

Marlborough Town Council



Planning Committee

Minutes of a meeting of the Planning Committee held Monday, 18 March 2024 in the Court Room, Marlborough Town Hall at 7pm

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|---------------------|--------------------------------|----------------------------------|
| PRESENT | Councillor Mervyn Hall | Chair |
| | Councillor Nicholas Fogg | Town Mayor (<i>ex officio</i>) |
| | Councillor Andrew Ross | |
| | Councillor Noel Barrett-Morton | |
| | Councillor Mark Cooper | |
| | Councillor Kym-Marie Cleasby | |
| | Councillor Jane Davies | |
| | Councillor Susannah O'Brien | |
| | Councillor Emily Trow | |
| | Councillor Bethany Kohrt | |
| | Richard Spencer-Williams | Town Clerk |
| | Dawn Whitehall | Corporate Services Officer |
| ALSO PRESENT | Neil Goodwin | Marlborough.News |
| | 4 members of the public | |

PUBLIC QUESTION TIME

Peter Morgan represented **Manton Residents Association (MRA)** at the meeting. He asked the Committee to lodge an objection on the town's behalf to a planning application for a grain store in Preshute parish to support the objection being lodged by Preshute Parish Council. MRA was concerned about the visual impact on the AONB, a recognised 'top walk' for residents and tourists, and the unsuitability of Downs Lane and apparent proposed use of a footpath/farm track for regular heavy goods vehicle movements. The **Chair** confirmed that his comments would be considered when Members discussed the application at agenda item 7(a).

Malcolm Exeter (resident) referred to a previous request and ongoing discussions with Wiltshire Council (WC) Highways Officers for safety improvements for pedestrians at Poulton Hill. He was grateful for recent works to clear vegetation, and asked whether there was any update on other safety requests: triple white lines across the road and a thick white line alongside the pavement to denote the kerb

position. The **Town Clerk** agreed to follow up with a Highways Engineer in the first instance.

ACTION: Town Clerk to discuss white line painting at Poulton Hill with WC Highways officers, and whether this should be raised as a separate Highways Improvement Request

David Hammond (resident) referred to a planning application at land near Little Thatch on Stonebridge Lane. While a 1-bed dwelling had previously been approved, the new application was for a larger dwelling. Mr Hammond raised concerns about the impact on already-compromised parking availability in St Martins and nearby streets. The **Chair** confirmed that his comments would be considered when Members discussed the application at agenda item 7(d), and noted that another planning application in the same area might compound the impact on parking.

Alyson Hesketh (Timefinders senior life specialists) asked what steps the Town Council could take to ensure as a town that the elderly and vulnerable would be provided with financial services when the last remaining bank (Lloyds) closes in November, and whether an approach could be made to create a banking hub at the same location. The **Chair** confirmed that an item would be added to the Full Town Council meeting on 25 March allowing for a full discussion.

Neil Goodwin (Marlborough.News) asked whether anything could be done about bright illuminated advertisements in two shop windows (Specsavers and Space NK) on Marlborough High Street that burned 24-hours, dazzling and disturbing residents. Members confirmed that no advertisement consent planning applications had come before the Committee, and that applications for illuminated signs had been turned down in the past. It was suggested that an informal approach be made in the first instance, while checking the legal status of the signs.

ACTION: Town Clerk to (a) write to Specsavers and Space NK to request that illuminated signs are turned off at night and (b) check planning status

The **Town Clerk** read out a question submitted by a resident who was concerned about the impact of the proposed York Place development and the inadequate provision for parking, which would be to the detriment of existing residents of St Martins. The **Chair** confirmed that the planning application had been called in for discussion at the Eastern Area Committee meeting in Devizes on 21 March 2024.

ACTION: Town Clerk to reply to the resident to inform her about the opportunity to make her case at the Eastern Area Planning Committee

One member of the public left the meeting

270/23

APOLOGIES

Apologies for absence had been received from **Councillors Farrell, Sheppard, Thomas, Luson and Shantry**

271/23 DECLARATIONS

Councillor Cleasby – agenda item 7(f) – planning application at Cold Harbour Lane – non-pecuniary interest. **Councillor Cooper** – agenda items 11 – Kennet Place Parking and Waiting Restrictions and 12(d) – temporary road closure at Kennet Place – non-pecuniary interest

272/23 CHAIR’S ANNOUNCEMENTS

The **Town Clerk** had circulated a letter to Members confirming that planning application PL/2023/03305 for demolition of the existing buildings and construction of 28 affordable homes together with associated parking, access and landscaping at York Place would be determined at the Eastern Area Planning Committee at Wessex Room - The Corn Exchange, Market Place, Devizes, SN10 1HS on 21 March 2024. The meeting would commence at 3.00pm. **Councillor Davies** confirmed that **Councillor Thomas** was planning to attend and speak against the application on the grounds of inadequate parking provision. Anyone could attend the meeting and she encouraged Members and residents to do so; those wishing to speak would need to register before the meeting started.

273/23 MINUTES

RESOLVED: that the minutes of the meeting held 26 February 2024 were confirmed as a true record and signed by the Chair

274/23 ACTION LOG

Members noted the updated action log.

275/23 PLANNING DECISION NOTICES

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

276/23 PLANNING APPLICATIONS

a) **PL/2024/01824** – Proposed 1,080 sqm steel portal framed building with lean-to to be used as a grain store together with 720 sqm concrete apron. 1,503 sqm hardstanding area and associated landscaping at Manton Grainstore, Downs Lane, Manton Down for c/o Mike Wilkins, CP Farming Ltd

RESOLVED: that Marlborough Town Council writes a letter of objection to this application, which is in a neighbouring parish but which will have a detrimental impact upon Marlborough Parish residents. Points to emphasise included the proposed development being out of scale for the site; access unsuitable for HGVs; the impact of increased regular HGV movements on the surrounding road network and nearby residents; the archaeological value of the area and harm to visual amenity of the setting in the North Wessex Downs National Landscape and Avebury and Stonehenge World Heritage Site.

b) **PL/2024/01992** – Conversion of outbuildings to the rear of 134-135 High Street, Marlborough to residential use (Use Class C3) comprising of 1 no. 4-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), works to the internal layout of the outbuildings and the

blocking up of the existing connection with the adjacent retail unit, rebuild roof and dormer window with raised eaves on lower block, remove existing chimney stack at rear. Form new opening and timber gate, remove abutting wall to Grade II listed wall at 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

- c) **PL/2024/01980** - Conversion of outbuildings to the rear of 134-135 High Street, Marlborough to residential use (Use Class C3) comprising of 1 no. 4-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), works to the internal layout of the outbuildings and the blocking up of the existing connection with the adjacent retail unit, rebuild roof and dormer window with raised eaves on lower block, remove existing chimney stack at rear at 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

- d) **PL/2024/01251** – Demolition of garage. Erection of 1 no. dwelling with associated landscaping and private amenity space at land adjacent to Little Thatch, Stonebridge Lane, Marlborough for Mr A Knight

RESOLVED: that Marlborough Town Council objects to this development on the grounds of overdevelopment of the site and the impact on residents of St Martins and adjoining roads due to traffic congestion and parking pressures in an area that already has a severe shortage of parking space

ACTION: Councillor Davies to contact Wiltshire Council officers about TTRO 9420 (an Order to close Stonebridge Lane temporarily) to ask whether the Order is related to site preparation work at this site and to check whether the order was premature because planning consent was not yet in place

- e) **PL/2024/00504** – Replace bathroom window at 33 St Martins, Marlborough for Mrs Catherine De Neumann

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

Councillor Cleasby took no part in the discussion of the following item and did not vote

- f) **PL/2024/02526** – Single storey front extension and replacement of existing porch roof at Chandos, Cold Harbour Lane, Marlborough for Mr & Mrs Stokes

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

276/23

WORKS TO TREES

- a) **PL/2024/02136** – T1 Oak: sympathetically reduce lateral canopy spread by 1.5-2 metres and reduce height by 2 metres to a finished height of approximately 14 metres. T2 Ash: fell Ash tree exhibiting early signs of Ash Dieback and overhanging a care home garden. T3 Tulip Tree: sympathetically reduce lateral canopy spread by 1 metre and reduce height by 2 metres to a finished height of

approximately 12 metres at Merlin Court, Hyde Lane, Marlborough for Mr Ferreria

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

- b) **PL/2024/02358** – T1: re-pollard Lime tree. T2: re-pollard Lime tree at Wye House and land rear of Wye House, Barn Street, Marlborough for Steve Richardson, SR Tree and Grounds Contractors Limited

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

277/23 HIGHWAY IMPROVEMENTS

RESOLVED: that Marlborough Town Council supports the submission of a request for actions to improve visibility to a blind access at Wye House, Barn Street, Marlborough for consideration at the Wiltshire Council Area Board Local Highway and Footway Improvements Group

278/23 SPEED INDICATOR DEVICES (SID)

Members noted the most recent data downloaded from SIDs at George Lane between 14-28 February and at Herd Street between 2 February-11 March.

279/23 KENNET PLACE PARKING AND WAITING RESTRICTIONS

Members noted the update about a recent consultation, and that as objections had been received a report would be placed before the Wiltshire Council Cabinet Member for Transport, Street Scene and Flooding for decision.

280/23 TEMPORARY ROAD CLOSURES

Members noted Orders issued by Wiltshire Council under Section 14(1) of the Road Traffic Regulation Act 1984 to close temporarily to all traffic:

- a) **TTRO 9420 – Stonebridge Lane**, Marlborough from its junction with Vicarage Close for its entire length between 15 April and 27 August to enable Arch Angel Construction to carry out site preparation, foundation and associated maintenance works
Members noted the action in 276/23 above for **Councillor Davies** to contact Wiltshire Council to check whether the order had been issued prematurely or could be rescinded pending the outcome of planning application PL/2024/01251
- b) **TTRO 9394 – Figgins Lane**, Marlborough from its junction with A4 for a distance of approximately 80m in a south easterly direction between 22-26 April to enable Gigaclear to carry out excavation of a narrow trench to install 4 inch ducting through Figgins Lane to provide fibre to nearby properties
- c) **TTRO 9408 – The Green**, Marlborough from its junction with Oxford Street for its entire length from 29 April for 5 days to enable Gigaclear to carry out excavation of a narrow trench to install 4 inch ducting through The Green to provide fibre to nearby properties
- d) **TTRO 9409 – Kennet Place**, Marlborough from its junction with The Parade for a distance of approximately 80m in a south westerly direction to enable Gigaclear

to carry out excavation of a narrow trench to install 4 inch ducting through Kennet Place to provide fibre to nearby properties

The meeting closed at 7.47 pm

Signed:
Chair

Date: