

# Marlborough Town Council



## Planning Committee

Minutes of a meeting of the Planning Committee held Monday, 17 November 2025  
in the Court Room, Marlborough Town Hall at 7pm

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<b>PRESENT</b>	Councillor Kym-Marie Cleasby	Chair
	Councillor Emily Trow	Town Mayor
	Councillor Nicholas Fogg	
	Councillor Mervyn Hall	Vice Chair
	Councillor Mark Cooper	
	Councillor Susannah O'Brien	
	Councillor Peter Morgan	
	Councillor Nicholas Awbery	
	Richard Spencer-Williams	Town Clerk
	Dawn Whitehall	Corporate Services Officer
<b>ALSO</b>		
<b>PRESENT</b>	Neil Goodwin	Marlborough.News

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### **PUBLIC QUESTION TIME**

**The Chair** had received an email about resident parking schemes. As they had not specifically asked for it to be read out, the person's name was withheld. It pointed out that residents of St Martins had similar issues to those experienced at Lower Prospect. The concern is that, if other roads become resident only parking, there will be a knock-on effect to St Martins which will only get worse once York Place is redeveloped. The **Chair** noted that resident parking schemes may not always be the best option.

**265/25**

### **APOLOGIES**

Apologies for absence were received from **Councillors Farrell, Sheppard, Luson, Shantry, Sadler, Beaumont and Wrench**

**266/25**

### **DECLARATIONS**

**Cllrs Fogg and Cleasby** – item 7(h) – planning application – non-pecuniary interest.

**267/25 CHAIR'S ANNOUNCEMENTS**

At the previous meeting Councillors considered application PL/2025/06547 and had no objections. Amended documents have since been issued: comments are invited with a closing date before the next Planning Committee meeting. Any members wishing to review and comment individually may do so online.

**268/25 MINUTES**

**RESOLVED:** that the minutes of the meeting held 27 October 2025 were confirmed as a true record and signed by the Chair

**269/25 ACTION LOG**

Members noted the updated action log. Discussion points included:

#151 Speedwatch: revisit in a month

#297 Play area at Hawthorn Meadows: the Town Clerk had been in discussion with an officer for the developer but had not yet received a formal response from the legal team regarding early transfer of land and assets. He understood the work was expected to complete in early December and the developer would shortly be organising for the Wiltshire Council inspection.

**270/25 PLANNING DECISIONS**

Members noted the planning applications that had recently been determined by Wiltshire Council

**271/25 PLANNING APPLICATIONS**

a) **PL/2025/08045** – Change of use application for the ground floor from Class E restaurant and the first and second floor from bed and breakfast accommodation into a new single family dwelling as residential at 7 Kingsbury Street, Marlborough for Mr Simon Wetton, Savernake Properties Ltd

**Cllr Fogg** noted that this building has a date mark of 1653 near the fireplace – the year after the great fire of Marlborough. As a building with historical significance, the Conservation Officer had raised questions about the application. It was also a shame that the town was losing another restaurant.

**RESOLVED:** that Marlborough Town Council has no objection to this application subject to the satisfaction of the Conservation Officer

b) **PL/2025/08322** – Change of use from Class B8 (storage and distribution) to Class E (commercial, business and service) excluding subclasses (e – the provision of medical or health services & f – as a creche or day nursery). Works associated with this change as shown on submitted drawings at Former Lecture Hall (most recently used for storage), The Parade, Marlborough

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

c) **PL/2025/07588** – Install an internal fire-rated stud wall (FD30 standard) with an integrated oak fire door to separate the kitchen from the main access and egress

route (the stairwell) on first floor of the building at Flat 59B, High Street, Marlborough for Mr Samuel Fields

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

**d) PL/2025/08597** – Replacement windows at 28 St Martins, Marlborough for Mrs A Valesoa laly

**RESOLVED:** that Marlborough Town Council has no objection to this application subject to the satisfaction of the Conservation Officer

**e) PL/2025/08391** – Internal alterations and erection of balcony to the rear elevation at Wykeham House, 50 High Street, Marlborough for W H Marlborough Ltd

**RESOLVED:** that Marlborough Town Council has no objection to this application subject to the satisfaction of the Conservation Officer

**f) PL/2025/08173** – Erection of balcony to the rear elevation at Wykeham House, 50 High Street, Marlborough for W H Marlborough Ltd

**RESOLVED:** that Marlborough Town Council has no objection to this application subject to the satisfaction of the Conservation Officer

**g) PL/2025/07766** – Replacement of conservatory with a single story extension at 40 River Park, Marlborough for Mr G Long

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

*Councillors Fogg and Cleasby did not vote on the following item. Councillor Hall took the Chair*

**h) PL/2025/08410** – Retrospective application for the erection of a flat roofed single storey rear extension across the rear of the existing main house and consented glazed porch extension, which was built in 2019 following the construction of a glazed porch, under consent 19/04466/FUL at The Limes, 6A The Green, Marlborough for Mr Mike & Mrs Dorothy Maclachlan

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

*Councillor Cleasby resumed the Chair*

**272/25**

**WORKS TO TREES**

**PL/2025/08515** – T1 Beech – Fell at Najac, Kingsbury Street, Marlborough for D W Oliver Tree Services Ltd

**RESOLVED:** that Marlborough Town Council objects to this application. The reason stated does not justify the felling of this young, healthy tree which our Tree Officer doesn't believe poses any risks

**273/25**

**PLANT BASED MARKET**

Members considered an application from Kordia Events to hold three plant-based street markets in January, May and November 2026.

**RESOLVED:** that Marlborough Town Council supports this application

**274/25**

**LOCAL HIGHWAY AND FOOTWAY IMPROVEMENTS GROUP (LHFIG)**

Members considered a Highway Improvement Request and reviewed the action log.

## Pavement at A4 London Road to Savernake Hospital

Four suggestions had been made:

1. Resurfacing and cut back vegetation, but there's no room for widening or to provide passing spaces, not realistically a practical or financially viable solution
2. Provide suitable forewarning of the limitations and hazards of the path at each end by suitable warning notices
3. Completely remove path because of its highly hazardous and potential precarious attributes
4. Discontinue to use the Savernake Hospital as a vaccination venue because of its isolated and discriminatory locale especially on a Sunday

Discussion points included:

- Most of the path fell within Savernake Parish, not Marlborough
- The issue of vegetation had been put on the list for the Parish Steward
- The Town Council had contacted the Community Vaccination Service on the applicant's behalf, and an officer had written directly to them confirming the location would be taken into consideration if further vaccination clinics are required

**RESOLVED:** to reply to the applicant and suggest any requests not resolved above are submitted via Savernake Parish Council

### Action Log

Members noted the LHFIG action log.

#143 20MPH Speed Limits: a Highways Officer believed this would be completed by the end of February

**Councillor Morgan** questioned the effectiveness of the LHFIG process, which he felt was letting down both the Town Council and residents. With over 40 requests on the list and growing all the time, each project seemed to take between 5-15 years. He questioned effectiveness of the structure, leadership, budget and process and asked whether Wiltshire Council was exposing itself to potential legal action if it did not take action on requests related to highway safety. He suggested that non-trunk road decisions could be devolved to major Town Councils to address road safety issues and do away with the consultancy process, or that the Town Council put in a major objection to Wiltshire Council about getting timely resolutions to requests.

**The Chair** noted it was not just a case of budget, but the availability of resources to conduct the work which was a factor in the decision making process. Lots of parishes had similar experiences and views.

**Councillor Cleasby** (*also Wiltshire Councillor for Marlborough East and Chair of LHFIG*) replied and said Cllr Morgan may be surprised to learn that she agreed with about 85% of his comments about LHFIG not being fit for purpose and had made similar points herself in the past, although she cautioned him about some of his comments. Even before the Council elections and the change of regime, Wiltshire Council had started to look at the Area Board/LHFIG structure. Since assuming the

Chair, she had been in ongoing discussions with officers to move this forward. It was felt that the current process should continue to enable requests to continue to be considered while a new approach was being identified. The Deputy Leader of the Council was leading this work. She would be happy to discuss the matter further with Cllr Morgan if he would like to hear more detail.

**275/25 SPEED INDICATOR DEVICES (SIDs)**

Members noted the most recent data downloaded from the Town Council’s SID at Kingsbury Street between 22 October and 4 November.

**276/25 TOWN CENTRE WORKING PARTY**

Rain planters and a rain storage tank had been installed at Cooper’s Corner, and the Town Clerk encouraged Councillors to take a look. Letters had also been delivered to home owners in town centre flood risk areas inviting them to a meeting to find out more about rain planters.

**277/25 TEMPORARY ROAD CLOSURES**

No new orders had been received.

The meeting closed at 7.48 pm

Signed: .....

Chair

Date: .....