

Marlborough Town Council



Planning Committee

Minutes of a meeting of the Planning Committee held Monday, 15 August 2022 in the Court Room, Marlborough Town Hall at 7pm

PRESENT Councillor James Sheppard Chair
Councillor Nicholas Fogg
Councillor Mervyn Hall
Councillor Mark Cooper
Councillor Donald Heath
Councillor Jo Waltham
Councillor Richard Allen
Councillor Kymee Cleasby
Councillor Caroline Thomas
Councillor Mark Luson

ALSO

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

PUBLIC QUESTION TIME

Resident Claudius Kohrt asked whether the Town Council or Marlborough Area Neighbourhood Plan (MANP) had any plans to monitor and/or limit the number of properties, in all price brackets, owned as “second homes” in Marlborough, only occasionally used and not rented out as holiday lets when the owners were absent. He expressed several reasons for concern, including:

- Fewer families able to live near schools
- Fewer year-round customers for local businesses, and limiting a source of local employees
- Local families being outbid when trying to buy a home

Members agreed to raise the question at a Wiltshire Council level; comments included:

- The impact of a high number of second homes in some areas, e.g., Wales, Devon and Cornwall

- Acknowledging that it was a problem
- The Town Council had no powers to address second home ownership
- There was no legal reason to limit second home ownership
- Whether publicity should be engendered to highlight the problem
- That the reverse was also true: Marlborough residents with second homes elsewhere, with potential impact on retail/hospitality footfall
- A desire to prevent Marlborough becoming a dormitory town that loses its life most of the year
- It was understood that stricter regulations were to be introduced in Wales concerning holiday homes e.g., they must be rented out for a minimum number of days per year and owners should pay business rates; it was believed Devon and Cornwall were considering similar approaches
- Brighton City Council was believed to be introducing restrictions on the number of new-build properties that could be purchased as a non-primary residence
- That any action would need to be taken at a Wiltshire Council level, perhaps introducing a council tax band for second home ownership
- Neighbourhood Plans could only address land use, not property ownership
- Whether to add an item to a future agenda to allow more consideration

Resident Hannah Exeter had submitted a written question: “regarding the car parking difficulties in the area of Tin Pit Road and what the Councillors can do to improve the car parking spaces available for the residents of the area”.

No specific examples of the type of problem had been given so it was difficult for Members to respond – it wasn’t clear whether the question related to the road, a specific location, was a request for a residents parking scheme or something else.

ACTION POINT: the **Town Clerk** would follow up to ask for more information

Resident (and former Councillor) Stewart Dobson referred to the recent planning decision allowing works at the former St Peter’s Junior School. In 2019 the Conservation Officer had been made aware of the importance of preserving the school bell in the belfry which had been cast at Aldbourne Foundry in 1814, together with the 1904 foundation stone and 2000 stone commemorating 450 years of the school. It was understood that these would be specified to be retained but it was disappointing to find no mention in the approval documentation. Would the Town Council remind the Conservation Officer that preserving these important parts of the area’s heritage should be a requirement of any planning approval and specified in the conditions, and to ask whether a preservation order could be made for the bell? The **Chairman** thanked him; it would be discussed at the appropriate point on the agenda.

(Preshute) Councillor, Peter Morgan asked for assurance that a full explanation would be provided for the reasons behind the suspension of the Referendum for the Marlborough Area Neighbourhood Plan.

The **Chairman** confirmed that this would be given at the appropriate point in the agenda.

Apologies for absence were received from the **Town Mayor** and **Councillors Ross, Barrett-Morton** and **Davies**.

134/22 DECLARATIONS

There were no declarations.

135/22 CHAIR'S ANNOUNCEMENTS

There were no announcements.

136/22 MINUTES

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

137/22 ACTION LOG

Members noted the updated action log. Verbal updates included:

#1: Traffic Survey: **Councillor Thomas** asked that the log be amended to reflect the cost as £45-£47K. It was hoped that Wiltshire Council might contribute up to £15K but the Town Council would need to fund the bulk of the cost of the survey and data modelling. Members questioned whether they were committed to using Atkins if they were paying most of the bill; whether other providers would be more competitive; and whether Wiltshire Council would accept recommendations from other providers. **Councillor Thomas** agreed to follow up the questions with Wiltshire Council.

#16: Traffic Survey at Poulton Hill: the Assistant Town Clerk had met Mr Exeter on site and a preferred site had been agreed with all parties.

Members also discussed traffic disruption caused by utility works in Salisbury Road.

Councillor Waltham asked that the log be updated to add an item to track progress related to a petition for a safe pedestrian crossing between Port Hill and The Common. The **Town Clerk** provided an update – following agreement by Wiltshire Police at Full Town Council on 20 June 2022 to prioritise a risk assessment in order to conduct enforcement, it had since come to light that the traffic survey had been conducted in the wrong location. The Town Clerk was in active discussion with Wiltshire Council to understand the reasons behind this and what could be done to clear the way for the Police to proceed. **Councillor Thomas** offered to progress this within Wiltshire Council if the Town Clerk would send her the details.

ACTION POINT: add Port Hill pedestrian crossing request to the Action Log

138/22 PLANNING DECISION NOTICES

Members noted the Planning Decision Notices that had been issued by Wiltshire Council, and discussed **Stewart Dobson's** questions related to **PL/2021/03930** and **PL/2022/05599** – St Peters Junior School. Discussion points included:

- Disappointment that the Case Officer's report appeared not to make recommendations related to the Environment Agency's objections about proximity to the River Kennet
- Disappointment that the Conservation Officer's report appeared not to make specific mention of the preservation of the school bell and commemorative stones
- Disappointment that it appeared there would not be 40% affordable homes, and confusion about what number, if any, would be provided
- Whether it was still the case that the Use Class, allowing for commercial/retail space, was still more viable than a hotel (there were already empty commercial/retail premises in the town). When the developer had requested a change of use having failed to attract hoteliers the Coronavirus pandemic had been cited as the main reason. Had the idea for a hotel been more recently investigated?

ACTION POINT: the **Town Clerk** agreed to raise the Town Council's concerns with the Planning Officer

139/22 PLANNING APPLICATIONS

- a) **PL/2022/05388** – Installation of a temporary modular boarding house including pedestrian access and landscaping at Marlborough College, Bath Road, Marlborough for Mr Andy Barnes

Discussion points included:

- objection to a temporary structure in place for 15 years
- lack of clarity in the documentation about the need for a 15 year structure
- concerns that over that period the number of students may increase creating a case to make the temporary structure permanent, which would not be welcomed
- concerns with the design not being in keeping with the surroundings, particularly for such a long time
- challenged the proposed refurbishment timescales for the 5 existing boarding houses, and questioned whether one year per boarding house might be more reasonable
- a reduced period of up to 5 years would be more acceptable to the Town Council
- whether to ask for a clearer explanation of the need for a 15 year period and/or a site visit

RESOLVED: that Marlborough Town Council objects to this application on the grounds of design and conservation and landscape: specific comments are that it considers 15 years too long for a temporary structure in this setting, and that it is not clear the design is in keeping with its surroundings. The Town Council would be more amenable to a 5 year maximum period with more sympathetic designs

- b) PL/2022/05464** – Small extension to existing studio at 70 High Street, Marlborough for Mrs Yvonne Cunnane
RESOLVED: that Marlborough Town Council has no objection to this application
- c) PL/2022/05398** – Installation of solar panels on front and side elevations at Pines Edge, Forest Dale Road, Marlborough for Mrs Sarah and Dan Knight
RESOLVED: that Marlborough Town Council has no objection to this application
- d) PL/2022/05616** – Proposed single storey rear extension and ancillary outbuilding for use as a garden store, home office/studio at 18 Chiminage Close, Marlborough for Astrid Harrison
RESOLVED: that Marlborough Town Council has no objection to this application
- e) PL/2022/04764** – The erection of a front door porch at 3 Alma Place, Marlborough for Mr Peter Everard
RESOLVED: that Marlborough Town Council has no objection to this application subject to the Conservation Officer’s approval
- f) PL/2022/06159** – The erection of a front door porch at 3 Alma Place, Marlborough for Mr Peter Everard
RESOLVED: that Marlborough Town Council has no objection to this application subject to the Conservation Officer’s approval

140/22 SPEED INDICATOR DEVICE

Members noted the most recent data downloaded from the Speed Indicator Device, which had been located in Kingsbury Street between 20 and 29 July 2022.

Councillor Thomas commented:

- That a way had been found to convert the PDF data into an editable format such that more information could be extracted, e.g. to identify times for peak flows.
- That she had asked Wiltshire Council that the air quality monitoring equipment be reinstated in the town, and advised Members interested in air quality that it would be an agenda item at the September meeting of the Marlborough Area Board.
- Asked the Town Clerk for an update on progress with the purchase of a second SID.

ACTION POINT: Town Clerk to provide an update on the purchase of a second SID

141/22 LOCAL HIGHWAYS IMPROVEMENTS/LHFIG

Members considered two Highways Improvement Requests:

a) ‘No parking’ sign at Tin Pit/Poulton Hill

A resident had requested a ‘no parking’ sign on a restricted area of grass at the junction of Poulton Hill and Tin Pit.

RESOLVED: (i) that the Town Council supports this request, and to seek advice from a Highways Officer about the best way to proceed should the Town Council

wish to fund this without passing to LHFIG, particularly in relation to enforcement in tandem with the existing yellow lines adjacent to the grass

b) Street lighting at Kynance Apartments

A resident had requested the installation of street lights at SN8 4AS.

Members were not clear on what was being requested – there were adequate street lights along Salisbury Road already. If the request related to the car park and outside area of Kynance Apartments, this was private property and would be the responsibility of the owner, not the Town or Wiltshire Council.

RESOLVED: (ii) that Marlborough Town Council does not support this request

142/22 MARLBOROUGH AREA NEIGHBOURHOOD PLAN
Councillor Hall provided a verbal update.

A local resident, Mr Martin Ephson, had applied for a judicial review of the Marlborough Area Neighbourhood Plan (MANP) on the grounds he believes that the MANP should show protected land south of the Kings Dam. The MANP does not cover this land, but does cover land owned by the Town Council at Tin Pit which includes the Kings Dam and land to the north. This issue has arisen from a mapping error in an earlier version of the draft plan, and the map had been corrected in the Referendum version. The application for a High Court injunction had not been opposed by Wiltshire Council and so a Judicial Review would now take place. Depending on the outcome, if carried the MANP would need to repeat the planning steps from Regulation 16, public consultation. If not carried, time would need to be allowed for the applicant to appeal. Either way it was now unlikely that a Referendum could take place before 2023.

143/22 APPLICATION TO STOP UP HIGHWAY

Members noted that formal notice had been received that Wiltshire Council intends to make an application for an Order authorising the stopping up of Highway adjacent to The Queen's Head, St Martins, Marlborough.

Councillor Fogg had been disappointed that the Town Council had not been quick enough to request the building be registered for a Building Preservation Order, and asked whether, to avoid losing more buildings of social or historic note, an agenda item should be added in future for Members to consider other possible properties that could be registered as such.

144/22 SALISBURY NEIGHBOURHOOD DEVELOPMENT PLAN

Members noted a public consultation issued by Salisbury City Council on the content of the Salisbury Neighbourhood Development Plan.

145/22 TEMPORARY ROAD CLOSURES

Members noted that road closures affecting St Margarets Mead would be in place to enable Atkins to carry out carriageway repair works between 22 and 24 August 2022.

The meeting closed at 19.59 pm

Signed:

Date:

Chair