

Marlborough Town Council



Planning Committee

Minutes of a meeting of the Planning Committee held Monday, 19 August 2024 in the Court Room, Marlborough Town Hall at 7pm

PRESENT	Councillor Mervyn Hall	Chair
	Councillor Kym-Marie Cleasby	Town Mayor (<i>ex officio</i>)
	Councillor Nicholas Fogg	
	Councillor Mark Cooper	
	Councillor Susannah O'Brien	
	Councillor Emily Trow	
	Councillor Caroline Sadler	
	Richard Spencer-Williams	Town Clerk
	Dawn Whitehall	Corporate Services Officer
ALSO PRESENT	Neil Goodwin	Marlborough.News

PUBLIC QUESTION TIME

Neil Goodwin (Marlborough.News) asked how the Town Council shared the data downloaded from Speed Indicator Devices (SID) with Wiltshire Police. The **Town Clerk** confirmed that raw data (.csv files (comma separated values)) was shared with the SID data team at Wiltshire Police. Any enquiries about how that was used should be directed to Wiltshire Police. He also noted that the Police and Crime Commissioner had agreed to attend the Full Town Council meeting in November.

141/24 APOLOGIES

Apologies for absence had been received from **Councillors Ross, Farrell, Davies, Sheppard, Thomas, Luson, Shantry, Kohrt** and **Beaumont**.

142/24 DECLARATIONS OF INTEREST

The Town Mayor Councillor Cleasby – agenda item 15 – pecuniary interest.

143/24 CHAIR'S ANNOUNCEMENTS

Notice of an urgent temporary road closure had been received for Salisbury Road (Part), Marlborough from its junction with George Lane in a southerly direction for approximately 440 metres to enable Wiltshire Council to carry out Bobcat patching

works. The closure would commence on Thursday 22 August 2024 and be required for 5 hours between the hours of 19:00 and 23:59.

144/24 MINUTES

RESOLVED: that the minutes of the meeting held 29 July 2024 were confirmed as a true record and signed by the Chair

145/24 ACTION LOG

Members noted the updated action log.

#123: Residents Parking at Kennet Place – the request had been approved by the Cabinet Member for Highways. **The Chair** read out a Sealed Traffic Order issued by Wiltshire Council on 15 August confirming this, and that the Order came into effect on 19 August. **Councillor Cooper** noted that residents had not yet been notified.

146/24 PLANNING DECISIONS

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

147/24 PLANNING APPLICATIONS

a) **PL/2024/00905** – Installation of upgraded cavity wall and loft insulation (to properties that require it), new double-glazed windows and insulated doors, air source heat pumps, and improved ventilation at properties within Rabley Wood View, Marlborough for Mr Adam Masters, Stonewater Limited

Members noted that this was very good news for residents and

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

b) **PL/2024/07242** – To build an oak framed, brick based porch to the rear of the property at Manton Thatch, Bridge Street, Manton for Mrs Paul Adams, Marlborough Property Services Ltd

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

c) **PL/2024/07378** - To build an oak framed, brick based porch to the rear of the property at Manton Thatch, Bridge Street, Manton for Mrs Paul Adams, Marlborough Property Services Ltd

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

d) **PL/2024/07193** – Alterations to the façade only, the entire shopfront will be repainted and the main signage on the fascia panel will be repainted to contrast against the new shopfront colour. The existing projecting signage will also be repainted, and a new painted contrasting logo applied at 10 High Street, Marlborough for Hilary Palmer, Mint Velvet

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

e) **PL/2024/07186** - The entire shopfront will be repainted and the main signage on the fascia panel will be repainted to contrast against the new shopfront colour. The existing projecting signage will also be repainted, and a new painted contrasting logo applied at 10 High Street, Marlborough for Hilary Palmer, Mint Velvet

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

The **Town Mayor** noted that the above was a good idea and that a few other shopfronts needed to be refreshed.

148/24

WORKS TO TREES

a) **PL/2024/07384** – Portuguese Laurel – Pollard by 50% at 18 St Martins, Marlborough for Mr Olson

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

b) **PL/2024/07406** – Willow tree – fell at Meadowlands, London Road, Marlborough for Ms Painter

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

149/24

HOUSING CRISIS

Members considered a proposal by the **Town Mayor Councillor Cleasby** that, in response to the declared housing crisis in Marlborough, all planning applications will only be supported by Marlborough Town Council if they support the Marlborough Area Neighbourhood Plan requirement to contribute to the need for more affordable homes in Marlborough. Discussion points included:

- The **Mayor** reminded Members of the Town Council's desire to create more affordable homes, including a policy in the Marlborough Area Neighbourhood Plan, and asked Members to consider whether they would reinforce this when considering planning applications for multiple dwellings
- The Town Council had also declared a Housing Emergency for affordable homes in Marlborough
- While unable to refuse applications, the Town Council would be able to show its commitment to the principle by objecting to developments that do not comply with requirements to provide a percentage as affordable homes
- The Neighbourhood Plan requires all developments of 10 dwellings or more to comprise 40% affordable homes
- The **Mayor** suggested a lower limit of 5 dwellings be considered
- Whether there was any legal constraint to the Committee making a resolution in this manner (e.g. for decision-making of future Councils)
- Members could see no reason why the Committee could not agree to reinforce the principle
- It was likely that the new Government would change the National Planning Policy Framework (NPPF) to increase the affordable element to 50% of new developments
- There were some occasions where developers could appeal exemptions to the affordable housing quota requirement

RESOLVED: that all planning applications for multiple dwellings will only be supported by Marlborough Town Council if they support the Marlborough Area Neighbourhood Plan requirement to contribute to the need for more affordable homes in Marlborough

150/24

HIGHWAY IMPROVEMENTS

Members considered a Highways Improvement Request asking for safety barriers or bollards to be installed at George Lane to extend past 1 and 2 George Lane. Members noted a recent accident which had caused damage to a property; also, because the pavement was narrow, that a Highways Engineer would need to determine whether safety barriers would be feasible at this location.

RESOLVED: that Marlborough Town Council supports the request being submitted to the Wiltshire Council Area Board Highway and Footway Improvements Group (LHFIG) for consideration

151/24 ROADWORKS IN MARLBOROUGH

Members debated a request raised during Public Question Time at the meeting held 29 July to consider writing to Wiltshire Council about the manner in which roadworks are planned and managed:

“Whether the Town Council would lodge a complaint with Wiltshire Council regarding roadworks, particularly at Salisbury Road. The manner in which these works had been conducted caused significant disruption and raised serious concerns for residents and businesses. Examples included the premature setup and temporary traffic lights 24 hours before anything happened; inadequate safety equipment had caused dangerous conditions for motorists and resulted in premature closure of the road, which was a main arterial route through Marlborough and for access to Tesco, the business park, and residents”

Discussion points included:

- **Town Mayor Councillor Cleasby** had already declared an interest in this item as the owner of a business based at Marlborough Business Park. As an example, to support the proposal she outlined the impact that forthcoming traffic controls would have, not only on her business but the knock-on impact to local schools, where delays would impact the ability to deliver hot meals to 18 primary schools in time for lunch. She had written to Wiltshire Council about this separately.
- There were unique circumstances in Marlborough where only minor changes to the flow of traffic could create hours of misery for businesses and residents
- Whether works could be planned during quieter traffic periods, e.g. 6pm to midnight
- Whether works could be planned to start on Tuesdays rather than Mondays, which were always busier. For example, forthcoming planned works to the A346 were scheduled for Monday, 2 September: the same day as the school term begins
- Whether to invite officers to a meeting to share knowledge and understanding, including local pinch-points, and to find a way to work together to plan works to have the least possible impact
- To include discussions about how temporary traffic lights are managed, e.g. to always give priority to the biggest traffic queues. It was noted that recent works by Thames Water did have an operator present to control the lights, but he had been observed asleep in the van rather than actively monitoring the traffic

RESOLVED: to write to Wiltshire Council to share the Town Council's concerns about the planning and management of roadworks and highlighting issues raised above and in public question time at the previous meeting, and to invite an officer to a meeting to discuss these concerns

152/24 MANTON TRAFFIC ISLAND

The Manton 5-point safety scheme, supported by the Planning Committee, was confirmed as a substantive bid by Wiltshire Council in May 2024. Contributions agreed for the substantive bid, including a traffic island at A4 Manton, were:

- a. £6,000 from the Wiltshire Council LHFIG budget
- b. £6,000 contribution from Marlborough Town Council

The Highways Authority had informed the Town Council that the traffic island would be constructed during planned resurfacing works to be carried out overnight between 6 to 13 September. The invoice to the Town Council would be submitted once the scheme had been implemented and before the end of the financial year. The Town Council's budget for LHFIG items of £7,500 had a balance of £1,717 uncommitted funds, which would not cover the cost of the traffic island.

RESOLVED: to request that the Finance and Policy Committee authorises the use of £6,000 of Community Infrastructure Levy funds to cover the exceptional spend for a substantive project to improve road safety at A4 Manton, specifically for the construction of a traffic island

153/24 SPEED INDICATOR DEVICES (SID)

Members noted the most recent data downloaded from the SID at Bath Road between 24 July and 6 August.

154/24 TOWN CENTRE WORKING PARTY

The most recent working party meeting had included discussions about creating a better balance for pedestrian access in the town centre, potential crossing points for the High Street, and a timeline of activities for the remainder of the calendar year.

The next meeting would focus on the Town Centre Survey conducted in 2022 with a view to publishing a report on actions taken in response to it, and how to feed this into next steps.

155/24 ACTIVE TRAVEL IMPROVEMENTS

Members noted that Wiltshire Council had provided advance notice of planned work to improve the walking and cycling network in Marlborough. This would provide a toucan crossing on the A346 Business Park to Marleberg Grange development and a shared use path from Beechcroft care home towards the crossing. The work would take place at A346/Salisbury Road during September and October for an anticipated duration of 8 weeks and would involve 4-way traffic lights. Wiltshire Council acknowledged that this would cause significant disruption in and around Marlborough.

The **Chair** expressed his disappointment that this would provide benefit for a relatively few residents because the work would not include a link to the Railway Path to create a walking and cycle route to provide safe routes through to the town centre from Mildenhall and St Margarets Mead/the east of the town.

156/24 TEMPORARY ROAD CLOSURES

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

- TTRN Urgent Notice: Footpath between Stonebridge Lane and Vicarage Close commencing 19 August for 12 days to enable Wiltshire Council to carry out works to excavate down footpath for a new electricity connection into a new site at plot adjacent to Little Thatch, Stonebridge Lane
- TTRO 9754: A346 (part), Burbage and Savernake from its junction with Ram Alley Lane to its junction with C199 between 21:00-06:00 from 30 September to 5 October to enable Network Rail Infrastructure Ltd to carry out removal and rebuilding of pilaster, fencing and associated works
- TTRO 9736: A blanket order for the temporary closure of various roads, various parishes between 16 September and 28 October: notices with confirmed dates would be sent a minimum of 2 weeks prior to works commencing

All closures could be found on <https://one.network/public>

The meeting closed at 7.50 pm

Signed: Date:

Chair