

Marlborough Town Council



Planning Committee

Minutes of a meeting of the Planning Committee held Monday, 9 March 2026 in the Court Room, Marlborough Town Hall at 7pm

PRESENT	Councillor Mervyn Hall	Chair
	Councillor Emily Trow	Town Mayor
	Councillor Nicholas Fogg	
	Councillor Mark Cooper	
	Councillor James Sheppard	
	Councillor Kelvyn Shantry	
	Councillor Susannah O'Brien	
	Councillor Caroline Sadler	
	Councillor Abi Beaumont	
	Councillor Peter Morgan	
	Councillor Caroline Wrench	
	Councillor Nicholas Awbery	
	Councillor Kim Wakeham	
	Richard Spencer-Williams	Town Clerk
	Dawn Whitehall	Corporate Services Officer
ALSO		
PRESENT	Neil Goodwin	Marlborough.News
	Eight members of the public	

PUBLIC QUESTION TIME

Several residents asked questions related to the planning appeal against refusal for development in the grounds of Isbury House (*at agenda item 9*), including:

- Could Committee members confirm that they have all read the Conservation Officer's report on the proposed development at Isbury House? It would appear that this was not the case when the issue was discussed last July. Bearing in mind that the Town Council's decision not to object forms an important part of the ongoing Appeal – can I ask the Committee to reconsider their decision publicly?
- Could the Council explain why it submitted 'no objection', particularly given the site location within a conservation area and the potential impact on neighbouring properties?

- What role, if any, can Marlborough Town Council take in the appeal process? Is it possible to submit a reverse representation to the Planning Inspector if Members support the refusal?
- Asked for a correction in the minutes of the previous meeting to state that residents of Kingsbury Terrace had not been consulted on the original application
- Highlighting the Conservation Officer's emphasis that 'back land' development should not be encouraged

The **Chair** referred to his apology on behalf of the Committee at the previous meeting and confirmed they would be commenting on the appeal when it comes up in the agenda.

Nick Leigh asked the Committee to take forward his application for highway improvement at the entrance to Riding School Yard (*agenda item 10(c)*), believing the Unitary Council has a legal duty to allow residents their rights of access. The **Chair** had every sympathy, recognising that there were problems with parking enforcement. He encouraged residents to gather evidence and communicate with the Police and Parking Services at Wiltshire Council: the **Town Clerk** had already forwarded the evidence supplied to Wiltshire Council and he encouraged residents to keep reporting via the (*MyWilts*) App to build up evidence.

408/25 APOLOGIES

Apologies for absence had been received from **Councillors Farrell, Cleasby and Luson**.

409/25 DECLARATIONS

Councillor Cooper – agenda item 11(b) – pavement licence – non-pecuniary.

410/25 CHAIR'S ANNOUNCEMENTS

There were no announcements.

411/25 MINUTES

Members agreed to adjust the minutes to show that residents of Kingsbury Terrace had not been consulted about a planning application at Isbury House.

RESOLVED: that the minutes of the meeting held 16 February 2026 were confirmed as a true record with one amendment, and signed by the Chair

412/25 ACTION LOG

Members noted the updated action log. Discussion points included:

#297: Play Area at Hawthorn Meadow. The Town Council had begun to help with the grass area. The **Town Clerk** had received a report earlier in the day confirming that works in the play area are well underway, hopefully completing the ROSPA remedials soon for a new report to be carried out, clear of tasks. GreenSquare was awaiting an update about landscaping timescale and was hoping for an update by the end of the week. It was good news that the footpath between the road and the gate is considered adoptable land by Wiltshire Council Highways, which hopes to

have accepted liability for the future maintenance of the roads and footpaths by the end of the year.

#321: To clarify the meaning of highway 'retexturing'. **Councillor Shantry** noted that Highways had not yet replied to a question submitted on 17 February, which was an unacceptably long time. The **Town Clerk** agreed to follow it up.

413/25 PLANNING DECISIONS

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

414/25 PLANNING APPLICATIONS

- a) **PL/2026/00801** – Refurbishment and extension of existing under-fives nursery school provision. Extension to rear. Recovering and extending roof, replacement windows, doors and rooflights, over cladding existing elevations, installation of ASHP and solar panels at St Marys C Of E Primary School, George Lane, Marlborough for Marlborough St Marys Nursery
RESOLVED: that Marlborough Town Council has no objection to this application
- b) **PL/2026/01040** – Change of use back to private residential (C3) from Class C2 (residential care home) at 5 Elcot Close, Marlborough for Mr T Green
RESOLVED: that Marlborough Town Council has no objection to this application
- c) **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 comments that it is not clear that the latest submission includes the balcony, to which the Conservation Officer clearly objected
- d) **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 comments that it is not clear that the latest submission includes the balcony, to which the Conservation Officer clearly objected
- e) **PL/2026/00759** – Localised repairs and redecoration of the penthouse dormer windows. Works will be undertaken on a like-for-like basis at Marlborough College, Bath Road, Marlborough for Mr Geraint Morgan
RESOLVED: that Marlborough Town Council has no objection to this application
- f) **PL/2026/00871** – Replaced the existing front door with a faithful copy of the existing at 25 St Martins, Marlborough for Mr Sahid, Aster Homes
RESOLVED: that Marlborough Town Council has no objection to this application
- g) **PL/2026/00906** – Installation of fibre internet box and cable at 76a High Street, Marlborough for Dr Hugh Cullum

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

- h) PL/2026/00989** – Structural repair of timber floor following extensive water damaged caused by a leaking water tank, inclusive of repair of internal walls and wall finishes. Fire boarding proposed to 3 no. party wall locations to protect property from spread of fire at 43 Herd Street, Marlborough for Ms J Williams, UK Refurbishment Ltd

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

- i) PL/2026/01015** – Proposal involves fitting out the interior to suit a new restaurant. In addition to flooring and wall finishes, there will be a commercial kitchen and bar, air conditioning as well as lighting at 30 High Street, Marlborough for D Rana

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

- j) PL/2026/01200** – Carry out repairs to brickwork and chimneys, obtain retrospective consent for earlier repointing, and refurbish the front railings and plinth at 5 Barn Street, Marlborough for Mr Brian Redpath

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

- k) PL/2026/01246** – External repointing works to rear courtyard elevations only at Littlefield House, Bath Road, Marlborough for Mr Geraint Morgan, Marlborough College

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

415/25 WORKS TO TREES

PL/2026/01291 – Atlas Cedar tree – fell at Turner House Housemasters Flat, Marlborough College, Bath Road, Marlborough for Mrs Lesley Bush

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

416/25 PLANNING APPEAL

Members considered an appeal against refusal of a development in the rear garden of Isbury House, Kingsbury Street, Marlborough (PL/2025/05505). The **Chair** asked Members to consider whether to withdraw the 'no objection' comment, and whether to support the Planning Officer's reasons for refusal. Discussion points included:

- **Councillor Cooper** reminded Members that they stated at the previous meeting they had made a mistake in July and proposed the Committee should withdraw the original 'no objection' and support Wiltshire Council's decision to refuse.
- **Councillor Sadler** thanked residents for assisting with a site visit allowing Councillors to view the site from different properties and seconded the proposal.
- **Councillor Morgan** noted other issues including a very narrow vehicle access and issues with a wall and the risk of development causing further subsidence.
- **Councillor Sheppard** noted that Wiltshire Councillors are often asked to comment on appeals, and the **Town Clerk** agreed to bring the matter to Councillor Jane Davies' attention.

RESOLVED: (i) on the appeal, to withdraw the Town Council's 'no objection' comment and change it to 'objects' based on new information received after the meeting held 14 July

RESOLVED: (ii) on the appeal, to add a comment that the Town Council strongly supports Wiltshire Council's Planning Officer's reasons for refusal of the application

Seven members of the public left the meeting

417/25

LOCAL HIGHWAY AND FOOTWAY IMPROVEMENTS GROUP (LHFIG)

Members considered Highways Improvement Requests and the LHFIG action log.

a) Parking restrictions, preferably double yellow lines, at the junction of Stonebridge Close and Elcot Lane

Two applications had been received relating to this issue, which caused visibility and access problems for residents, the ambulance station and a business.

Discussion points included:

- Busy businesses nearby were likely using this area for short term parking
- It is illegal to park within a certain distance of a junction – more enforcement was required, and Wiltshire Council Parking Services should be asked to patrol known problem areas away from the High Street
- Whether the Police can enforce illegal parking (e.g. on a junction); and/or whether Parking Services can only take enforcement action where there are yellow lines
- Adding yellow lines would make it clear to drivers that they should not park there, and would help with enforcement actions

RESOLVED: (i) to write to all nearby businesses to ask for their co-operation, raising their awareness to the issues that inconsiderate parking creates for residents, ambulances and businesses

RESOLVED: (ii) to inform Wiltshire Police about the problem

RESOLVED: (iii) to support both applications being submitted to LHFIG to consider adding double yellow lines at the junction of Stonebridge Close and Elcot Lane

b) Vehicle entrance to Riding School Yard from Marlborough High Street

Discussion points included:

- Whilst there was an issue with lack of enforcement, that would not always help residents as it may take drivers some time to return to their vehicles and move them
- Whether Councillors should lobby Police about enforcing illegal parking
- Whether to request road markings such as 'No parking' to be written on the road within a white lined box
- Whether road markings could be requested without going through LHFIG

- Whether to replicate the arrangement at the entrance to Angel Yard, where bollards prevent people parking too close to the access road

RESOLVED: (iii) to support the application being submitted to LHFIG as written, including requesting bollards as at Angel Yard

RESOLVED: (iv) **Councillor Sheppard** to investigate whether improved road markings can be added to clearly show “no parking”

c) LHFIG Action Log

#89: Safe crossing point between Port Hill and Marlborough Common. **Councillor Shantry’s** meeting with the Cabinet Member for Highways had been postponed until the end of March

#184: Short stay parking at Marlborough High Street: additional 30-minute parking bays had been added to the High Street near Superdrug and the White Horse Book Shop

Councillor Morgan asked that all outstanding LHFIG actions be added to the Planning Committee action log so that progress could be monitored, specifically mentioning items for Manton

The **Town Clerk** reminded Members that all actions are tracked at LHFIG meetings and updates of these meetings are provided: items not in the top 5 priority list could be added to the Action Log but there may be a lag between updates.

ACTION: add all LHFIG items to the action log

418/25 LICENSING

RESOLVED: (i) that Marlborough Town Council supports the New Premises Licence at 4 The Parade, Marlborough for LB Brasserie Ltd

RESOLVED: (ii) that Marlborough Town Council has no objection to a Pavement Licence at Kennet Place, Marlborough for Krumbz Café

419/25 SEALED TRAFFIC REGULATION ORDER

Members noted that Wiltshire Council had issued a sealed traffic order detailing roads subject to 20MPH speed limits effective 16 February 2026.

Councillor Sadler observed that the wording “High Street (western leg) Marlborough – the complete length” was incorrect as the section south of St Peters church between the A345 and High Street was still 30MPH. However, a highways improvement request had been supported by the Town Council to correct this.

420/25 SUNDAY BUS SERVICE (SALISBURY-SWINDON X5)

RESOLVED: that Marlborough Town Council is in very strong support of Upavon Parish Council's proposal for a Sunday X5 bus service between Salisbury and Swindon.

421/25 SPEED INDICATOR DEVICES (SIDs)

Members noted the most recent data reports downloaded from the Town Council's SIDs at Herd Street (23 December to 26 February), Port Hill (23 January to 13 February) and Kingsbury Street (14 to 27 February).

422/25 TOWN CENTRE WORKING PARTY

Councillor Shantry provided a verbal update.

Town Centre Vision

At an informal meeting earlier in the day there had been an opportunity for Members to ask questions and clarify matters arising in the detailed report. The working party proposal was to focus only on the short term proposals, having ranked 13 interventions into a 'top 5' list of potential projects. A report would be prepared for a future meeting for Members to review, debate and agree how to proceed as a full council decision, noting that the lack of existing budget would be a factor.

Councillor Fogg left the meeting

Marlborough Sustainable Rainscape

A site meeting in London Road to discuss rain planters was taking place on 18 March with Highways and Conservation Officers. ARK and the Town Council are applying for a grant from Thames Water to fund this scheme and perhaps more planters. We will know whether this has been successful by June, after which further meetings could be held with residents to sign agreements and apply for planning permission.

A rain garden in Priory Gardens had recently been completed.

423/25 TEMPORARY CLOSURE OF PLAYGROUND

Members noted that Orchard Road play area would be closed for a few days over the Easter holidays for Wiltshire Council to upgrade Footpath 30. While not ideal timing, this path is well used by students attending St Johns.

ACTION: The **Town Clerk** agreed to ask whether Wiltshire Council could litter pick and tidy the site behind the harris fencing at the development site adjacent to this path.

424/25 TEMPORARY ROAD CLOSURES

Members noted that Wiltshire Council had issued orders to close temporarily to all traffic:

- Bridge Street, Manton (Ref: 26E618) from its junction with A4 in a southerly direction for approximately 280 metres between 08:00-16:00 from 6 March for 15 days to enable Wiltshire Council to carry out bridge and structure works

- A342 (part) Rushall (TTRO 11197) from its junction with Church Lane to its junction with Rushall Drove from 13 April to 1 May to enable Wiltshire Council to carry out new footway construction and other associated works

The meeting closed at 8.20 pm

Signed:

Chair

Date: