

Marlborough Town Council



Planning Committee

Minutes of a meeting of the Planning Committee held Monday, 8 April 2024 in the Court Room, Marlborough Town Hall at 7pm

PRESENT	Councillor James Sheppard	Chair
	Councillor Nicholas Fogg	Town Mayor (<i>ex officio</i>)
	Councillor Andrew Ross	
	Councillor Mervyn Hall	Vice Chair
	Councillor Mark Cooper	
	Councillor Kym-Marie Cleasby	
	Councillor Kelvyn Shantry	
	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
	1 member of the public	

PUBLIC QUESTION TIME

Mr Gordon Wherrall (resident) asked why permission had been allowed to close Stonebridge Lane to vehicular traffic when it was a public footpath/bridleway and so vehicles should not be using it in the first place; and whether, if a new house was erected, the owners would add a garage and expect to drive a car to and from it. **Members** agreed with Mr Wherrall's concerns and had questioned the closure at the meeting on 18 March (*TTRO 9420: Min. Nos. 476/23 (d) and 480/23 (a)*). The closure was linked to a planning application currently under consultation at Wiltshire Council where officers had advised that, should permission not be granted, the closure would be rescinded. An earlier application for a smaller dwelling had been approved. The Town Council was a consultee only. Residents could raise concerns or objections directly with Wiltshire Council. **The Chair** assured Mr Wherrall that the Town Council was in agreement with him and had already raised concerns with Wiltshire Council.

- 501/23 APOLOGIES**
Apologies for absence were received from **Councillors Farrell, Davies, Thomas, Luson and Khort**.
- 502/23 DECLARATIONS**
Councillor Fogg – agenda item 14(b) – temporary road closure at Oxford Street.

503/23 CHAIR'S ANNOUNCEMENTS

The applicants for a pending planning application proposing a new grain store at Manton Estate had written to the Town Clerk to invite a delegation from the Town Council to a site meeting. The comments date for this application was now closed and it had been considered at the previous meeting on 18 March (*PL/2024/01824, Min. No. 476/23 (a) where the Town Council resolved to write a letter of objection*). As the application was within Preshute Parish and Marlborough Town Council had already commented at the request of residents, Members were content that their views had already been conveyed and that no visit was required.

A consultee letter with amended plans for a development at Kelham Gardens (*PL/2023/02738 : Former Gas Storage Site*) had been received after the agenda for this meeting had been published with a comments date of 29 April (*the next meeting was scheduled for 7 May*). The Town Council objected to the original application. Should Members have any further comments to add, they could do so online as individuals.

Mr Wherrell left the meeting

504/23 MINUTES

RESOLVED: that the minutes of the meeting held 18 March 2024 were approved as a true record and signed by the Chair

505/23 ACTION LOG

Members noted the updated action log. Comments included:

#1 – traffic survey and modelling. **Councillor Hall** shared key dates: having agreed the parameters for the modelling exercise, the first run of the model had been completed on 27 March. Results would be provided at a client meeting on 17 April where any adjustments to the model could be agreed to feed into a second run on 8 May, with those results provided on 22 May. Client comments on deliverables would conclude by 19 June and a final report and technical note should be released on 28 June.

Councillor Shantry expressed frustration at the length of time actions remained incomplete, many of which were dependent upon Highway Engineer resource or actions (89, 143, 184). **The Chair** and other Wiltshire Councillors had also complained about the long delays. Proposals to make more effective use of resource had been requested, although no changes had yet been made. **Councillor Hall** questioned whether a lack of resource and/or funding was the issue. **The Chair** believed funding was available but that perhaps due to cultural issues some quick wins were being missed.

#219 – illuminated advertising signs at Specsavers and Space NK. The **Town Clerk** provided an update on approach and raised wider questions. Members discussed different options to approach both the specific locations already mentioned and other related matters, including planning requirements, dark skies, climate impact, Christmas Lights and the need for a vibrant and secure High Street.

RESOLVED: to ask the Town Centre Working Party to consider the issues raised together with the wider implications for lighting in the High Street and to make a recommendation to the Planning Committee

506/23 PLANNING DECISION NOTICES

Members noted the most recent planning decisions issued by Wiltshire Council.

507/23 PLANNING APPLICATIONS

- a) **PL/2024/02293** – Single storey extension, alterations to existing entrance including replacement porch, removal of chimney breast, formation of 2 no. new windows, and internal alterations at Wakefield House, Cardigan Road, Marlborough for Mr & Mrs Burn
RESOLVED: that Marlborough Town Council has no objection to this application
- b) **PL/2024/02823** – Single storey rear extension at 4 Falkner Close, Marlborough for Mr R Jones
RESOLVED: that Marlborough Town Council has no objection to this application
- c) **PL/2024/03061** – Single storey rear extension at 11 Falkner Close, Marlborough for Mr & Mrs Andrew Kerr
RESOLVED: that Marlborough Town Council has no objection to this application
- d) **PL/2024/02834** – Replace existing uPVC conservatory by building a single storey flat roof extension on the conservatory footprint at Rosslyn, 42 London Road, Marlborough for Mr Benjamin Creed
RESOLVED: that Marlborough Town Council has no objection to this application
- e) **PL/2024/02445** – Installation of air conditioning above the pathway running between No 4 and No 5 Chopping Knife Lane at 5 Chopping Knife Lane for Mr Adam Carlton
RESOLVED: that Marlborough Town Council has no objection to this application
- f) **PL/2024/02716** – Replace 1 no. projecting signage with new 500mm. Replace 1 no. fascia and 1 no. logo with 1 no. new blue fascia and 1 no. new 385mm logo height. Remove window message “building society” and make good as necessary. Replace 1 no. ATM surround and decals with new. Remove existing yellow manifestation from door. Install new safety manifestation to door and windows at 130 High Street, Marlborough for Nationwide Building Society
RESOLVED: that Marlborough Town Council has no objection to this application

508/23 CHANGES TO PERMITTED DEVELOPMENT RIGHTS

Members noted a consultation by the Department for Levelling Up, Housing and Communities (DLUHC) about changes to permitted development rights and considered whether to make a corporate response.

- Summary:
 - Changes to certain permitted development rights which enable householders to improve and enlarge their homes

- Changes to the building upwards permitted development rights which enable the upward extension of a range of existing buildings
- Changes to the permitted development right which allows for the demolition of certain buildings and rebuild as homes
- Changes to the permitted development rights which enable the installation of electrical outlets and upstands for recharging electric vehicles
- Changes to the permitted development right for the installation of air source heat pumps
- The consultation deadline was 9 April
- Whether the changes applied to conservation areas
- It was believed restrictions applied to the changes in special areas

Members were encouraged to read the document and respond individually by the deadline of 9 April.

509/23 WILTSHIRE DESIGN GUIDE

Members noted the updated Design Guide and the requirement to consider the implications of the regulation changes for future planning applications.

RESOLVED: to purchase one hard copy of the Wiltshire Design Guide

510/23 HIGHWAY IMPROVEMENTS

Members considered a quotation to replace globes at two zebra crossings in London Road to improve driver visibility of the crossings.

Discussion points included:

- Final price and confirmation of the % proportion to be paid by the Town Council had not yet been received. An estimate was £9,492 for products, traffic management and labour. 25% would be £2,373
- The LHFIG budget for 2024-25 was £7,500
- Whether the Town Council should be expected to make any contribution to a matter of improving highways safety, or whether this should be part of the Highways Authority routine responsibilities
- Road markings had already been renewed (white lines and zebra crossing painting)
- Whether keeping the existing globes clean was adequate; they had been cleaned recently and it did make a difference
- That the proposed flashing globes would make the crossings even more visible, especially from a distance
- As the proposal was a Wiltshire Council Area Board Local Highway and Footway Improvements Group (LHFIG) project it was usual for the Town Council to fund 25% of the cost

RESOLVED: that Marlborough Town Council agrees to 25% of the cost to replace globes at two zebra crossings in London Road to improve highway safety

511/23 TRAFFIC SURVEY RESULTS

Members noted the results of a traffic survey at C6 St Martins/Poulton Hill. The results demonstrated that the combined 85%ile was 38.5mph, meaning that the C6 St Martins/Poulton Hill is eligible for a Community Speedwatch scheme (CSW).

Discussion points included:

- That a combined 85%ile of 38.5mph was too fast
- Similar results had been recorded at various locations
- Six or seven people had expressed interest in becoming CSW volunteers; Members were asked to encourage more people to come forward
- Volunteer opportunities also existed for other community roles, e.g. flood wardens and snow wardens
- Whether to hold a volunteer day at the Town Hall to explain opportunities and encourage volunteer sign-up, perhaps in the summer

RESOLVED: to add C6 St Martins/Poulton Hill to the list of locations for Community Speed Watch, redouble efforts to recruit volunteers and to arrange a more general 'volunteer day' at the Town Hall

512/23 SPEED INDICATOR DEVICES (SID)

Members noted the most recent data downloaded from SIDs at London Road (19 February to 13 March 2024), Herd Street (12 March to 1 April 2024) and Kingsbury Street (14 March to 2 April 2024). Members were encouraged that the use of the SIDs appeared to be having the desired effect of reducing speeds.

513/23 TOWN CENTRE WORKING PARTY

A comprehensive update had been provided at the previous meeting. The next meeting of the working party was 24 April. **Councillor Shantry** expressed his frustrations about delays to the installation of street furniture, although he recognised that the wet weather had not helped. He hoped all would be in place before the end of May.

514/23 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:

- **Angel Yard**, Marlborough (TTRO 9427) from its junction with A4 to its junction with Kennet Place from 6 May 2024 for 5 days to enable Gigaclear to carry out excavation of a narrow trench to install 4-inch ducting through Angel Yard to provide fibre to nearby properties
- **Oxford Street**, Marlborough (TTRO 9426) from its junction with New Road to its junction with Barn Street from 6 May for 5 days to enable Gigaclear to carry out excavation of a narrow trench to install 4-inch ducting through Oxford Street to provide fibre to nearby properties
- **The Green**, Marlborough (TTRO 9442) from its junction with St Martins to its junction with A346 on 13 May for 5 days to enable Gigaclear to carry out installation of ducting and associated maintenance works

- **Kingsbury Street** (part), Marlborough (TTRO 9451) from its junction with High Street to its junction with Silverless Street from 20 May for 5 nights between 19:00-23:00 to enable Gigaclear to carry out installation of ducting and associated maintenance works

Members expressed concerns about recent installations:

- Completed works by Gigaclear’s contractors had not been made good in a way that was in keeping with Marlborough’s existing and historic road or footpath surfaces – the usual approach was to use tarmac irrespective of the original surface. Examples given included the pavement in historic Silverless Street replaced with tarmac, and the pavement at the west end of the High Street where slabs had been replaced by tarmac, which was not as robust and where puddles were now forming in wet weather.
- Whether proper compression had been carried out to ensure the repairs did not sink over time.
- It was questioned whether proper care was being taken by the construction teams – an example given was a Thames Water meter reading hub which had been taken out during a recent set of works.
- With historic parts of Marlborough included in the above Orders, whether any proactive representation could be made to ensure like-for-like repairs would be made
- Whether photographs should be taken before and after upcoming works
- Whether photographs could be taken of completed works
- Whether to create a public item online to encourage residents to use MyWilts to report any issues
- Whether to make representation to Gigaclear to address the concerns of the Town Council and the impact on the conservation area
- Whether to invite the Gigaclear Engagement Officer to a site meeting to join Councillors to inspect past/future locations

ACTION: The Chair asked Members to take photographs of completed works and pass them to the Town Clerk

ACTION: To take photographs of the surfaces in the planned locations in the Orders, starting with the earliest dates, to compare with the surfaces after the works were completed

ACTION: Town Clerk to arrange site meeting with Gigaclear

The meeting closed at 7.53 pm

Signed:
Chair

Date: