

Marlborough Town Council



Planning Committee

Minutes of a meeting of the Planning Committee held Monday, 22 May 2023 in the Court Room, Marlborough Town Hall at 7pm

PRESENT	Councillor James Sheppard	Chair
	Councillor Nicholas Fogg	Town Mayor (<i>ex officio</i>)
	Councillor Noel Barrett-Morton	
	Councillor Mervyn Hall	Vice Chair
	Councillor Mark Cooper	
	Councillor Kymee Cleasby	
	Councillor Jane Davies	
	Councillor Kelvyn Shantry	
	Councillor Susannah O'Brien	

ALSO

PRESENT	Richard Spencer-Williams	Town Clerk
	Dawn Whitehall	Corporate Services Officer
	Susan Round	Marlborough.News
	Plus 3 members of the public	

PUBLIC QUESTION TIME

Malcolm Exeter – referred to his request for safety measures for pedestrians at Poulton Hill and asked whether an update was available following the most recent Local Highway and Footway Improvements Group (LHFIG) meeting. Comments included that several actions were ongoing, not all dependent upon LHFIG:

- The Parish Steward had been asked to clear the pathway as much as practicable
- The road was in scope for Community Speed Watch once volunteers had been recruited and trained by police
- A Wiltshire Council Highways Engineer had been asked to assess the site and recommend possible options. However it was also noted that there were limitations due to the width of the carriageway in terms of what might be possible
- The request was a live project on the list for the Wiltshire Council Area Board LHFIG, although was not at the top of the priority list

- Members of the public were welcome to attend Area Board meetings and ask questions
- Mr Exeter could approach Councillor Caroline Thomas, Marlborough's Wiltshire Councillor for Marlborough East and also Cabinet Member for Highways who could explain in more detail how the LHFIG process works

Tamsin Marie Witt asked the Town Council to support a petition signed by 29 households of Orchard Road asking for help to resolve issues caused by students of St Johns using Orchard Road as a car park leading to blocked access, lack of parking for residents, litter and an unhappy relationship between residents and the school.

Discussion points included:

- A Highways Improvement Request relating to the petition was on the agenda for discussion later in the meeting
- Whether to pass the petition to Wiltshire Council Highways
- Whether to submit the request for parking restrictions to LHFIG, which would allow the area to be patrolled by Parking Officers
- That on average there were 16-18 students parking in Orchard Road, with vehicle movements at lunchtime as well as the start/end of the school day
- Whether a daytime residents parking scheme or yellow lines would reduce parking availability for residents
- Whether to discuss the issues with the school
- Whether to inform the school about the petition
- Recognition that the school had no authority over parking on a public highway
- That residents had been in touch with the Principal of 6th form
- There was a large car park at St Johns that students could use on the Pewsey Road side of the building

The **Chair** thanked Ms Witt for attending; the Town Council would do what it could to help resolve issues and agreed to write to the school to inform them about the petition.

Councillor Cleasby asked whether any information had been received from Thames Water following traffic lights being put up in error, causing traffic delays and disruption for 2-3 days. **Wiltshire Councillors** had been in touch with the Highways team, and they had instructed Thames Water's contractors to remove the lights. **Councillor Cleasby** asked to be kept informed of any further actions taken.

31/23

APOLOGIES

Apologies for absence were received from **Councillors Ross, Farrell, Thomas, Luson** and **Sims**.

32/23

DECLARATIONS

Councillor Cooper – agenda items 9 (Premises Licence) and 12(a) (Highways Improvement Request); and **Town Mayor Councillor Fogg** – agenda items 7(f) and (m) – Planning Applications.

33/23 CHAIR'S ANNOUNCEMENTS

The **Chair** had noticed with concern the increasing ridge height of the development at the former St Peter's Junior School in The Parade. Members agreed that it was higher than the tallest building at Ropeworks in Kennet Place, and agreed to check whether it was compliant.

ACTION: to raise concerns and check with the Planning Officer whether the building height was compliant

34/23 MINUTES

RESOLVED: that the minutes of the meeting held 24 April 2023 were approved as a true record and signed by the Chair

35/23 ACTION LOG

Members noted the updated action log.

#122: Poulton Hill street sign – Wiltshire Council had advised that the cost of labour was estimated at £300 plus materials.

RESOLVED: that the Town Council will defer this matter to Wiltshire Council to both fund and install the new sign

36/23 PLANNING DECISION NOTICES

Members noted the planning decision notices issued by Wiltshire Council.

37/23 PLANNING APPLICATIONS

a) **PL/2023/02738** – Redevelopment of site for residential use, including vehicular and pedestrian access and parking, amenity space, landscaping and associated works at former gas storage site, Kelham Gardens, Marlborough for Marlborough LVA LLP

RESOLVED: that Marlborough Town Council strongly objects to this application on the grounds that it is not compliant with Policy MARL1 of the Marlborough Area Neighbourhood Plan which specifies up to 10 affordable homes at this site

ACTION: to ask Marlborough's Wiltshire Councillor for Marlborough East to call in the application

b) **PL/2023/03305** – Demolition of existing buildings and construction of 33 affordable homes together with associated parking, access and landscaping at York Place, St Martins, Marlborough for Mr P Backhouse, Aster Communities
RESOLVED: that Marlborough Town Council objects to this application on the grounds that it does not contain social housing to meet the needs of the community as specified in the Marlborough Area Neighbourhood Plan; insufficient car parking provision, and inaccuracies and omissions in the Arboricultural Report

c) **PL/2023/02876** – Partial change of use of annexe from ancillary to holiday let/air B&B at Brown Sherry Bungalow, The Common, Marlborough for Mrs Helen Froggatt

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

- d) PL/2023/02909** – Formation of basement flat within existing cellar including new metal access stair, windows and doors at The Old Rectory, 51 High Street, Marlborough for Mrs Gillian Fallon

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

- e) PL/2023/03147** - Formation of basement flat within existing cellar including new metal access stair, windows and doors at The Old Rectory, 51 High Street, Marlborough for Mrs Gillian Fallon

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

- f) PL/2023/02864** – Change of use of first and second floor to 2 flats. Minor alterations to internal walls. No external works at 120 High Street, Marlborough for Mr Michael and Mrs Denise Foy

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

- g) PL/2023/03138** – Minor alterations to internal wall, to facilitate change of use of first and second floors to 2 flats at 120 High Street, Marlborough for Mr Michael and Mrs Denise Foy

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

- h) PL/2023/02029** – Proposed single storey rear extension, replacement of non-original and defective windows, internal alterations and refurbishment works including replacement of non-original sanitaryware, plumbing and joinery at 52 St Martins, Marlborough for Mr Alex and Mrs Becky Hall

RESOLVED: that Marlborough Town Council has no objection to this application subject to the Officer being satisfied that the changes agreed with the Conservation Officer are fully addressed

- i) PL/2023/02572** - Proposed single storey rear extension, replacement of non-original and defective windows, internal alterations and refurbishment works including replacement of non-original sanitaryware, plumbing and joinery at 52 St Martins, Marlborough for Mr Alex and Mrs Becky Hall

RESOLVED: that Marlborough Town Council has no objection to this application subject to the Officer being satisfied that the changes agreed with the Conservation Officer are fully addressed

- j) PL/2023/02619** – Reroofing to main roof. Works to front elevation including removing redundant sign hangars and flag pole holder, repair damaged brickwork, repointing with lime mortar and redecorate in colours to match existing at Ivy House, 42 High Street, Marlborough for Mr Justin Folliard

RESOLVED: that Marlborough Town Council has no objection to this application subject to a condition being applied so that the sign hangars and flag pole holder are retained to show the building's history as an important former hotel

- k) PL/2023/02679** – Replacement of existing 1 no timber double doors, 3 no timber single ledged, braced, battened and framed doors and 2 no timber windows to

Hermitage Stables with new to match. Timber repairs to main gate at Stables and Coach House to The Hermitage, 8 Hyde Lane, Marlborough for Marlborough College

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

- l) PL/2023/03583** – Two storey side extension and single storey rear extension at Conaree, Elcot Lane, Marlborough for Mr Tom Martin
RESOLVED that Marlborough Town Council has no objection to this application
- m) PL/2023/03713** – Re-roof existing side extension. Replace garage with two storey side extension. Rear extension at 37 River Park, Marlborough for Mr Chris Rogers
RESOLVED: that Marlborough Town Council has no objection to this application
- n) PL/2023/01108** – To put a shop name fascia above the window; swing sign; logo attaching to the wall at Pt Ground and First Floors, 5 High Street, Marlborough for Mrs Amy Willshire
RESOLVED: that Marlborough Town Council has no objection to this application
- o) PL/2023/01113** - To put a shop name fascia above the window; swing sign; logo attaching to the wall at Pt Ground and First Floors, 5 High Street, Marlborough for Mrs Amy Willshire
RESOLVED: that Marlborough Town Council has no objection to this application

38/23

WORK TO TREES

- a) PL/2023/03084** – T1 – Pear tree – reduce the crown by approximately 40% at Lavender Cottage, Angel Yard, Marlborough for Mr Beckwith
RESOLVED: that Marlborough Town Council has no objection to this application
- b) PL/2023/03621** – G1 – to fell two Ash trees to ground level at 3 The Priory, High Street, Marlborough for Mr Tony Williams
RESOLVED: that Marlborough Town Council has no objection to this application
- c) PL/2023/03766** – T2 Ash – Fell at 28 River Park, Marlborough for Mrs Eleanor Kerrigan
RESOLVED: that Marlborough Town Council has no objection to this application
- d) PL/2023/03649** – T1 – Ash – Fell – early signs of Ash Die Back in the crown, the tree is situated extremely close to a listed building and its roots are lifting the surface causing structural issues as well as trip hazards at 28 River Park, Marlborough for Mrs Eleanor Kerrigan
RESOLVED: that Marlborough Town Council has no objection to this application

39/23

PREMISES LICENCE

Members considered an application for a premises licence at Krumbz Café, Kennet Place for ON and OFF sales for supply of alcohol: Mon to Sun 08:00hrs to 22:00hrs (subsequently amended to Mon to Sun 08:00hrs to 18:30hrs). Discussion points included:

- Concerns about licensing this location, which is primarily residential
- The location was away from more commercial parts of the town and unlikely to be frequently patrolled by police
- Concerns about noise, litter and anti-social behaviour affecting nearby residents
- That the owner had been open to feedback and concerns raised by neighbours and had amended the application on that basis
- Concerns that off sales might encourage or lead to littering and/or noise or other anti-social behaviour in nearby open spaces

Councillor Cooper did not vote on this item

RESOLVED: that Marlborough Town Council objects to this application on the grounds of a risk of noise and anti-social behaviour in a primarily residential area

40/23

TRAFFIC REGULATION ORDER CONSULTATION

Members considered a consultation by Wiltshire Council under the Road Traffic Regulation Act 1984, Traffic Management Act 2004:

- The County of Wiltshire (Marlborough) (Prohibition and restriction of waiting, taxi rank clearways and on street parking) Consolidation Order 2010 (Amendment No 12) Order 2023
- To amend the Order to remove No Waiting Monday to Friday 8am-6pm and Saturday 9am-12.30pm and replace with No Waiting at any time on the following length of road
- Cardigan Road Marlborough – both sides – from its junction with Cross Lane to a point 30 metres north east of its junction with Hyde Lane

RESOLVED: that Marlborough Town Council supports the proposed amendment to the Order

41/23

SPEED INDICATOR DEVICES

Members noted the Assistant Town Clerk's report and considered the SID rotation plan.

RESOLVED: to bring the pole on The Green back into the active rotation plan

42/23

LOCAL HIGHWAY AND FOOTWAY IMPROVEMENTS GROUP (LHFIG)

Members considered two Highways Improvement Requests and actions arising from the most recent meeting of the LHFIG.

a) Orchard Road – Request for Residents Parking

Councillor Cooper did not vote on this item

RESOLVED: (i) to write to St Johns School to inform them about the petition and concerns of local residents

RESOLVED: (ii) to pass the petition to Wiltshire Council and submit the request to LHFIG for consideration

b) St Johns Close – Protection of Embankment

RESOLVED: to submit the request to LHFIG for consideration

c) Yellow Lines at Cardigan Road

RESOLVED: that Marlborough Town Council agrees to a financial contribution of £750 towards the total cost of £3,000 for a Traffic Order required as a prerequisite to new yellow lines

d) 20mph Speed Review

Members discussed potential areas to include in a review, including George Lane; Pewsey Road between the junction with A4 and George Lane; Herd Street from the current 20mph boundary to Port Hill; Salisbury Road from the double roundabout to the roundabout at Marlborough Business Park; A4 (part) from its junction with High Street to the junction with College Fields and from that junction to Marlborough Leisure Centre. Other suggestions should be passed to the Town Clerk.

RESOLVED: (i) to create a working party, and delegate to it responsibility to review maps and submit the roads to be included for review to Wiltshire Council

RESOLVED: (ii) that the working party will comprise **Councillors Hall, Cleasby, Shantry** and the **Town Clerk**

43/23

COMMUNITY SPEED WATCH

Members noted the Traffic Survey results for Bath Road, Marlborough, and that the results demonstrated that the combined 85%ile was 35.1mph, meaning it was eligible for a Community Speed Watch scheme.

RESOLVED: to include Bath Road as a location for Community Speed Watch

44/23

TOWN CENTRE WORKING PARTY

There had been no recent meetings. The manager of the Jubilee Centre was keen to have trees planted at the front of the building.

45/23

TEMPORARY ROAD CLOSURE

Members noted that Wiltshire Council had issued Order TTRO8742 under Section 14(1) of the Road Traffic Regulation Act 1984 to close temporarily:

B3052 George Lane (part) from outside No 1 George Lane for a distance of approximately 40m in a westerly direction to enable Thames Water to carry out service pipe repairs and associated works on 12 July 2023 for 3 days.

ACTION: Wiltshire Councillor to request that the works be postponed until weekdays during the school holidays

The meeting closed at 8.19 pm

Signed:

Date: