points included:

- Whether there were grounds for objection in terms of planning policy
- Whether the building would be overbearing, out of character or cause a loss of privacy
- Whether there was any material change in the new plans to warrant a changed resolution (the Town Council had previously objected on the grounds of overdevelopment and out of scale character)
- Other bungalows had already been converted to two storey dwellings
- Whether the application could be called in this late in the process by the Member for Marlborough West Ward, who was out of the country
- Whether a site visit would be helpful

RESOLVED: that Marlborough Town Council objects to this application on the grounds of overdevelopment and out-of-scale visual appearance/design

ACTION: Councillor Thomas to contact Wiltshire Council in the absence of **Councillor Davies** to discuss with the Planning Officer whether there are other options allowing the application to be called in

Mr Goodwin left the meeting

- b) PL/2023/04931** – Conversion of outbuildings to the rear of 134-135 High Street to residential use (Use Class C3) comprising of 1 no. 4-bedroom dwelling and 1 no. 2-bedroom dwelling. Associated internal and external works to include the creation of a series of new window and door openings (utilising existing but bricked up openings where possible), the demolition of the northernmost outbuilding to be replaced with an extension to the rear, works to the internal layout of the outbuildings and the blocking up of the existing connection with the adjacent retail unit (Resubmission of PL/2022/09555) at Outbuildings and Land to the Rear of 134-135 High Street, Marlborough for CPP Marlborough Limited
RESOLVED: that Marlborough Town Council has no objection to this application
- c) PL/2023/05295** – Conversion of outbuildings to the rear of 134-135 High Street to residential use (Use Class C3) comprising of 1 no. 4-bedroom dwelling and 1 no. 2-bedroom dwelling. Associated internal and external works to include the creation of a series of new window and door openings (utilising existing but bricked up openings where possible), the demolition of the northernmost outbuilding to be replaced with an extension to the rear, works to the internal layout of the outbuildings and the blocking up of the existing connection with the adjacent retail unit (Resubmission of PL/2022/09555) at Outbuildings and Land to the Rear of 134-135 High Street, Marlborough for CPP Marlborough Limited
RESOLVED: that Marlborough Town Council has no objection to this application
- d) PL/2023/04863** – Proposed replacement garage (amendment to PL/2022/09739) at Washpool Cottage, Pewsey Road, Marlborough for Mr Guy Saxton
RESOLVED: that Marlborough Town Council has no objection to this application
- e) PL/2023/04765** – Single storey rear extension at 17 St Martins, Marlborough for Ms Emma Sherston
RESOLVED: that Marlborough Town Council has no objection to this application
- f) PL/2023/08440** – Undertaking external repairs and refurbishment of timber oriel windows to Museum Block. Works to include replacing rotten/decayed mouldings where necessary, and decoration at Museum Block, Marlborough College, Bath Road for Marlborough College
RESOLVED: that Marlborough Town Council has no objection to this application
- g) PL/2023/08635** – Conversion of a small brick garden pavilion set in the grounds of Marlborough College into an information facility promoting the history of the Marlborough Mound. Provide a short path resin bonded with alterations to

existing access ramp leading to the Western elevation at Rose Garden Pavilion, Marlborough College, Bath Road, Marlborough for Mr Geraint Morgan
RESOLVED: that Marlborough Town Council has no objection to this application

- h) PL/2023/08690** – Variation of condition 2 relating to PL/2022/08286 to amend drawings to show window in first floor gable end at 55 London Road, Marlborough for Mr Nick Fryer
RESOLVED: that Marlborough Town Council has no objection to this application

331/23

WORKS TO TREES

- a) PL/2023/08770** – Apple tree (T1) – heavily leaning tree. Concerns about it falling into neighbouring property. Fell to ground level at 5 School Lane, Manton for Mr Whiting
RESOLVED: that Marlborough Town Council has no objection to this application
- b) PL/2023/08941** – T1 Silver Birch tree – remove to ground level as tree has died and is dead standing; T2 Ash – dismantle to ground level as tree is infected with Ash dieback; T3 Ash – dismantle to ground level as tree is infected with Ash dieback at Peacock Cottage, Preshute Lane, Manton for Maurice
RESOLVED: that Marlborough Town Council has no objection to this application
- c) PL/2023/09196** – T1 (Hornbeam) – overall canopy reduction of three metres, back to previous pruning points. The lower four branches touching the village hall will be removed. T2 (Cherry) – overall canopy reduction of three to four metres, back to previous pruning points. T3 (Norway Maple) – remove the tree, cutting the stump close to ground level at Manton Thatch, Bridge Street, Manton for Evans
RESOLVED: that Marlborough Town Council has no objection to this application

332/23

SPEED INDICATOR DEVICES

Members noted the most recent data downloaded from the SID at Herd Street between 10 October and 6 November 2023. Discussion points included:

- The SID appeared to be doing its job, as incoming average speeds were acceptable with outgoing speeds higher
- Whether the SID could be turned around to flash towards outgoing drivers, or whether the mobile SID could be positioned lower down Herd Street to flash towards outgoing drivers
- There were technical issues with the newly converted mobile SID
- Whether the reports could be reduced to provide summary data only

ACTION: if possible, turn SID around to face outgoing traffic

333/23

LOCAL HIGHWAY AND FOOTWAY IMPROVEMENTS GROUP (LHFIG)

Members considered whether to support three Highway Improvement Requests being submitted to Wiltshire Council's Area Board LHFIG for consideration and prioritisation:

- a) The Parade, Marlborough – partial one-way system**
Discussion points included:

- Whether the potential design allowed for emergency service vehicles and/or large delivery vehicles e.g., brewery dray
- Whether businesses had been consulted, and that this would form part of the Traffic Regulation Order (TRO) process when and if the proposal was agreed
- Whether the Town Council had consulted businesses prior to a TRO
- Whether there was good reason or evidence to justify the estimated cost of £14,200 (£3,550 to MTC)
- Safety and traffic flow were the reasons for the proposal - there were regular problems caused by vehicles being unable to pass each other in this part of the Parade and turning out onto the High Street on a blind bend raised safety concerns
- The Town Centre Working Party, which reported to this Committee and comprised residents and Councillors, had made the original proposal
- The proposal under consideration today was a result of a previous submission to LHFIG asking an engineer to identify whether a scheme was feasible (*Min. No. 358/22 (iv), 24 April 2023 - RESOLVED: (v) to support the request for part of The Parade to be restricted to one-way traffic from Old Stables Court to junction with New Road, with no entry from the south of The Parade beyond Old Stables Court being submitted to LHFIG for consideration*)

RESOLVED: (i) to accept the estimated cost of £14,200 with the Town Council contributing £3,550 and to support submission to LHFIG

b) A346 Port Hill – Speed limit review and traffic calming scheme

RESOLVED: (ii) to support the introduction of a 40MPH speed limit between the town entry sign location and the existing 30MPH zone with safety enhancements to the existing crossing point, foliage reduction and SLOW signs on carriageway being submitted to LHFIG

c) Kingsbury Street – 7.5 tonnes weight limit

Discussion points included:

- The proposal resulted from residents' concerns about traffic calming as well as frequent damage to a listed building
- The road was already marked as unsuitable for HGVs but this was often ignored by drivers
- A weight limit should be shown on some sat nav tools
- A weight restriction would allow enforcement: Wiltshire Council hoped that from spring 2024 Automatic Number Plate Recognition (ANPR) technology would be available to them for enforcement; and that the police have powers of enforcement related to weight limits
- Whether there would need to be a change to bus routes, and whether this was feasible via New Road/Barn Street
- Whether this would remove a diversion route should Barn Street/The Green/Herd Street be subject to restrictions
- Whether introducing a one-way system in Silverless Street was an alternative

- That Kingsbury Street was out of scope for the ongoing traffic survey and modelling
- While the issues were recognised, whether a weight limit was the right solution

RESOLVED: (iii) not to support submission to LHFIG until more information was available about the implications on traffic flow

334/23 COUNCILLOR REPRESENTATIVE TO LHFIG

RESOLVED: that **Councillor Shantry** is elected to the vacant seat at Wiltshire Council Area Board Local Highway and Footway Improvement Group for the remainder of 2023-24

335/23 TRAFFIC MODELLING PROJECT GROUP

RESOLVED: that **Councillors Hall** and **Trow** be elected to the Traffic Modelling Project Group

336/23 FINANCE REPORT AND 2024-25 BUDGET

Members noted the finance report and considered the budget requirements for the Planning Committee for 2024-25.

RESOLVED: that the 2024-25 budget is approved as stated in the finance report for submission to the annual budgeting process

337/23 PROPOSED TRAFFIC REGULATION ORDER (TRO)

RESOLVED: that Marlborough Town Council welcomes the proposed introduction of a 40MPH speed limit between Frees Avenue and Rockley

338/23 LOCAL PLAN CONSULTATION

Members considered whether to make a corporate response to the Wiltshire Council Local Plan consultation. Comments included:

- Strong objections to the proposed housing site at Chopping Knife Lane, which had been removed from the draft Marlborough Area Neighbourhood Plan (MANP) following many objections from residents. There were concerns about vehicle access, increased traffic on roads already at capacity, lack of safe walking or cycling routes, the setting within the North Wessex Downs AONB, building on a green field site and the threat to the nearby River Kennet, an internationally recognised important chalk stream
- Water: the local plan recognises that Marlborough Treatment Plant's capacity to treat sewage is already inadequate and a wastewater upgrade will be required
- Action for the River Kennet had raised strong objections about the proximity of new homes to the River Kennet and the potential wastewater issues with sewage discharging into the river
- The site at Barton Dean had received many objections from residents and Preshute Parish Council, resulting in the Parish withdrawing from the MANP
- The Marlborough Area Neighbourhood Plan, made in March 2023 after 6 years of consultation and approved by residents, identified an additional 65 homes in 3 locations plus an additional medical facility. The Local Plan increased this to 600 new homes, of which 230 were not already developed, under

development or approved/within the planning process. This was an unacceptable number.

- With few employment opportunities within the town, the increase in population would result in the majority of new residents needing to travel elsewhere for employment, impacting already congested roads
- A strong preference to find locations on brown field sites or to extend existing settlements rather than build on greenfield sites
- The Town Council had recently declared a housing emergency, and the 40% allocation to affordable housing was welcomed

RESOLVED: that Marlborough Town Council has strong objections as outlined above to the proposed number of homes and the two locations at Chopping Knife Lane and Barton Dean. It supports in principle 40% of new developments to be affordable homes. The Town Council would prefer to see plans focusing on brownfield sites or extending existing settlements where possible.

339/23 TOWN CENTRE WORKING PARTY

Councillor Shantry gave a verbal update on progress, including:

- Proposals would be submitted to Full Council for approval, for implementation during spring 2024
- Black and gold visitor signage
- Black and gold planters to replace existing planters, including some containing Cherry trees for the High Street. All would be removable for events such as the Mop Fairs
- Town entrance signs would need LHFIG approval
- Future proposals, including changes to Hilliers Yard and the Parade, would be subject to feasibility studies and consultation
- A 'Paint the town black' initiative would see sprucing up of railings on bridges in the town and other street furniture, with volunteers helping
- That IDVerde offered 52 opportunities per year to parishes to support litter picking events – providing people, equipment and removal of litter

340/23 TEMPORARY ROAD CLOSURES

Members noted Temporary Road Closure Orders that had been issued by Wiltshire Council:

a) Christmas Lights Event

Friday 24 November, 16:00-20:00 to close temporarily:

A4 (part) High Street from its junction with A345 Pewsey Road to its junction with New Road

C18 Kingsbury Street (part) from its junction with High Street to its junction with Silverless Street

A4 (part) New Road from its junction with High Street to its junction with London Road

- #### **b) Tin Pit (TTRO 9072)** from its junction with C6 for its entire length from 4 December until 15 December 2023 to enable Gigaclear to carry out excavation of

a narrow trench to install ducting

- c) **B3087 High Street (part), Pewsey** (TTRO 9079) from its junction with Brunkards Lane for a distance of approximately 75m in a westerly direction on 10 December 2023 between 09:30 and 15:30 to enable Openreach to carry out access to underground structure, cabling for new customer connection and associated work

- d) **Vicarage Close, Marlborough** (TTRO 9113) from its junction with St Martins for its entire length on 12 January between 09:00-16:00 for 4 days to enable Wiltshire Council to carry out carriageway resurfacing and associated maintenance works

The meeting closed at 8.49 pm

Signed:

Chair

Date: