



Devizes
Town Council

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PLANNING COMMITTEE

You are summonsed to attend a meeting of the Planning Committee at the following, place and date.

Date: 17 August 2010

Time: 7pm

Venue: Council Chamber, Town Hall, St John's Street, Devizes

Enquiries: Town Hall - Tel: 01380 722160

Mayor: Councillor Smith

Chairman: Councillor Mrs Evans

Councillors:	Beinhorn	Mrs Bridewell	Mrs Burton
	Callow	East	Evans
	Gagen	Gudgeon	Hopkins
	Nash	Parsons	A R Taylor
	Mrs Taylor	C S Winchcombe	Mrs Winchcombe

AGENDA

1. MINUTES

To approve as a correct record and authorise the Chairman to sign the minutes of the meeting held on 3 August 2010 and which have been circulated alongside the agenda.

2. APOLOGIES FOR ABSENCE

3. DISCLOSURE(S) OF INTEREST

To receive any disclosure(s) of interest by a Councillor or an officer in matters to be considered at this meeting, in accordance with provisions of Sections 94 or 117 of the Local Government Act 1972 or the National Code of Local Government Conduct.

4. PUBLIC PARTICIPATION

At the Chairman's discretion, members of the public attending the meeting will be allowed to ask questions, make a statement or address the Council upon a matter of concern to that person which is relevant to the Council. A time limit of 5 minutes per person will be permitted, but this may be extended at the Chairman's discretion and a maximum period of 20 minutes has been allocated by the Council for this item of business.

5. FOR DECISION – WILTSHIRE COUNCIL'S NOTICE OF PLANNING APPLICATIONS FOR CONSIDERATION

Details of Planning Applications for Consideration are attached (doc 5/1).

Members wishing to make enquiries about any of the applications listed or inspect plans before the meeting are advised to do so at the Planning Department, Wiltshire Council, Browfort, Bath Road, Devizes.

6. REPORT FOR INFORMATION – WILTSHIRE COUNCIL'S NOTICE OF PLANS GRANTED OR REFUSED

There are no applications to be considered.

7. REPORT FOR INFORMATION – SPEED LIMIT REVIEW – A360

At a meeting of this committee on 23 February 2010 the following resolution was agreed

After much discussion it was proposed by Councillor Callow, seconded by Councillor Parsons and UNANIMOUSLY agreed

THAT the A360 at road section A360-01 should not be increased to 50 but should be reduced to 30mph.

A response to the Town Council's request has now been received and is attached for the Committee's information (doc 7/1).

8. REPORT FOR DECISION – APPEAL BY MR R ILLMAN

Mr Illman has appealed the decision of Wiltshire Council to refuse application number E/10/0708/FUL for the conversion of existing small stable block to single unit of tourist accommodation at East Lodge Farm, Old Park, Devizes, SN10 5JW.

This committee considered this application at a meeting on 22 June 2010 and agreed the following resolution

Whilst there were no objections to the application, it was proposed by Councillor East, seconded by Councillor Mrs Bridewell and agreed the committee would like an assurance that this scheme would not become a full-time residential development.

This committee are asked to consider if they have any further comments that they require to go forward to the Planning Inspectorate for consideration.

9. REPORT FOR DECISION – WILTSHIRE COUNCIL'S DRAFT PARKING CONSULTATION

Recommendation

That the committee adopts the recommended responses to Wiltshire Council's Local Transport Plan 2011-2026: Parking Strategy as prepared by the working party.

Purpose of the Report

To consider the Town Council's response to Wiltshire Council's Local Transport Plan 2011-2026: Parking Strategy.

Background

At the meeting of this committee on 3 August a working party was set up to consider the Town Council's possible responses to Wiltshire Council's emerging parking strategy.

The working party have now met and considered a response to all but one of the questions set out in the document which relates to secondary discounting levels for maximum parking, which is an issue which should not impact on Devizes.

The working party also feels that it is important that issues are set in context for Devizes and therefore a statement which again is set out below for consideration by this committee.

Options Considered

The committee needs to decide if they agree the following response to Wiltshire Council's Local Transport Plan 2011-2026: Parking Strategy.

Forward:

The philosophy being applied to parking control is questionable and should be reviewed, beginning with the basic assumptions on which it is based. Using parking controls primarily to support other policies, no matter how desirable they may be in themselves, is not logical, is unfair and is likely to lead to unintended and unwanted consequences.

No two towns in Wiltshire are alike.

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Devizes is unique and this was considered when the former District Council undertook its most recent parking review. At the centre of Devizes is its Market Place, where there has never been a need to make a charge as it was always agreed the revenue collected from the pay and display areas primarily in Devizes and Marlborough have been sufficient to fund the former district council's parking services. Therefore Devizes Town Council can see no financial justification to make this a chargeable area.

Devizes has a strong tradition of cultural activities taking place in its Market Place and the Town Council would resist any plan which restricts this use or places financial burden on either the event organisers or the Council itself.

1	Which of the objectives A/J do you think are the three most important.	<p>A, Supporting the local economy is desirable but some of the proposals in the document are likely to have the opposite effect by inhibiting the use of vehicles.</p> <p>B The policies can penalise the poorer car owning members of society in rural areas by forcing them to pay parking charges or to use public transport, which is expensive, may not be convenient or may not be available.</p> <p>C The problem of the street scene is often one of poor design of parking areas. The amount of land needed is directly related to population growth and economic activity, but planners rarely make suitable provision for well laid out parking space. Developers regard parking space as lost profit.</p>
2	Do you support Policy PS1	Devizes Town Council supports policy PS1.
3	So you support the concept of spatial bands	Although the Council agrees the principle of the context of spatial bands, it feels that the unique character of Devizes sets it apart from other Wiltshire towns and therefore on occasions some proposed policies would not be appropriate.
4	Do you agree the proposed spatial bands	Devizes Town Council supports the proposed spatial bands.
5	Do you agree with the proposed land use zones	Devizes Town Council supports the proposed land use zones.
6	Do you support Policy PS2	Devizes Town Council supports policy PS2.

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7	Is the suggested kerb space hierarchy reasonable?	Devizes Town Council believes the suggested kerb space hierarchy is reasonable.
8	Do you support policy PS3	Devizes Town Council has reservations about some elements of this policy particularly around ambiguity of off street parking and therefore it cannot support policy PS3.
9	Do you agree the parish council should be offered opportunities	Devizes Town Council does not agree that parish councils should have to buy back spaces which are currently free but will fall within a chargeable zone as a result of the current review. An example of this is Devizes Market Place.
10	Is this a reasonable way of reviewing parking charges in Wiltshire?	Devizes Town Council believes that if Wiltshire Council is to undertake a fundamental review of parking charges every 5 years, then the policy (PS3) on which charges are based should also be reviewed.
11	Do you think the council should continue to offer parking season tickets	Devizes Town Council believes the principle of season tickets is sound but disadvantages those workers on a lower income. They believe that that season ticket holder should be able to pay monthly by Direct Debit. It also believes that season ticket holders should be restricted to specific areas in long stay car parks.
12	Do you think that the parking strategy should seek to control car ownership through residential parking measures	Devizes Town Council does not agree that the parking strategy should seek to control car ownership.
13	Do you support policy PS4	Devizes Town Council does not agree that it is the role of Wiltshire Council to set limits on private none residential car parks.
14	Do you support Policy PS5	Devizes Town Council supports policy PS5.
15	Do you support Policy PS6	Devizes Town Council does not support policy PS6 as it can see no justification for the position.
16	Do you support Policy PS7	Devizes Town Council supports policy PS7.
17	Do you support Policy PS8	Devizes Town Council supports policy PS8.

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18	Do you support Policy PS9	Devizes Town Council supports policy PS9.
19	Do you support Policy PS10	Devizes Town Council supports policy PS10.
20	Do you support Policy PS11	Devizes Town Council supports policy PS11.
21	Do you support Policy PS12	Devizes Town Council supports policy PS12.
22	Do you support Policy PS13	Devizes Town Council supports policy PS13.
23	Do you support Policy PS14	Devizes Town Council does not support policy PS14. If this policy were agreed it would wish to know whom the levy would be paid to.
24	Do you support Policy PS15	Devizes Town Council does support policy PS15. However it would not support a reduction of green space or local amenity land to achieve residential overspill parking.
25	Do you agree with the proposed approach to parking management within each land use zone	Devizes Town Council supports in principle the approach to parking management within each land use zone. However there must be some local discretion. Where central parking is currently free, such as Devizes Market Place there should be an option to make these exempt from this policy.
26	Which of the three options do you support	<p>Devizes Town Council favours option 2. However where no charge is currently made these charges should not automatically apply.</p> <p>If it has been previously determined that areas of free parking have not financially impacted on the viability of parking services provide for a town, any diseconomies of scale resulting from the amalgamation of the former district councils should not be funded through the loss of free parking areas.</p>

27	Do you agree that parking in short stay car parks should be restricted to 3 hours	Devizes Town Council agrees that short stay parking should be restricted to 3 hours.
28	Do you agree with proposed Sunday parking charges	Devizes Town Council dose not agree with Sunday parking charges, especially in areas where the cost of enforcement will be a disproportioned amount of the revenue collected.
29	Do you agree with the proposed process to investigate, implement and operate residents' parking zones is sensible and realistic?	Devizes Town Council believes that the proposed process to investigate, implement and operate residents' parking zones is sensible and realistic.
30	Do you agree with new unified set parking standards	Devizes Town Council agrees in principle with the new unified set of parking standards.
31	Do you agree the new unified minimal residential parking standards	Devizes Town Council agrees with the new unified minimal residential parking standards.
32	Should garages be included in the allocated residential parking provision?	Devizes Town Council agrees that garages should be included in the allocated residential parking provision.
33	Are the initial discounting levels for maximum parking standards appropriate?	Devizes Town Council agrees that initial discounting levels for maximum parking standards are appropriate.
34	Are the secondary discounting levels for maximum parking standards appropriate?	Devizes Town Council has no view at this time on secondary discounting levels for maximum parking standards.

Implications & Risks

Financial and Resource Implications

At this time officers are unaware of any financial or resource implications associated with this decision.

Legal Implications and Legislative Powers

The Council are acting a consultee in this matter.

Environmental Implications

Officers are not aware of any environmental implications associated with responding to the parking strategy.

Risk Assessment

Officers are not aware of any risk implications associated with responding to the parking strategy.

Crime and Disorder

Officers are not aware of any issues the Council should consider under Section 17 of the Crime and Disorder act 1998.

10. REPORT FOR DECISION – PAVING IN ALBION PLACE

Recommendation

That officers should investigate the cost of improving the paved area of Albion Place and report back to the Committee by the end of September. If the Committee then approves, the Albion Place paving renewal is to be included in the budget for the next financial year.

Purpose of the Report

To consider a request received by Councillor East.

Background

Councillor East believes that the new obelisk installed at Albion Place is an important feature of the Town. Albion Place itself is sited in a busy street in the Town centre and is a major asset that deserves to be presented at its best.

The existing paving was laid without proper foundations and therefore from time to time the slabs have a tendency to settle and crack which can detract from the visual appearance of the area. Stone edging, which was placed around the trees planted by the Trust for Devises are not properly secured and therefore breakaway, again detracting from the area.

Councillor East is asking that the paving be renewed and the area around the base of the trees be remodelled with circular gratings to allow rainwater to drain down to the tree roots. He suggest that as the fall of the paved area is towards the trees, the size of the grids can be kept relatively small to minimise their cost.

The Committee have previously been advised the remedial work to the trees will take place in the autumn.

Options Considered

The committee needs to decide if they wish officers to seek estimated costs for this work and if so, how far they wish to work to extend.

Should the cost include the following;

- Removal of all current paving and the preparation of the area with a suitable foundation.
- Are the mismatch of paving to be reused or a new slabs of a design, to be agreed, be used.
- A new design for the layout of the paving was produced at the time the obelisk was installed. Should the replaced paving follow this design or be replaced as it is currently.

Implications & Risks

Financial and Resource Implications

There will be some resource implication associated with this decision but this will be relatively limited.

Legal Implications and Legislative Powers

The Highway Act 1980,ss 43,50 give the authority power to repair footpaths.

Environmental Implications

Officers are unaware of environmental implications associated with this decision.

Risk Assessment

Officers are unaware of any risk implications associated with this decision.

Crime and Disorder

Officers are not aware of any issues the Council should consider under Section 17 of the Crime and Disorder act 1998.

11. QUESTION TIME

Members will be allowed a short period in which to put questions on matters within the remit of this Committee which are not contained in the reports of matters formally considered by the Committee at this meeting. The question may be answered at the meeting or may be referred back to the Committee at a later date. The question may not be the subject of any further details.

DEPUTY TOWN CLERK