

Marlborough Town Council



Planning Committee

Minutes of a meeting of the Planning Committee held Monday, 5 February 2024 in the Court Room, Marlborough Town Hall at 7pm

PRESENT	Councillor Mervyn Hall	Chair
	Councillor Noel Barrett-Morton	
	Councillor Lisa Farrell	
	Councillor Mark Cooper	
	Councillor Mark Luson	
	Councillor Kelvyn Shantry	
	Richard Spencer-Williams	Town Clerk
	Dawn Whitehall	Corporate Services Officer
ALSO		
PRESENT	Susan Round	Marlborough.News
	Plus 3 members of the public	

PUBLIC QUESTION TIME

Stewart Dobson asked the Town Council to check with the Planning and Conservation Officers whether conditions of planning permission for works at St Peter's School (agenda items 7 (a) and (b)) could be added to include the retention in their original positions of the school bell, foundation plaque and Grammar School plaque as important elements of the town's heritage. He also asked whether it was correct that the bell was currently at the Aldbourne Heritage Centre, and if so, to ascertain who had given permission for it to be moved.

ACTION: Town Clerk to make contact with Aldbourne Heritage Centre to ask for proof of ownership

A resident asked about the 4-way traffic lights that had brought Marlborough to a standstill for days, and whether the works could have been requested to take place at times that would be less problematic. The Chair felt the same frustration, having also been held up by the works. He believed Wiltshire Council did have powers to act where utility companies caused severe disruption.

ACTION: Write to the Cabinet Member for Highways, Transport, Street Scene and Flooding to express the town's frustration at the major disruption caused by these works

429/23 APOLOGIES

Apologies for absence were received from **Councillors Ross, Cleasby, Sheppard, Thomas, O'Brien, Trow, Kohrt** and **The Town Mayor**

430/23 DECLARATIONS

Councillor Cooper – agenda item 13 (Proposed Traffic Regulation Order at Kennet Place) and **Councillor Shantry** – agenda item 14 (request for grit bin) – non pecuniary interest.

431/23 CHAIR'S ANNOUNCEMENTS

There were no announcements.

432/23 MINUTES

RESOLVED: that the minutes of the meeting held 8 January 2024 were confirmed as a true record and signed by the Chair

433/23 ACTION LOG

Members noted the updated action log. Comments included:

#1: Traffic survey – a model had now been produced and run to simulate traffic conditions. Quite a few suggestions for improvements had arisen and it was hoped that positive recommendations would be received soon.

#89: Safe crossing point between Port Hill and Marlborough Common – at the Local Highway and Footway Improvements Group (LHFIG) meeting in January a Highways Engineer had agreed to investigate the feasibility of a 40MPH buffer zone on the A346.

It was noted that several ongoing LHFIG actions related to Highways might be linked to any plans that came out of the traffic survey, creating an overall plan for the town.

434/23 PLANNING DECISION NOTICES

Members noted the planning decisions issued by Wiltshire Council.

435/23 PLANNING APPLICATIONS

a) **PL/2024/00191** – Conversion of three former school buildings into residential use to provide two houses, four maisonettes and seven flats along with the construction of seven new houses on land to the rear, giving a total of twenty new dwellings. In addition, the construction of a new combined refuse, recycling and bike storage building. All with associated external works including a new electrical sub-station and parking for a total of forty four cars at St Peter's Junior School, The Parade, Marlborough for Mr Max Davidson, Sherbourne St Peters Ltd

Discussion points included:

- Disagreement with the developer's rationale for not providing affordable housing
- 13 new dwellings are proposed in this application in contravention of Marlborough Area Neighbourhood Plan Policy MARL1 where developments of 10 dwellings or more should include 40% affordable homes
- Disappointment that no affordable housing was included within the 20 dwellings in total
- Marlborough has declared a housing emergency
- Marlborough people went to school in that building, yet young people and families could not afford to live in the town where they were born
- The location is ideal for affordable homes
- Whether the flooding reports dated 2020 and 2021 should be reviewed following the flooding on 5 January 2024
- Whether to raise concerns about the location of the school bell, check whether it was still on site or had been moved elsewhere, and the preservation of the foundation stone and Grammar School metal plaque as discussed on 15 August 2022 ([Min. No. 138/22 and Public Question Time](#))

RESOLVED: that Marlborough Town Council objects to this proposal on the grounds of the lack of provision of affordable homes in contravention of Marlborough Area Neighbourhood Plan Policy MARL1 and the lack of updated flood reports following the 5 January 2024 flood in Marlborough. The Town Council strongly desires that original heritage items - the school bell, the foundation stone and metal Grammar School plaque – should be preserved in their original locations as part of the town's heritage; and to ascertain that if the bell had been moved offsite, to establish its location and circumstances of its removal

b) PL/2024/00547 – Conversion of three former school buildings into residential use to provide two houses, four maisonettes and seven flats at St Peter's Junior School, The Parade, Marlborough for Mr Max Davidson, Sherbourne St Peters Ltd

RESOLVED: that Marlborough Town Council objects to this proposal on the grounds of the lack of provision of affordable homes in contravention of Marlborough Area Neighbourhood Plan Policy MARL1 and the lack of updated flood reports following the 5 January 2024 flood in Marlborough. The Town Council strongly desires that original heritage items - the school bell, foundation stone and metal Grammar School plaque – should be preserved in their original locations as part of the town's heritage; and to ascertain that if the bell had been moved offsite, to establish its location and circumstances of its removal

c) PL/2024/09788 – Square off footprint of existing single storey side extension, add second storey extension over. Extend loft conversion with addition of 3 no. dormer windows at Eddison House, Cross Lane, Marlborough for Mr & Mrs Gary Bond

RESOLVED: that Marlborough Town Council has no objection to this application subject to the officer being satisfied that concerns about overlooking have been

considered and resolved

- d) PL/2023/11122** – Removal of existing fire surround and associated remedial works to the fireplace for the installation of a log burner at 17 St Martins, Marlborough for Emma Sherston
RESOLVED: that Marlborough Town Council has no objection to this application
- e) PL/2023/10821** – Form new opening and timber gate, remove abutting wall to Grade II listed wall at land to the rear of 134-135 High Street, Marlborough for Mr Brown, Habitect Developments Ltd
RESOLVED: that Marlborough Town Council has no objection to this application
- f) PL/2024/00119** – Proposed repairs will include new like for like roof coverings, repairs to damaged stucco render, repointing with a lime based mortar and replacement of individual damaged brickwork, timber window repairs, new leadwork and full redecoration of all timber doors and windows at Marlborough College, Bath Road, Marlborough for Mr Geraint Morgan
RESOLVED: that Marlborough Town Council has no objection to this application
- g) PL/2024/00391** – Garage conversion with small link extension at Teal Cottage, High Street, Manton for Mr & Mrs Judith Sharp
RESOLVED: that Marlborough Town Council has no objection to this application
- h) PL/2023/11045** – Erection of (H1.8m) south east west boundary fences; erection of timber summer house; erection of timber bin store at 3 Alma Place, Marlborough for Mr Peter Everard
RESOLVED: that Marlborough Town Council has no objection to this application
- i) PL/2023/11094** – Replacement of 2 no. boilers and installation of external air vents for relocated boiler room at Marlborough Town Hall, High Street, Marlborough for Marlborough Town Council
Members noted this application

436/23

WORK TO TREES

- a) PL/2024/00174** – G1 – Silver Birch tree – reduce overhanging branches by 2.5-3m at Land rear of former Frees Warehouse, Marlborough for George Meade
RESOLVED: that Marlborough Town Council has no objection to this application
- b) PL/2024/00035** – T2 only tree outside squash and rackets court building adjacent A4 tree to be removed due to basal decay. See tree report. At racket and squash courts, Marlborough College, Bath Road for Guy Watson
RESOLVED: that Marlborough Town Council has no objection to this application
- c) PL/2024/00645** – T1 Catalpa tree – reduce lateral overhang by 1-2 metres at 4 Old Lion Court, High Street, Marlborough for Ms Holdon
RESOLVED: that Marlborough Town Council has no objection to this application

437/23 MARLBOROUGH RUGBY FOOTBALL CLUB

Members considered an application by Marlborough Rugby Football Club (MRFC) under the Commons Act 2006 – Section 38 for works to the Clubhouse at Marlborough Common. Full planning consent had been granted by Wiltshire Council, to which the Town Council had no objection subject to agreement being obtained from DEFRA to build on Common land.

RESOLVED: that Marlborough Town Council supports the application to improve amenities for local people

438/23 REVISED NATIONAL PLANNING POLICY FRAMEWORK

Members noted Councillor Briefing Note 24-01 issued by Wiltshire Council in relation to the updated National Planning Policy Framework.

Three members of the public left the meeting

439/23 HIGHWAY IMPROVEMENTS

Members considered a Highways Improvement Request (HIR) for the installation of a mirror to improve visibility for drivers exiting Wye House. Discussion points included:

- Whether the proposed site for the mirror on the side wall of Majestic Wines was private property and not part of the public highway
- Whether this was a private matter between two parties rather than a matter for Wiltshire Council
- Whether to seek informal advice from a Highways Engineer about whether the proposal was permissible
- Whether to invite the two parties to communicate directly

ACTION: Town Clerk to discuss the feasibility of the proposal with a Wiltshire Council officer then feed back whether this should be progressed via LHFIG or another course of action

440/23 SPEED INDICATOR DEVICES

Members noted the most recent data reports downloaded from Speed Indicator Devices in George Lane and London Road.

Councillor Cooper did not vote on the following item

441/23 CONSULTATION – PROPOSED TRAFFIC REGULATION ORDER

RESOLVED: that Marlborough Town Council strongly supports the proposed amendments to parking restrictions in Kennet Place in order to introduce a residents parking scheme

Councillor Shantry did not vote on the following item

442/23 REQUEST FOR GRIT BIN

RESOLVED: that Marlborough Town Council agrees to the request to provide a grit/salt bin at William Merryman Way at a cost of between £100-200 depending on size

443/23 TOWN CENTRE WORKING PARTY

The next meeting of the Working Party was 7 February.

444/23 TEMPORARY ROAD CLOSURE

Members noted TTRO 9304 to close temporarily to all traffic Bayardo Lane (part), Preshute from its junction with the A4 to its junction with Lockeridge Lane between 09:30-15:30 on 14 February 2024 to enable Openreach to carry out access required to underground BT structure to provide service.

The meeting closed at 7.47 pm

Signed:
Chair

Date: