

Marlborough Town Council



Planning Committee

Minutes of a meeting of the Planning Committee held Monday, 16 May 2022
in the Court Room, Marlborough Town Hall at 8.30pm

PRESENT Councillor James Sheppard Chair
Councillor Lisa Farrell Town Mayor (*ex officio*)
Councillor Nicholas Fogg
Councillor Noel Barrett-Morton
Councillor Mark Cooper
Councillor Donald Heath
Councillor Jo Waltham
Councillor Richard Allen
Councillor Kymee Cleasby
Councillor Jane Davies
Councillor Caroline Thomas
Councillor Mark Luson
Councillor Kelvyn Shantry

ALSO

PRESENT Richard Spencer-Williams Town Clerk
Dawn Whitehall Administrator
Neil Goodwin Marlborough.News
Plus 3 members of the public

PUBLIC QUESTION TIME

Three residents asked questions relating to the Marlborough Area Neighbourhood Plan in particular with reference to planning application PL/2021/04663 for a Change of Use from Agricultural to Equine Clinic with associated buildings, access and landscaping improvements at Poulton Mill:

Malcolm Exeter "A lot of peoples' money, time and effort had been put into the Neighbourhood Plan yet the Council were failing to get it over the finish line for the local people to benefit from, and instead seemingly allowing it to languish. Were the Councillors accepting of this state of apathy, and did they believe this was supporting the local residents to their best interests, particularly with some of the contrary planning decisions we are seeing?"

Stephanie Watson "Noted that there has been limited progress with the MANP to date with several references in recent MTC minutes regarding steering group

concerns about ability to review comments and progress the plan. Can the MTC provide an update on how they propose to accelerate progress of this plan which includes key mandates that should be to the benefit of the local community. A number of elements of the current draft plan include statements that impact on planning decisions within the town including MARL16 which identifies valued community open spaces which should be protected and MARL17 which details the need to conserve the scenic beauty of the AONB. It would appear that recent planning decisions by MTC seem to disregard and wholly contradict the draft plan soon to be adopted. I reference the Planning Application for the major development of a commercial enterprise at a green site (Land at Tin Pit Poulton Hill) which is specifically referenced in the MARL16 maps. Can the MTC members provide an update on why such lengthy delays have been encountered with the MADP and explain why recent planning decision/s have contradicted the content of the draft plan.”

Martin Ephson asked “whether the council was concerned that its authority and the impact of the, soon to be adopted, neighbourhood plan was diminished as the council have approved planning application PL/2021/04663? The planning application entails the construction of a barn and associated access tracks on ‘a valued community green space (refer to submission plan inset MARL16) ‘ which is to be preserved’. Wilfully ignoring detailed proposed policy, prior to its adoption undermines the authority of the plan and therefore renders it obsolete even before its adoption.”

Members responded to all points:

- The draft Plan was in the final stage prior to a public referendum, and the Steering Group was currently awaiting a decision notice and recommendations for any amendments from Wiltshire Council. The timescale of this was not in the Town Council’s control
- It was hoped that a referendum could take place by the Autumn at the latest, but again this would be decided by Wiltshire Council rather than the Town Council
- An acknowledgement of, and sharing of, peoples’ frustrations that the Neighbourhood Planning process was a long one. The six years it had taken for Marlborough’s to reach this point was not unusual.
- Once the plan was “made” by referendum it would be used to guide the Town Council’s responses to planning applications. Any planning resolutions referring to protections or designations in the Neighbourhood Plan would only be valid after the plan is “made”: once it was made its framework, content and policies would guide the Town Council’s considerations of future planning applications and Wiltshire Council Planning Officers’ decisions
- The Town Council was a consultee for planning applications, not the decision maker. There were limited, set criteria (reasons) for how it could respond to applications especially if it was to object
- Although there had been no policy reasons to object to the planning application, Members had added a proviso in their comments about protecting the setting and landscape in line with other consultee’s responses at its meeting on 25 April 2022 where it had **“resolved that Marlborough Town**

Council has no objection to this application subject to the Officer's satisfaction that heritage assets, the landscape and environment, and the historic setting will be protected as described in comments already raised by other consultees"

- The entire parish of Marlborough and Manton sits within the AONB and all developments were considered against that setting
- The Town Council was a consultee on planning applications. It was within the power of the Planning Officer at Wiltshire Council to allow or turn down the proposed development. After this there was also an opportunity to appeal any decision

The **Chairman** thanked each resident for attending. He was sorry if they hadn't received the answers they wanted and acknowledged that planning decisions rarely made everyone happy. There would likely be a future opportunity to discuss the planning application as it moved through the planning process at Wiltshire Council.

31/22 APOLOGIES

Apologies for absence were received from **Councillors Ross, Hall and Loosmore**.

32/22 DECLARATIONS

There were no declarations.

33/22 MINUTES

RESOLVED: that the minutes of the meeting held 25 April 2022 were approved as a true record and signed by the Chairman

34/22 ACTION LOG

Members noted the updated action log.

35/22 PLANNING DECISION NOTICES

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

36/22 PLANNING APPLICATIONS

a) PL/2022/00814 – Ground investigation works followed by partial dismantling and reconstruction of existing curtilage Listed structural retaining and boundary wall at 1 Clarendon Court, Marlborough for the Directors of Kingsbury Hill Management Company Ltd

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

b) PL/2022/03446 – Ground investigation works followed by partial dismantling and reconstruction of existing curtilage Listed structural retaining and boundary wall at 1 Clarendon Court, Marlborough for the Directors of Kingsbury Hill Management Company Ltd

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

c) PL/2022/03462 – Proposed timber frame garage and extended sloping driveway in the rear garden at Haven, Salisbury Road, Marlborough for Mrs Dianne

Mackinder

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

d) PL/2022/02293 – Single storey wooden bin and amenity store at 1 Old Ropeworks Court, Kennet Place, Marlborough for Mr Mike Fernley

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

e) PL/2022/02451 – Single storey rear extension and loft conversion at 2 Reeds Ground, Marlborough for Miss Nicola Gannon

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

f) PL/2022/03324 – 4 no. non illuminated hanging signs (resubmission of PL/2022/02003) at 121-122 High Street, Ground Floor and Basement, Marlborough for The White Company

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

37/22

WILTSHIRE COUNCIL CONSULTATION ABOUT OFF STREET PARKING

Members noted the Town Clerk's report and considered proposed Traffic Regulation Orders affecting off-street parking.

Members were concerned about the proposed introduction of parking charges for blue badge holders:

- In a time of rising costs it was disappointing to see that blue badge holders, who were often vulnerable, would be subject to charges in all car parks
- The reasons stated for introducing charges for blue badge spaces seemed spurious as they could apply to any chargeable parking space
- The alternative for blue badge holders would be to walk or cycle to the town centre, which for many would be out of the question. Instead they may well choose to shop at Tesco, reducing business for town centre traders
- The topography of Marlborough, being very hilly, made it even more difficult for many people to walk to the town centre and/or carry shopping
- Very often all designated disabled parking bays were full, especially near Waitrose. Unless additional, level access provision was made, blue badge holders would likely be further disadvantaged
- It was a simple process for parking control officers to check that blue badges were valid

RESOLVED: to respond to the consultation to strongly object to the introduction of charges for blue badge holders

38/22 MARLBOROUGH AREA NEIGHBOURHOOD PLAN

The Steering Group was still awaiting a decision notice, which would also include recommendations for the content of the final plan. Once the plan was submitted to the Town Council as the Qualifying Body, this would trigger a set, legal timeframe leading to a referendum.

39/22 SPEED INDICATOR DEVICE

Members noted that the SID rota had been extended to include Kingsbury Street. It was disappointing that the battery had only lasted 2-3 days and not been replaced for some time. The Town Clerk confirmed that Town Council staff should check the battery status.

40/22 TEMPORARY ROAD CLOSURES

Members noted that Wiltshire Council had issued an Order TR8096 for the temporary closure of:

Angel Yard (part), Marlborough; from outside property known as Pear Tree Cottage for a distance of approximately 40 metres in a northwest direction to enable Thames Water to repair a service pipe unmade in verge commencing 8 June 2022 for 3 days between 00:00 and 23:59

The meeting closed at 9.12pm

Signed: Date:
Chairman