

Marlborough Town Council



Planning Committee

Minutes of a meeting of the Planning Committee held Monday, 9 January 2022
in the Court Room, Marlborough Town Hall at 7pm

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| PRESENT | Councillor Nicholas Fogg | Chair |
| | Councillor Noel Barrett-Morton | |
| | Councillor Mark Cooper | |
| | Councillor Donald Heath | |
| | Councillor Jo Waltham | |
| | Councillor Kymee Cleasby | |
| | Councillor Mark Luson | |

ALSO

| | | |
|----------------|------------------------------|----------------------------|
| PRESENT | Richard Spencer-Williams | Town Clerk |
| | Dawn Whitehall | Corporate Services Officer |
| | Neil Goodwin | Marlborough.News |
| | Plus 6 members of the public | |

PUBLIC QUESTION TIME

Oliver Kirby-Johnson and **David Ripley** asked Members to consider their objections to Planning Application PL/2022/09381 (Newlands, Hyde Lane), citing concerns including:

- Whether it is an inappropriate development in an area of special quality
- Change of use
- Setting a dangerous precedent for this residential area
- The proposed steps and lighting would change the character of the area
- Overlooking
- Safeguarding concerns arising from overlooking
- Inadequate/dangerous access for vehicles on a narrow stretch of Hyde Lane
- Noise nuisance detrimental to neighbour amenity
- Safety of students walking in the road, especially after dark
- Inadequate consultation with the public
- Light pollution in a dark area, and the impact of lighting on wildlife, including bats and owls

The **Chair** thanked them, their concerns would be considered at the appropriate point in the agenda. A similar concern had been communicated about inadequate

notice/consultation for another proposed development (PL/2022/09555 and PL/2022/09660, Outbuildings and Land to rear of 134-135 High Street)

RESOLVED: to write a letter to Wiltshire Council specifically raising concern about lack of planning application notices and/or consultee letters to neighbours

243/22 APOLOGIES

Apologies for absence had been received from **Councillors Thomas, Davies, Shantry, Sheppard, Hall, Allen, Ross** and the **Town Mayor**

244/22 DECLARATIONS

Councillor Cooper – agenda item 7(b) – Planning Application at High Town – non-pecuniary interest.

245/22 CHAIR'S ANNOUNCEMENTS

It was very good news that two 8-seat vehicles had been secured for a new on-demand bus service. The Chair appealed to the Town Council and local press to help promote this service to help raise public awareness to it, and suggested a presentation at a future public meeting as well as a ceremony to launch it.

246/22 MINUTES

RESOLVED: that the minutes of the meeting held 5 December 2022 were confirmed as a true record and signed by the Chair

247/22 ACTION LOG

Members noted the updated action log. Verbal updates included:

#1: Traffic Survey – **Councillor Cleasby** reiterated her request for contact to be made with Bradford on Avon Council to share information

#68: Handrail at Cherry Orchard – urgent action required – ask Wiltshire Councillors to escalate and Town Clerk to write a letter asking for urgent action

#76: Safety measures at Frees Avenue – Marlborough Town Council has installed white posts at the natural crossing point. Wiltshire Council to provide pricing for safety signs, which must be to their specification. Movement of speed limit sign had stalled as MTC agreement to fund a move to Common boundary had been rejected by Highways – will need an updated agreement from LHFID before further action

Councillors once again expressed their frustration at the lack of progress with actions that were dependent upon Wiltshire Council resource.

248/22 PLANNING DECISION NOTICES

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

PLANNING APPLICATIONS

- a) **PL/2022/01618** – Training area for Marlborough Town Rugby Football Club at Clubhouse, Frees Avenue, Marlborough for Mr Mark Thomas
RESOLVED: that Marlborough Town Council has no objection to this application

Councillor Cooper did not vote on the following item

- b) **PL/2022/09471** – Erection of a detached dwelling with access, car parking and associated works (resubmission PL/2021/10968) at land at High Town, Cross Lane, Marlborough for Mr & Mrs Sharp

Members noted the many objections that had been raised, and believed little had changed from the previous application apart from a reduction in height.

RESOLVED: that Marlborough Town Council objects to this application on the grounds of overdevelopment of the site; the loss of trees; contravention of Core Policy 51 and Core Policy 57; and being in contravention of the policy designating an Area of Special Quality in the emerging Marlborough Area Neighbourhood Plan

- c) **PL/2022/09381** – Conversion from two flats into multiple student accommodation at Newlands, Hyde Lane, Marlborough for Marlborough College

Members noted the many objections that had been raised online and during public question time. The **Chair** informed residents that they would be able to make their objections known at a Wiltshire Council Eastern Area Planning Committee should a Wiltshire Councillor be minded to call in the application.

RESOLVED: that Marlborough Town Council objects to this application on the grounds of noise impact to neighbours; change of use (and would ask the Officer to check for any covenants concerning the use of the building); the change in character/townscape of the proposed steps and lighting to this residential area of special quality; light pollution in a dark area; the lack of any consultation notices posted nearby for neighbours to be alerted to the planning application; lack of consultation letters for near neighbours of the property

- d) **PL/2022/08023** – Installation of solar panels on an existing flat roof at the rear of the property. Proposal is to mount three rows of panels on a frame to angle the panels at 15 degrees facing south. Total width of rows of panels to be approx. 12m, and total height of the panel/frame structure to be approx. 40cm above the flat roof (approx. 20cm above the existing ridgeline) at 24 Manton Hollow, Marlborough for Nicholas Watson

RESOLVED: that Marlborough Town Council has no objection to this application in principle and would encourage the applicant to choose types of panels where the appearance and siting of them is sympathetic to the location

- e) **PL/2022/08807** – Removal of 2 no. crittall dormer windows and replace with single glazed hardwood windows. Remove and replace existing door frame and stable door with new door frame and oak single door at 21 St Martins,

Marlborough for Keith Duesbury/Jennifer Jones

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

- f) **PL/2022/09181** – The applicants intend to enclose the land immediately outside the modern south-west ‘wing’ which belongs to the Coach House. The clients intend to remove the existing timber gateways and posts, pave the newly enclosed area with recycled granite setts and stone paving (to match the existing finish of the courtyard) and make good any parts of the existing wall that are of a poor standard with matching red brick and lime mortar. The clients fully intend to install new timber pedestrian and vehicular gates in the new part of the wall. This householder planning application is in support of Listed Building Consent application number PL/2022/02457 at The Coach House, Back Lane, Marlborough for Mr Tony Kieran

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

- g) **PL/2022/09162** – First floor rear extension over existing extension at first floor level and extension to hipped ends. Change in materials to exterior at Evergreen, Forest Dale Road, Marlborough for Mr & Mrs Paul Smith

RESOLVED: that Marlborough Town Council objects to this application on the grounds of loss of privacy and overlooking from the balcony

- h) **PL/2022/09207** – Replace existing gas-fired, wall-hung boiler in same location, replace flue and re-site. The existing flue uses the chimney but in order to conform with current building regulations it will need to be extended horizontally 1m from the boiler through the roof, at Flat 2, 143 High Street, Marlborough for Ms Madeleine Urquehart

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

- i) **PL/2022/09555** – 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 2 no. small extensions to the rear and side, works to the internal layout of the outbuildings and the blocking up of the existing connection with the adjacent retail unit at Outbuildings and Land to the Rear of 134-135 High Street, Marlborough for CPP Marlborough Limited

RESOLVED: that Marlborough Town Council objects to this application on the grounds of overdevelopment of the site and the impact on neighbour amenity (access and overlooking). The Town Council welcomes the desire to restore this historic and derelict building and would be pleased to consider amended applications

The **Chair** reiterated that residents would be able to make their objections known at a Wiltshire Council Eastern Area Planning Committee should a Wiltshire Councillor be minded to call in the application.

j) PL/2022/09660 - 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 2 no. small extensions to the rear and side, works to the internal layout of the outbuildings and the blocking up of the existing connection with the adjacent retail unit at Outbuildings and Land to the Rear of 134-135 High Street, Marlborough for CPP Marlborough Limited

RESOLVED: that Marlborough Town Council objects to this application on the grounds of overdevelopment of the site and the impact on neighbour amenity (access and overlooking). The Town Council welcomes the desire to restore this historic and derelict building and would be pleased to consider updated applications for smaller dwellings in line with the emerging Marlborough Area Neighbourhood Plan

k) PL/2022/09739 – Extension of detached garage to provide a work from home office space at Washpool Cottage, Pewsey Road, Marlborough for Mr Guy Saxton
RESOLVED: that Marlborough Town Council has no objection to this application

l) PL/2022/09654 – Installation of two dormer windows, a conservation roof window and internal alterations at 3 Masons Mews, Hilliers Yard, Marlborough for Mr & Mrs Fisher

RESOLVED: that Marlborough Town Council has no objection to this application but would draw the Officer's attention to privacy concerns raised by a neighbour

250/22 SPEED INDICATOR DEVICES

Members noted that Chopping Knife Lane was now on the SID rotation plan.

251/22 TOWN CENTRE WORKING PARTY

The next meeting was on 11 January. Management of the signage plan to be progressed, and the group would begin to look at options for bids for 2023/24 funding for street furniture.

252/22 NEIGHBOURHOOD PLAN

On 6 December 2022 the High Court refused the claimant's application for permission to claim judicial review. Awaiting a new date for the referendum regarding Marlborough Area Neighbourhood Plan.

253/22 TEMPORARY ROAD AND FOOTPATH CLOSURES

Members noted temporary closures:

- 1) TTRO 8434 – Footpath 30 (part) Marlborough from Electricity Distribution Site for approximately 225m in a south easterly direction to enable public safety during works to upgrade section of footpath from 9 January 2023 for 2 months.
- 2) TTRO 8454 – C6 (part), Ramsbury from its junction with Stone Lane for approximately 1.7km in a north easterly direction between 08:00-18:00 from

30 January 2023 for 5 days to enable Wiltshire Council to carry out carriageway resurfacing and associated maintenance works

The meeting closed at 8.22pm

Signed: Date:
Chair