

Marlborough Town Council



Planning Committee

Minutes of a meeting of the Planning Committee held Monday, 24 February 2025 in the Court Room, Marlborough Town Hall at 7pm

PRESENT	Councillor James Sheppard	Chair
	Councillor Kym-Marie Cleasby	Town Mayor (<i>ex officio</i>)
	Councillor Nicholas Fogg	
	Councillor Mervyn Hall	
	Councillor Mark Cooper	
	Councillor Jane Davies	
	Councillor Caroline Thomas	
	Councillor Kelvyn Shantry	
	Councillor Susannah O'Brien	
	Councillor Bethany Kohrt	
	Councillor Emily Trow	
	Councillor Caroline Sadler	
	Councillor Abi Beaumont	
	Richard Spencer-Williams	Town Clerk
	Dawn Whitehall	Corporate Services Officer
	Emma Cook	Information Officer Apprentice
ALSO PRESENT	Neil Goodwin	Marlborough.News
	One member of the public	

PUBLIC QUESTION TIME

There were no questions.

- 389/24 APOLOGIES**
Apologies for absence were received from **Councillors Ross, Farrell and Luson.**
- 390/24 DECLARATIONS**
There were no declarations of interest.
- 391/24 CHAIR'S ANNOUNCEMENTS**
There were no announcements.
- 392/24 MINUTES**

RESOLVED: that the minutes of the meeting held 3 February 2025 were confirmed as a true record and signed by the Chair

393/24 **ACTION LOG**

Members noted the updated action log. Verbal updates included:

#89 – safe crossing point to The Common. **Councillor Thomas** had written to all Wiltshire Councillors asking for examples of slowing down buffer zones and had received responses from around five which she could draw to the attention of the Highways Officer. The **Chair** thanked her – there weren't many other avenues for the Town Council apart from reducing speeds at this crossing point so moving forward with a buffer zone would be a good start.

#151 – community speed watch. **Councillor Trow** had been approached by several potential volunteers, but they were reluctant to sign up for fear of being singled out by angry motorists or neighbours. She would keep engaging with people to try to recruit volunteers. The **Chair** felt this was a great shame as in his experience where CSW teams were established most communities thanked the people involved.

#274 – A346 road closure. The **Chair** had contacted the Police & Crime Commissioner to ask for police support to prevent HGVs attempting to use Kingsbury Street during the road closure. Sadly, the response was that as no laws would be broken by drivers using this route it was difficult to focus manpower on the area. Discussion points included:

- Issues that had arisen at the start of the closure because of contractors not following the process
- Actions taken by Wiltshire Councillors
- The responsibilities, powers and limitations of Wiltshire Council (WC) officers
- The responsibilities of the contractor
- That it was HGVs, especially those attempting to travel up the hill at Kingsbury Street, that had caused most problems
- The importance of clear signage; and a noticeable improvement after M4 gantry signs were used to warn of the road closure
- Frustration at drivers ignoring diversion routes
- Questioned the decision not to suspend parking in Kingsbury Street, noting that during High Street closures George Lane parking was routinely suspended
- That officers were checking whether there was a weight restriction on Kingsbury Street and if so whether existing signage was correct or adequate; a weight limit would provide the police with the power to enforce 'no entry' for HGVs
- Whether the Town Council should follow up with Wiltshire Council about how better checks could be made in advance of work starting, to make sure that correct and adequate signage was in place
- That the Town Council's job was to do all it could to help the public have trouble-free journeys and WC's job was to hold contractors to account: it was believed officers had done all they could in this respect once issues were flagged to them

- WC enforcement powers were limited to issuing fines of up to £5,000. An ongoing Department of Transport consultation with Local Authorities about changing the utility permit scheme might result in utilities working in a more efficient way if the changes become law
- The closure had brought relief to residents of Herd Street and Salisbury Road reinforcing the issues generally caused by HGV through-traffic and the need to pursue the question of depriming the A346
- A National Highways study on the route between the M4 and south coast was due to be released: Marlborough was noted as an issue in it and there was a possibility that some funding would be made available
- Members thanked Wiltshire Councillors for their active engagement over the past week to continue to liaise with WC Highways and to provide information to members of the public

394/24 PLANNING DECISIONS

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

395/24 PLANNING APPLICATIONS

a) PL/2025/00312 – proposed installation of photovoltaic panels on the south aisle roof at The Parish Church of St Mary the Virgin, Marlborough for the PCC of St Mary’s Church

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

b) PL/2025/01002 – change of use from offices (Class E) to 4 no. residential apartments (Class C3) and associated works at 8-9 High Street, Marlborough for ELA (Marlborough) Ltd

A motion to object to this application on the grounds of lack of car parking provision and unsatisfactory arrangements for cycle storage failed.

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

c) PL/2025/10398 – installation of an air-source heat pump at 45 Vespasian Road, Marlborough for Richard Braithwaite

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

d) PL/2025/00736 - single storey rear extension at Hyde Bungalow, Hyde Lane, Marlborough for Mr Allan Findlay

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

e) PL/2025/01246 – proposed replacement of existing out door store with a slightly larger lean-to storage outbuilding at 51B The Old Coach House, High Street, Marlborough for John Lawson

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

f) PL/2025/01534 - proposed replacement of existing out door store with a slightly larger lean-to storage outbuilding at 51B The Old Coach House, High Street, Marlborough for John Lawson

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

- g) **PL/2025/00926** – 1 no. new non-illuminated fascia sign. Decorations to brand logo colours at 119 High Street, Marlborough for Mr Andrew Tubb, Woolovers Ltd

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

- h) Members noted amended plans for PL/2025/02738 – redevelopment of site for residential use at Former Gas Storage Site, Kelham Gardens, for Marlborough LVA LLP. The application had been circulated to Members on 5 February as the comments date had expired on 17 February, prior to this meeting. In 2023 the Town Council had objected and Councillor Thomas had called it in for discussion at Wiltshire Council's Eastern Area Planning Committee. **Councillor Thomas** had received an update from the Planning Officer indicating that technical matters had been resolved and a viability review had concluded the site was not suitable for affordable homes. In light of this Cllr Thomas asked Members whether they still wished it to be discussed at Committee.

RESOLVED: that the Town Council's objections on the grounds that the application does not comply with Policy MARL1 of the Marlborough Area Neighbourhood Plan for the provision of affordable housing; insufficient car parking provision and the design not being in keeping with the surrounding properties should be presented at the Eastern Area Planning Committee on 27 March

ACTION: Councillors and Members of the public were encouraged to support the objection by attending the meeting on 27 March at Devizes Corn Exchange, starting at 3pm.

396/24 WORKS TO TREES

PL/2025/01354 – Ginko tree – fell at 37 River Park, Marlborough for Mr Rogers

RESOLVED: that Marlborough Town Council has no objection to this application subject to a condition that a tree of a similar species should be planted to replace the one to be felled

397/24 STREET TRADING

RESOLVED: that Marlborough Town Council has no objection to a request to extend street trading hours at the layby on the A346 between Marlborough and Ogbourne Maizey from 7am to 4pm Monday to Sunday to 7am to 11pm Monday to Sunday subject to a condition that the trader provides toilet and litter/waste disposal facilities to prevent environmental hazards

398/24 HIGHWAY AND FOOTWAY IMPROVEMENT REQUESTS

Members noted two requests received from residents, and considered whether to support their submission to Wiltshire Council Area Board Local Highway & Footway Improvements Group for consideration:

- a) Remove taxi rank in High Street and replace it with parking spaces
- b) Paint yellow lines in turning area at Culvermead Close

RESOLVED: that Marlborough Town Council supports two requests for highway improvements to be submitted to Wiltshire Council Area Board Local Highway & Footway Improvements Group for consideration

399/24 SPEED INDICATOR DEVICES (SID)

Members noted the most recent speed data recorded at London Road between 24 January and 5 February.

400/24 TOWN CENTRE WORKING PARTY

Councillor Shantry provided a verbal update:

- An invitation to tender for a service provider to conduct a community engagement and consultation process resulting in a Vision Development Plan had been issued and the closing date for expressions of interest was 28 February.
- Flood risk came from 4 main sources: the river, surface water, ground water and sewers. Members had received a very interesting presentation by a Drainage Engineer about an innovative approach to alleviating surface water drainage, including from property roofs, which would place attractive planters and sunken garden areas around the town to catch and store rainwater runoff as well as provide attractive green and/or floral features. These could be placed in the High Street and other flood risk areas such as The Parade, Kennet Place and London Road. Any changes would need to be implemented in partnership with specialists (e.g. Wiltshire Council officers; ARK) and subject to consultation with residents.

401/24 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:

- a) TTRO 10178: A346 (part) from its junction with A4 (Marlborough) to its junction with Rockley Road (Ogbourne St Andrew) between 19:00 and 23:59 on 4 April 2025 to enable Wiltshire Council to carry out bobcat patching works
- b) An update on potential dates for 26 closures covered by a blanket order between 18 March and 31 May 2025

The meeting closed at 8.19 pm

Signed:

Chair

Date: