



# 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: 30 JUNE 2015

Time: 7.00pm.

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

Enquiries: Town Hall - Tel: 01380 722160

Mayor: Councillor Giraud Saunders

Chairman: Councillor Wooldridge

Councillors:	Mrs Bridewell	Mrs Burton	Carter
	Corbett	East	Evans
	Mrs Evans	Geddes	Hopkins
	Johnson	Nash	Ody
	Parker	Mrs Rose	Smith

## **AGENDA**

### **1. MINUTES**

To approve as a correct record and authorise the Chairman to sign the minutes of the meeting held on 16 June 2015 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 on line at Wiltshire Council.

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

Attached (doc 6/1) a list of plans granted, refused or withdrawn.

**7. REPORT FOR INFORMATION – VARIATION ON PREMISES LICENCE – SAINSBURY'S, DEVIZES**

At the last meeting of this committee, members queried the following item on the list of Mandatory conditions and it was not possible to have a Designated Premises Supervisor (1 per licence) on the premises throughout every opening

**Supply of Alcohol**

- *Where this Licence authorises the supply of alcohol:*

*No supply of alcohol may be made under this licence:*

- *At a time when there is no Designated Premises Supervisor in respect of it*

After a conversation with licensing officers it was advised that *it is only necessary to have a Designated Premises Supervisor in place as it is not feasible to expect that person to be on site at all times. If however that person should leave their position then the premises are required to get an immediate variation of condition or it will be unable to sell alcohol.*

## 8. REPORT FOR INFORMATION – COATE ROAD PUBLIC ENQUIRY

Following the order to quash the decision by the Secretary of State to refuse planning consent for the development for land off Coate Road for up to 350 dwellings, local centre of up to 700 sq. m of Class A1 retail use, open space, access roads, cycleway, footpaths, landscaping and associated engineering works a public enquiry is to be held.

Regrettably, neither the Town Council or the Neighbourhood Plan Steering Group are consultees on the matter therefore only very recently has it been brought to the attention of the Neighbourhood Plan Steering Group, therefore neither group was directly informed that the Department of Communities and Local Government were seeking representations on matters that should be considered at the enquiry.

The Neighbourhood Plan Steering Group have made representation that that following matters should be considered.

- **The Continued Progression of the Neighbourhood Plan**  
At the time of the original public local enquiry, the Devizes Area Neighbourhood Plan, which had received significant local support, had not been subject to any of the formal consultation stages. Whilst the planning inspector graciously permitted members of the Steering Group to set out the principles within the plan, its lack of formal consultation prohibited the planning inspector from giving the Neighbourhood Plan any material weight.

Since the enquiry, the Neighbourhood Plan has undergone a “Section 14” consultation, which demonstrated that the community within the neighbourhood plan area supports the principles set out. With this approval, the plan was submitted to Wiltshire Council.

Wiltshire Council reviewed the plan to ensure that it was compliant with the legislative requirement and once satisfied that it was, it undertook Section 16 consultation, the next stage in the development of the plan. Again the results of this consultation were very positive.

In March 2015 Mr John R. Mattocks, BSc, DipTP MRTPI FRGS undertook an independent examination of the plan in which he concluded that, subject to recommendations in his report, it meets the basic conditions set out in Schedule 4B to the Town and Country Act 1990 (as amended), does not breach and is compatible with EU obligation and is compatible with Convention Rights.

Wiltshire Council is now considering a date for a referendum, which is anticipated to be late summer 2015.

- **Adoption of Wiltshire's Core Strategy**  
At the time of the original public local enquiry, the Wiltshire Council Core Strategy had not been adopted.

In January 2015, following its examination in public, Wiltshire Council Core Strategy was adopted.

- **Housing Land Supply and Housing Requirement**  
Core Policy 12 from the Wiltshire's Core Strategy sets out the housing requirement for Devizes town, which is effectively the Neighbourhood Plan Area. The requirement is 2,010 of which 1,316 have been built, 361 have been allocated with permission leaving a remainder of 333.

Policy H3 of the Devizes Area Neighbourhood Plan identifies adequate sites for both the 5 year and 10 year need to meet the town's housing requirement and has identified within its site allocation matrix, an additional allocation buffer to safeguard against sites not coming forward.

In developing the Neighbourhood Plan housing allocation matrix, the land off Coate Road site was ranked 36 out of a possible 38 sites with only 6% of the community feeling it was a suitable location for housing.

In a recent appeal for Land at Westbury Road, Great Cheverell, the appellant argued there could be a short fall on the delivery of housing within Wiltshire from West Swindon. It was further argued that the shortfall should be spread across the housing market area. This argument was not accepted by Appeal Inspector David Prentis BA BPI MRTPI.

The dead line for submissions was the 24 June and therefore missed the Town Council meeting cycle. Based on previous resolutions of this committee, which has supported the work undertaken by the Neighbourhood Plan Steering Group, officers have writing to DCLG within the prescribed time frame reinforcing the points set out in this report.

## 9. **REPORT FOR INFORMATION – PEWSEY/DEVIZES BUS NEWSLETTER**

Attached (doc 9/1) is a copy of the Pewsey/Devizes Bus Newsletter as prepared by the Task Group for Devizes & Pewsey Community Area Partnerships.

**10. REPORT FOR INFORMATION – DEVIZES, GAS NETWORK REINFORCEMENT SCHEME**

Attached is a letter (doc 10/1) from Wales and West Utilities advising that there will be a £80,000 investment in reinforcing the gas network for Devizes. The letter explains that the schedule will be split into 3 phases and how these phases will be programmed.

**11. QUESTION TIME**

A short time is allowed at the discretion of the Chairman for councillors to ask questions on matters which are not on the current agenda but which are related to matters which have been previously discussed on an agenda relevant to the committee.

At least 24 hours' notice must be given to officers of the intended question. All other matters should be raised on an agenda and the request should be submitted through the Town Clerk

TOWN CLERK