

MARLBOROUGH TOWN COUNCIL

SPECIAL FULL TOWN COUNCIL

Minutes of a **Special** meeting of the **Full Town Council**, which was held on **Monday 16th August 2004**
in the Court Room, Town Hall, Marlborough at 7.00pm.

PRESENT

Councillor G. Francis	Town Mayor
Councillor S. R. Dobson	
Councillor M. P. Cooper	
Councillor W. B. Cavill	
Councillor B. Castle	
Councillor Mrs E. M. Hannaford	
Councillor Mrs P. A. Dow	
Councillor N. J. Fogg	
Councillor M. Gray	
Councillor Mrs C. V. Jackson	
Councillor M. C. Curtis	
Councillor P. B. Cossey	
Councillor Mrs M. Boulton	Wiltshire County Council
Councillor A. Skittrall	Kennet District Council
Dr. P. Hazelwood	St. John's School
Mr B. Worth	St. John's School
Mr K. Mitra	Kris Mitra Associates
Mr S. Lampard	Format Milton Architects
Mr M. Saint	Michael Edwards & Assoc.
Mr N. Kerton	Wilts Gazette & Herald
Miss A. Outrim	The Adviser
Mr J. Mansfield	Civic Secretary
Mrs R. Johnston	Minute Secretary
Plus 30 Members of the Public	

PRAYERS

The meeting commenced with prayers, said by the Town Mayor.

175/04

APOLOGIES:

Apologies for absence were received from Councillor Mrs H. A. Cripps, Councillor D. L. Parker and Councillor R. J. Allen.

176/04

DECLARATION OF INTEREST(S):

Councillor S. R. Dobson – Item (4): School Governor
Councillor M. P. Cooper – Item (4): Friend

The Town Mayor suggested that Councillors who had declared an interest may wish to remain at the meeting for the presentation, but leave before the discussion on the planning application.

177/04

MINUTES:

RESOLVED: Unanimously, that the Minutes of the meeting of the Full Town Council, which was held on Monday 2nd August 2004 be taken as a true record and signed by the Mayor, subject to the following amendments:

(a) **168/04(f)** Delete the final sentence: 'The Town Clerk replied to the Mayor, that he felt that there had not been a proper investigation because the Mayor had not spoken to him'.

(b) **157/04** Add: 'The Town Clerk has received the resignation of Councillor G. W. Worby'.

178/04

ST. JOHN'S SCHOOL DEVELOPMENT:

Standing Orders were suspended at 7.08pm

The Town Mayor invited Dr. Patrick Hazelwood and Mr Stephen Lampard to present the proposals for the development of the St. John's School & Community College site, Orchard Road, Marlborough (Planning Application K/0505050 refers).

Dr. Patrick Hazelwood introduced the presentation saying that this project had been going on for five years and the Town Council, District Council, parents and School Governors had been consulted at every stage and whole hearted support had been received. He said that there are 3,000 student movements between each school per week. Dr Hazelwood said that the new building would be a community facility.

Mr Stephen Lampard (Format Milton Architects) gave a presentation of the proposed project. Mr Lampard said that the total distance from the properties in Duck's Meadow would be 33.4m and there would be tree planting to screen the school, which would merge into the hill side. The roof of the building would be sedum; the brief was to design a building which would be sustainable for 60 years.

Following the presentation, the Town Mayor asked for questions from Councillors and from Members of the Public.

The concerns are summarised as:

1. What the additional land at the back of the school earmarked as 'for development' will be used for. **A: It was suggested it could be used for the future expansion of the school.**
2. That the footprint of the school, although moved twelve feet back from the original plans, is still too close to the properties in Duck's Meadow.
3. The loss of privacy caused by a two storey building, and loss of light caused by fenestration and tree planting on the perimeter of the development.

4. How will the money to fund the building of the school be raised and what affect will this have to the detriment of the Town.
5. The expansion of the settlement boundary will create additional land for housing/development.
6. Would the pupils at the Savernake building be accommodated while that building is being demolished. **A: The Savernake building would not be demolished until the new school building has been completed.**
7. The sustainability of materials and whether the new building will last more than forty years. **A: The materials used would be guaranteed for sixty years.**
8. The increased amount of traffic in the centre of the Town and at Chopping Knife Lane when the land is sold for housing to fund the new school. **A: This question, whilst valid, was considered irrelevant to the planning application.**
9. The new access road on Granham Hill/Pewsey Road being inappropriate compared with the Salisbury Road roundabout development at the back of the school.
10. The re-location of the new school to the south west of the site. **A: It was considered important to keep all playing fields together.**
11. The impact of the building works on pupils.
12. The implied lack of parking spaces for pupils and staff. **A: Considered sufficient and in line with Government policy regarding parking spaces.**
13. Too large a building on such a small site.
14. The type of materials to be used and its design seen as inappropriate for the Town.
15. The lack of communication with interested parties.

Standing Orders were re-instated at 8.35pm

Councillor S. R. Dobson and Councillor M. P. Cooper left the meeting at 8.35pm

The Mayor thanked the Head Teacher, Architects, Planning Consultants and Project Manager for their patience and their time.

Discussion took place on the planning application K/050505.

Councillor W. B. Cavill stated: “ I will not be voting or taking part in this discussion in order to preserve my position on the Regulatory Committee at Kennet District Council. I will take notes of what is said to help me at Kennet”.

Proposed by Councillor B. Castle, seconded by Councillor Mrs E. M. Hannaford and –

RESOLVED: By 7 votes to 0 votes with 1 abstention (Councillor W. B. Cavill), that:

The Town Council supports the efforts of the school to achieve a single site location but has grave concerns on the impact of the residents of Duck's Meadow because of the siting of the building overshadowing their properties and the effect it will have on their privacy by the amount of fenestration on the North side. It is hoped that the developers will take into account the comments from tonight's meeting.

Marlborough Town Council objects to this planning application as it contravenes the following clauses in the Kennet Local Plan 2011 (adopted April 2004):

PD1(B):

1. Sustainable design principles
2. Scale, massing and density of development
4. Layout, servicing and access arrangements, and road safety
10. The impact on residential amenity, including that caused by reason of noise and disturbance

Meeting closed at 8.56pm