

Marlborough Town Council



Planning Committee

Minutes of a meeting of the Planning Committee held Monday, 20 April 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 Kelvyn Shantry	
	Councillor Susannah O'Brien	
	Councillor Caroline Sadler	
	Councillor Nicholas Awbery	
	Councillor Kim Wakeham	
	Richard Spencer-Williams	Town Clerk
	Dawn Whitehall	Corporate Services Officer
ALSO PRESENT	Neil Goodwin	Marlborough.News
	Two members of the public	

PUBLIC QUESTION TIME

Neil Goodwin (Marlborough.News) asked two questions:

- An amendment to a planning application for an equestrian centre at Poulton Hill had been submitted, changing the number of roof lights from 20 to 56 with a consequent risk of light pollution. The Planning Committee had considered the original application but not the current one. Why?
The **Chair** explained that the application was in the Mildenhall Parish, not Marlborough. Marlborough's Planning Committee had considered the original application because it had an impact on the then-developing Marlborough Area Neighbourhood Plan (*which includes the parish of Mildenhall*). Councillors had been made aware of the revised application.
- The agenda includes proposed changes to car park charges. What does this mean for the Waitrose car park?
The Chair confirmed that any changes to the current car park arrangements would be a decision for Waitrose (*the landowner*) and not a matter for the Town Council.

495/25 APOLOGIES

Apologies for absence were received from **Councillors Farrell, Cleasby, Luson, Beaumont, Morgan and Wrench.**

496/25 DECLARATIONS

Councillor Cooper – agenda item 8 – works to trees at Town Mill – non-pecuniary interest.

497/25 CHAIR'S ANNOUNCEMENTS

There were no announcements.

498/25 MINUTES

RESOLVED: that the minutes of the meeting held 30 March 2026 were confirmed as a true record and signed by the Chair

499/25 ACTION LOG

Members noted the updated action log and received a verbal update about #297 – play area at Hawthorn Meadow:

- The **Town Clerk** attended a site meeting on 16 April with Wiltshire Council officers and a new contact for GreenSquare Homes
- Of the three amenity land parcels (not including the play area), it had been agreed that the meadow could be transferred to the Town Council, and this was now with the solicitor
- Further actions for the landscaping next to the play area had been discussed – the Town Clerk had suggested that turfing rather than reseeding the grass would allow the play area to be opened more quickly, which GreenSquare had taken on board. Also, some of the planting and trees were dead; the landscaping could not be signed off by Wiltshire Council until this was rectified
- It was not clear whether a successful ROSPA inspection had been achieved for the play equipment
- A meeting with ROSPA and GreenSquare had been requested
- At the Town Clerk's suggestion, the Heras fencing could be removed as it was being regularly pulled over and presented a safety risk to children climbing it. Instead, he had suggested the gate to the play area should be locked with clear signage warning that the play area is closed
- The Town Council was doing all it could to try to achieve an opening date in June

Councillor Shantry thanked the Town Clerk and team for their endeavours.

500/25 PLANNING DECISIONS

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

501/25

PLANNING APPLICATIONS

- a) **PL/2026/01666** – demolition of existing dwellinghouse and erection of a replacement dwelling with double garage and associated landscaping works at 37 George Lane, Marlborough for Mr Andrew Tatum
RESOLVED: that Marlborough Town Council has no objection to this application on condition of a satisfactory construction and environmental management plan

Two members of the public left the meeting

- b) **PL/2026/01633** – application for change of use and internal renovations to change previous betting shop into a restaurant at 30 High Street, Marlborough for D Rana
RESOLVED: that Marlborough Town Council has no objection to this application
- c) **PL/2026/00922** – repair and replacement of damaged shopfront window and entrance door on a like-for-like basis following accident impact damage. Repairs made to some of the roof tiles and guttering at Marlborough Pets, 5 London Road, Marlborough for Mrs Tina Kelly
RESOLVED: that Marlborough Town Council has no objection to this application
- d) **PL/2026/01517** – change of use of an existing small study room to form a single student bedroom. Formation of new ensuite bathroom within the room. Partial removal of a modern stud partition wall to improve the layout and functionality of the space. Installation of associated plumbing, ventilation and electrical services. Internal fit-out works including fixtures, finishes and sanitaryware at Ivy House, 43 High Street, Marlborough for Marlborough College
RESOLVED: that Marlborough Town Council has no objection to this application
- e) **PL/2026/01767** – proposed new garage at The Rowans, Orchard Close House, Wye Lane, Marlborough for Mrs L Smith
RESOLVED: that Marlborough Town Council has no objection to this application
- f) **PL/2026/02166** – single storey extension at Samson House, Kelham Gardens, Marlborough for Mr & Mrs Wittels
RESOLVED: that Marlborough Town Council has no objection to this application

502/25

WORKS TO TREES

Councillor Cooper did not take part in the discussion of the following item and did not vote

- PL/2026/02376** – Horse Chestnut tree (located above sluice gate) – fell at Mill House, Town Mill, Marlborough for Mrs Hilary Barrett
RESOLVED: that Marlborough Town Council objects to the felling of this tree. It would have no objection to cutting back the roots to facilitate the rebuilding of the sluice gate wall as set out in the Method Statement supplied by the applicant

503/25

PROPOSED TRAFFIC REGULATION ORDERS – VARIOUS PARKING ORDERS

Members considered proposed traffic regulation orders relating to parking charges for off street, on street and Marlborough Leisure Centre car parks received from Wiltshire Council for consultation. Discussion points included:

- Whether, while an uplift in hourly charges was not welcome, Members understood that Wiltshire Council needed income to maintain public services
- Whether the changes would encourage people to seek free on street parking instead, with a knock-on impact to residents of those streets
- That the proposed change for chargeable hours from 8am-6pm to 7am-7pm would impact residents (e.g. of the High Street) who park overnight
- That the proposed increase to charges on Sundays and Bank Holidays will affect businesses already struggling because of a combination of internet shopping, cost of living pressures, high business rates, lack of parking spaces, and traffic delays caused by constant roadworks jamming up the town and diverting shoppers to other destinations. There were already 10 shops on the High Street either closed or for sale
- Whether Wiltshire Council will consider halving the cost of a season ticket for those people without residential parking or who work in the town
- Whether more areas could be set aside for resident only parking

RESOLVED: that while Marlborough Town Council accepts that Wiltshire Council has to increase hourly parking charges:

- it strongly objects to the proposed times from 7am to 7pm and wishes to retain the current 8am to 6pm as chargeable times
- it strongly objects to the proposed changes to parking charges on Sundays and Bank Holidays
- it has concerns about the impact the changes will make to residential parking

504/25

BT CONSULTATION – WILTSHIRE PAYPHONE REMOVAL PROPOSAL

Members noted a communication from Wiltshire Council regarding the red telephone kiosk at Marlborough Library and considered whether to make representations or an expression of interest. Discussion points included:

Representations against removal of the payphone

- **Councillor Cooper** proposed raising a strong objection to the removal of the payphone. Although only 52 calls had been made in the past year it was important to have a way for people to make calls in an emergency, especially as the location was close to a defibrillator
- There would be no functioning payphones in the town centre if BT remove this one
- Mobile phone coverage in Marlborough is patchy at the best of times, and service availability differs depending on the network used

Consideration of opportunity to adopt the kiosk

- Whether, if the representation against removal of the payphone is unsuccessful, the Town Council should adopt the kiosk

- That not adopting the kiosk would likely lead to a slow deterioration in condition and appearance

RESOLVED: (i) that Marlborough Town Council strongly objects to the removal of the payphone as it is the last one in town, stressing the importance to keep it for reasons of public safety especially given its location next to a defibrillator in case of medical emergency, and because mobile network coverage in Marlborough is patchy and may be insufficient to provide equivalent emergency calls

RESOLVED: (ii) as a last resort, if the payphone is removed the Town Council is willing to adopt the kiosk.

505/25 LOCAL HIGHWAY AND FOOTWAY IMPROVEMENTS GROUP (LHFIG)

The next LHFIG meeting would take place soon: the **Town Clerk** was in discussions with LHFIG about the management of grit bins, and the process for considering requests for grit bins.

Action #89 – safe crossing point at Port Hill. **Councillor Shantry** had raised this in a meeting with Councillor Martin Smith, Cabinet Member for Highways, Streetscene and Flooding at Wiltshire Council. He had confirmed that the only way to pursue this request was via LHFIG. Separately, it was good news that the water leak in London Road would be repaired w/c 27 April, and the potholes in Salisbury Road were due to be repaired in May.

506/25 SPEED INDICATOR DEVICES (SIDs)

Members noted the most recent data downloaded from the SID at Bath Road between 17 March and 2 April.

It was good to see that the SID had been rotated to George Lane to coincide with, and highlight, the change in speed limit of this road from 30MPH to 20MPH.

507/25 TOWN CENTRE WORKING PARTY

The next meeting would take place on 28 May, but which time more information should be available on the estimated cost of works to the pavement in London Road to accommodate rainwater runoff associated with the Rainscape planters proposal, as well as the outcome of a financial grant application submitted by Action for the River Kennet to Thames Water.

An extraordinary Planning Committee meeting had been scheduled for Tuesday, 5 May for members to consider the 13 short term proposals related to the Town Centre Vision.

508/25 TEMPORARY ROAD CLOSURE CONSULTATION

Members noted an ongoing consultation for a temporary road closure for a Freedom Parade on 4 June 2026 between 09:45-11:15.

509/25 **TEMPORARY ROAD CLOSURES**

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

- A345 (part), Wilcot, Huish and Oare (TTRO 11350) from its junction with Pound Lane to its junction with Huish Road on 28 May for 2 days to enable Openreach to carry out chamber repairs and associated works
- Lockeridge Lane (part) and Bayardo Lane (part), Preshute (TTRO 11334) on 1 June to enable Openreach to provide multiple poles and other associated works
- A346 from its junction with The Parade to its junction with The Common and A4 from its junction with A346 for a distance of approximately 30m in a westerly direction (TTRO 11368) between the hours of 19:00-23:59 from 11 to 26 June to enable Wiltshire Council to carry out carriageway resurfacing and associated works
- Preshute Lane (part), Marlborough (TTRO 11379) from its junction with High Street for a distance of approximately 100m in an easterly direction between the hours of 08:00-17:00 on 15 June for 3 days to enable Thames Water to carry out installation of water monitoring equipment and associated works.

The meeting closed at 7.48 pm

Signed:

Chair

Date: