

Marlborough Town Council



Planning Committee

Minutes of a meeting of the Planning Committee held Monday, 15 July 2024 in the Court Room, Marlborough Town Hall at 7pm

PRESENT	Councillor James Sheppard	Chair
	Councillor Andrew Ross	
	Councillor Mervyn Hall	Vice Chair
	Councillor Mark Cooper	
	Councillor Mark Luson	
	Councillor Emily Trow	
	Councillor Bethany Kohrt	
	Councillor Caroline Sadler	
	Richard Spencer-Williams	Town Clerk
	Dawn Whitehall	Corporate Services Officer
ALSO PRESENT	Neil Goodwin	Marlborough.News

PUBLIC QUESTION TIME

There were no members of the public present.

108/24 APOLOGIES

Apologies for absence were received from **Councillors Fogg, Farrell, Davies, Thomas, Shantry, O'Brien** and the **Town Mayor, Councillor Kym-Marie Cleasby**

109/24 DECLARATIONS OF INTEREST

Councillor Ross – agenda item 7(a) – Planning Application – non-pecuniary.

Councillor Trow – agenda items 7(f) and (g) – Planning Applications – non-pecuniary.

Councillor Sadler – agenda item 7(j) – Planning Application – non-pecuniary.

110/24 CHAIR'S ANNOUNCEMENTS

A consultee notice about a planning application was received too late to add to this agenda; it contains amended/additional information for PL/2024/04757: Land adjacent to Little Thatch, Stonebridge Lane, Marlborough, and would be decided before the next Planning meeting. Marlborough Town Council previously objected to this application. Should members wish to view it and comment individually they could do so.

111/24 MINUTES

RESOLVED: that the minutes of the meeting held 10 June 2024 were approved as a true record and signed by the Chair

112/24 ACTION LOG

Members noted the updated action log. Verbal updates included:

#1: Traffic Survey. The final report had not yet been received.

#229: extended 40MPH zone, Bath Road, Manton: Wiltshire Council had clarified that the speed limit would be extended by 52M to just short of the parish boundary. The **Chair** referred to the Area Board Local Highway and Footway Improvements Group (LHFIG) meeting where it had been noted the new location is alongside a bollard in the middle of the carriageway which will narrow the road at the start of the 40MPH limit making it very easy to see; this was quite a distance from Downs Lane. A concern was that if there were many objections it would need to go through consultation, putting the wider traffic calming scheme back a large amount of time. He was therefore very keen that the reasoning behind the new location should be clearly explained.

113/24 PLANNING DECISION NOTICES

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

114/24 PLANNING APPLICATIONS

Councillor Ross did not comment on the following application and did not vote

a) PL/2024/03859 – Construction of a timber “Roundhouse” for wildlife observation and a polytunnel for educational horticulture at St Marys C of E Primary School, George Lane, Marlborough for Mrs Karen Giddings

RESOLVED: that Marlborough Town Council welcomes this application as a very fine addition to the facilities at the school

b) PL/2024/04464 - Installation of Air Source Heat Pumps, Replacement Double Glazed Windows, Replacement Insulated Doors and Ventilation at Properties within Rabley Wood View, Marlborough for Mr Adam Masters, Stonewater Limited

Members were pleased to see the investment in energy saving measures and

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

c) PL/2024/05454 – Construct a small single storey building providing separate female and male toilet areas and a cleaner’s store at Athletics Track Pavilion, Marlborough College, Bath Road, Marlborough for Mr Geraint Morgan

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

d) PL/2024/04666 – To rebuild a retaining wall within the curtilage of a listed building at 10 The Green, Marlborough for Mr David Ingram, Marlborough District Housing Association

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

- e) **PL/2024/05149** – Enlargement of opening between living room and kitchen forming a new opening between two rooms in basement. Demolition of stud wall and chimney breast on first floor at 30 St Martins, Marlborough for Catherine Paterson, Anne Swift Architect

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

Councillor Trow took no part in the discussion for the following two items and abstained from voting

- f) **PL/2024/05390** – Single storey rear extension, window replacement, brick repair, internal alterations and minor external works at 33 Herd Street, Marlborough for J Flippence

Members noted comments from David Shaw and

RESOLVED: that Marlborough Town Council has no objection to this application subject to the Conservation Officer's approval and a condition that access to neighbouring properties is maintained at all times

- g) **PL/2024/05057** - Single storey rear extension, window replacement, brick repair, internal alterations and minor external works at 33 Herd Street, Marlborough for J Flippence

RESOLVED: that Marlborough Town Council has no objection to this application subject to the Conservation Officer's approval and a condition that access to neighbouring properties is maintained at all times

- h) **PL/2024/05745** – Proposed orangery on the footprint of previous collapsed building at Caroline House, 23 St Martins, Marlborough for Mr Philip Mickelborough

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

- i) **PL/2024/05423** - Proposed orangery on the footprint of previous collapsed building at Caroline House, 23 St Martins, Marlborough for Mr Philip Mickelborough

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

Councillor Sadler took no part in the discussion for the following item and abstained from voting

- j) **PL/2024/05478** – Single storey rear extension replacing conservatory at 8 Baywater, Marlborough for Mr & Mrs Christine Mercer

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

115/24

WORKS TO TREES

- a) **PL/2024/05961** – Reduce Yew tree (T1) back to the boundary line (approx. 1.5M) to remove overhang over the outside area that is continually being covered in bird faeces at Holly Court House, Kingsbury Street, Marlborough for Archie Harris

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

- b) **PL/2024/05414** – T2 Conifer – cut back to boundary around 0.5-1m coming off. T3 Handkerchief Tree – Tree (*Davidia Involucrata*) to remove to ground level. T4 Hazel – remove to ground level. T5 Purple Plum – no work required at Holly Court House, Kingsbury Street, Marlborough for Archie Harris
- Members noted the felling of two trees and
- RESOLVED:** that Marlborough Town Council has no objection to this application subject to the satisfaction of Wiltshire Council’s Tree Officer

116/24 PLANNING APPEAL

Members noted that the Inspector had allowed an appeal against refusal of PL/2023/03811, a retrospective application to install an electric sliding fence across the drive, and to replace a wooden fence along the front of the property and also a post and wire fence around part of the garden overlooking the junction between the Bath Road and Golding Avenue at Upcott Cottage, Bath Road, Marlborough. The **Chair** had been disappointed to note para. 15 of the report which stated the gate was open at the time of the site visit, and questioned whether this had allowed the inspector to take a proper view in light of Wiltshire Council’s refusal included comment about the effect on the area when the gate was closed.

117/24 BRIEFING NOTE ON HOUSING LAND SUPPLY AND HOUSING DELIVERY TEST

Members noted Briefing Note 24-13.

The discussion included the impact of changing legislation on the land supply and housing delivery test; the implications for Wiltshire Council when challenging applications for large schemes that it considered inappropriate (e.g. on flood plains), and that schemes where developers had gained permission but not started work (“land banking”) would not be counted in the land supply figures, and whether this part of the National Planning Policy Framework (NPPF) required review.

118/24 HIGHWAY AND FOOTWAY IMPROVEMENTS

RESOLVED: that Marlborough Town Council supports a proposed scheme to provide additional free short-stay High Street parking places, with the Town Council contributing £750 (25% of the total cost of £3,000)

ACTION: Town Clerk to raise questions about dropped kerbs and the impact of the scheme on accessibility, and to ask that the scheme ensures there will be access for people with mobility needs

119/24 PARKING AND WAITING RESTRICTIONS AND INTRODUCTION OF RESIDENTS PARKING

Members noted that on 24 June 2024 Councillor Nick Holder, the Wiltshire Council Cabinet Member for Highways, Street Scene and Flooding, issued a decision to come into force on 2 July that the proposals be implemented as advertised and the objectors be advised accordingly, thus allowing the introduction of a residents parking scheme at Kennet Place.

120/24 **SPEED INDICATOR DEVICES (SIDs)**

Members noted the most recent data downloaded from the SIDs at George Lane and Herd Street. They discussed the high speeds that had been recorded, and asked whether the times of these occurrences could be clarified. Members felt that changing the speed limits would have little impact if drivers were prepared to drive at up to 93MPH in a 30MPH zone, and asked whether Wiltshire Police could conduct speed checks in these locations around the same time as the high speeds had been recorded. There was particular concern about outgoing traffic on Herd Street approaching blind junctions, and the risk of a high-speed accident.

ACTION: highlight occurrences of maximum speeds to Wiltshire Police

121/24 **TOWN CENTRE WORKING PARTY**

The working party had met the previous week. Topics covered included preparing a brief for a community consultation as agreed at Full Council on 24 June (**Min. No. 85/24**) and High Street lighting.

122/24 **TEMPORARY ROAD CLOSURES**

Members noted Temporary Road Closure Orders issued by Wiltshire Council:

- a) TTRO 9656: **Back Lane** (part) from its junction with Cross Lane to its junction with Hyde Lane between 9 July and 2 August to enable Gigaclear Limited to carry out installation of chambers, duct and toby boxes for Gigaclear fibre optic network
- b) TTRO 9636: **C6 (part), Ramsbury** from its junction with C190 for a distance of approximately 740m in a south westerly direction on 9 August between 09:30 and 15:30 to enable Openreach to carry out safe access to carriageway boxes to restore service for customers
- c) TTRO 9666: **A346 (part), Burbage** from outside property known as Wharf Cottage for a distance of approximately 150m in a southerly direction on 19 August between 22:00 and 07:00 to enable Network Rail Infrastructure Ltd to carry out detailed examination of railway bridge
- d) TTRO 9687: **Footpath 11**, from its junction with Back Lane for its entire length from 2 to 4 September to enable Pipeline Logistics to carry out installation of 2 x 32mm underground clean water pipes and associated works
- e) TTRO 9684: **A4 (part), Avebury, West Overton, Fyfield, Preshute and Marlborough** from 6 to 13 September between 19:00 and 06:00 to enable Wiltshire Council to carry out carriageway resurfacing work and associated maintenance works

Councillor Luson referred to (c) above, noting the damage to the bridge on the A346 caused by a lorry entering the canal and asked whether, given the death of a child in recent years as well as other incidents involving HGVs, there was an opportunity to reopen discussions about the suitability of this route for HGV traffic. The **Chair**

explained that Wiltshire Council had no power to reclassify the A346, designated by Highways England as a major north/south route. Proposed dualling further along the road would only encourage more HGV traffic. He encouraged members to lobby their local MP as action could only be taken at a government level.

The meeting closed at 7.47 pm

Signed:
Chair

Date: