

Marlborough Town Council



Planning Committee

Minutes of a meeting of the Planning Committee held Monday, 26 February 2024 in the Court Room, Marlborough Town Hall at 7pm

PRESENT	Councillor Mervyn Hall	Chair
	Councillor Nicholas Fogg	Town Mayor
	Councillor Mark Cooper	
	Councillor Kym-Marie Cleasby	
	Councillor Kelvyn Shantry	
	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
	Plus two members of the public	

PUBLIC QUESTION TIME

David Chandler (resident) asked a question about Air B&Bs on behalf of himself and a neighbour in Alma Place, a small row of 16 dwellings off the High Street. Five years ago, the Alma Place community had earned an 'Its Your Neighbourhood' award from South West in Bloom. This would be impossible today because the community has been destroyed by an increasing number of properties being converted to Air B&Bs – around a quarter of the homes in Alma Place alone, with tenants being given notice to quit so houses can be rented out for Air B&B. Mr Chandler asked whether planning permission was required to change a domestic property to a business use in this way, and whether owners should be charged business rates. If necessary, would the Town Council contact Wiltshire Council and the MP?

The **Chair** confirmed that the Committee had not seen any planning applications relating to use as Air B&B, and believed that planning permission was not required. However it was recognised as an increasing problem in some parts of the country, with some areas discussing doubling council tax rates – he was unsure whether Wiltshire Council had any plan to do so. The **Town Clerk** agreed to check the legal

position with Wiltshire Council and reply in writing to a letter received from another resident.

ACTION: Check whether any permissions are required to convert domestic dwellings into Air B&B

457/23 APOLOGIES

Apologies for absence were received from **Councillors Ross, Barrett-Morton, Farrell, Davies, Sheppard and Thomas.**

458/23 DECLARATIONS

Councillor Cooper – agenda item 8 – Planning Appeals (non-pecuniary).

459/23 CHAIR'S ANNOUNCEMENTS

There were no announcements.

460/23 MINUTES

RESOLVED: that the minutes of the meeting held 5 February 2024 were confirmed as a true record and signed by the Chair

461/23 ACTION LOG

Members noted the updated action log. Comments included:

#1: Traffic Survey – a further meeting was scheduled for w/c 4 March; it was hoped a report would follow soon after. The **Town Clerk** agreed to check the actual cost to the Town Council (the documented estimated cost was £32,666).

#151: Community Speed Watch – **Councillor Trow** confirmed that a few residents had expressed interest in becoming involved; she would liaise with the Deputy Town Clerk to follow up.

#214: St Peters School Bell – an assumption that the bell had remained in-situ until relatively recently, when it had been moved to the Aldbourne Heritage Centre ((AHC) where there had been a bell foundry in the past), had proved to be incorrect. The Town Clerk had established that the bell from the belfry at the building in The Parade (originally Marlborough Grammar School) had been passed to St Johns when it moved premises and the building became St Peter's Primary School. Therefore it was likely the bell had been absent from the building at The Parade for a very long time. AHC confirmed they are happy to return the bell to the owners (St Johns) upon request. Members agreed that if this is the case, it is not a planning matter for the Town Council in relation to the development at the former St Peter's School. As **Councillor Cooper** worked at St Johns the **Chair** suggested that he discuss the matter with the school directly and suggested that perhaps the bell could be borrowed so that the town's Museum could display this item of the town's heritage. It would perhaps be more appropriate to take the matter up directly between interested parties outside of Town Council business.

RESOLVED: that the Town Council will take no further action in relation to the request to restore the old school bell to the former school building at The Parade

#215: write to Cabinet Member about Thames Water causing traffic disruption: this had been done and the Town Clerk believed a fine had been issued. Members recognised the maximum fine would likely have little impact however, and noted that once again Thames Water works in Herd Street had caused more traffic disruption.

#216: possible mirror at Majestic Wines to aid visibility exiting Wye House – the advice from Wiltshire Council’s officer had been fed back to the applicant, who had asked whether other solutions could be suggested at the next Planning meeting. Members could consider any further requests or questions from the applicant for submission to the Local Highway and Footway Improvements Group should the applicant wish to pursue it.

462/23 PLANNING DECISION NOTICES

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

463/23 PLANNING APPLICATIONS

a) **PL/2024/00846** – conversion of a small brick garden pavilion set in the grounds of Marlborough College into an information facility promoting the history of the Marlborough Mound. Provide a short path resin bonded with alterations to existing access ramp leading to the Western elevation at Marlborough College, Bath Road, Marlborough for Mr Geraint Morgan

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

b) **PL/2024/00868** – proposed internal alterations and refurbishment, changes to windows/doors and external finishes. Replacement garden room with first floor bedroom extension over at Winds Point, Kingsbury Street, Marlborough for Mr & Mrs Ely

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

c) **PL/2024/00933** – proposal to partially rebuild the rear extension at Yew Tree Cottage, 25 High Street, Manton for Miss Hilary Grandison

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

d) **PL/2024/01187** – proposal to partially rebuild the rear extension at Yew Tree Cottage, 25 High Street, Manton for miss Hilary Grandison

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

e) **PL/2024/00954** – to take away cracked/defective areas of render from the front elevation and apply new lime based render to be feathered in to match existing finish. To undertake localised repairs to the existing timber sash windows at First Floor Flat, 131 High Street, Marlborough for Joanne Stringer, Sanctuary Group

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

- f) **PL/2024/01368** – comprehensive repair and refurbishment of building externally and internally, including removal of non-original internal partition walls, repair and replacement of defective floorboards, removal of previous tenant’s hanging sign on front elevation, repair maintenance and replacement of roof, windows and doors with like for like, and repair of rear gable wall with associated works at 30 High Street, Marlborough for Mrs J Garside
RESOLVED: that Marlborough Town Council has no objection to this application

464/23 **PLANNING APPEALS**

Members noted two appeals made to the Planning Inspectorate in respect of refused applications, and considered whether to make corporate representation:

- a) **Land at High Town, Cross Lane, Marlborough (APP/Y/3940/W/23/3326539): PL/2022/09471 - Erection of a detached dwelling with access, car parking and associated works (resubmission of PL/2021/10968)**

Members noted that the Marlborough Area Neighbourhood Plan had been ‘made’ since the application was first considered, giving more weight to the desire to protect the Area of Special Quality. The original objection by the Town Council remains unchanged and no further representation was considered necessary.

- b) **Upcott Cottage, Bath Road, Marlborough (APP/Y/3940/D/24/3337419): PL/2023/03811 – Retrospective permission to install an electric sliding fence across the drive, and to replace a wooden fence along the front of our property and also a post and wire fence around part of the garden overlooking the junction between the Bath Road and Golding Avenue**

Members noted the Officer’s refusal reasons related to the impact to heritage and character caused by the fence and gate. This being the case it was proposed that the Town Council support the Officer’s decision by withdrawing it’s original ‘no objection’ comment from consideration by the Planning Inspector.

RESOLVED: that Marlborough Town Council wishes to withdraw its original representation (no objection) so it is not taken into consideration by the Inspector

465/23 **APPLICATION TO VARY A PREMISES LICENCE**

RESOLVED: that Marlborough Town Council has no objection to the application to vary a premises licence at Castle & Ball, High Street, Marlborough to vary/add:

- Sale or supply of alcohol by retail from 10.00am daily
- Non-standard timings: from the end of permitted hours New Years Eve to the beginning of permitted hours New Years Day

466/23 **SPEED INDICATOR DEVICES (SID)**

Members noted the most recent data downloaded from SIDs at Kingsbury Street, Herd Street and Bath Road.

467/23 **TOWN CENTRE WORKING PARTY**

Members noted the Town Clerk’s report and that the new street furniture should be installed in the High Street before the end of March. A dedicated member of the

Grounds Team had begun painting railings and other street furniture black to match the scheme; this would continue over the next two weeks weather permitting.

468/23 COUNCILLOR BRIEFING NOTE

Members noted Briefing Note 24-02 concerning partnership with Wessex Rivers Trust to promote the upgrade of private homeowner septic tanks with sewage treatment plants in the Hampshire Avon catchment as part of a nutrient mitigation strategy. Whilst this would have little impact on Marlborough (which was outside the Hampshire Avon catchment), Members asked whether a similar scheme was being considered in partnership with Thames Water in the Kennet catchment.

RESOLVED: to ask Wiltshire Council whether a similar scheme could be considered for the Kennet catchment

469/23 TEMPORARY ROAD CLOSURES

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

C6 (part), Mildenhall and Ramsbury; from its junction with Sound Copse Lane for a distance of approximately 500m in an easterly direction between 22:00 on 17 April and 08:00 on 18 April to enable Scottish and Southern Power Distribution to carry out works to change a rotten pole

The meeting closed at 7.46 pm

Signed:

Chair

Date: