



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: 12 April 2016

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 29 March 2016 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Attached (doc 6/1) a list of plans granted, refused or withdrawn.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 DECISION – WILTSHIRE DRAFT REVISED CIL REGULATION 123 LIST AND PLANNING OBLIGATIONS SPD CONSULTATION

Recommendation

That the Committee reviews the revised documentation for Community Infrastructure Levy (CIL) Regulation 123 List and Draft Revised Planning Obligations Supplementary Planning Document (SPD) and agree if the Committee wishes to make a comments .

Purpose of the Report

To provide an opportunity to comment on the revised Community Infrastructure Levy (CIL) Regulation 123 List and Draft Revised Planning Obligations Supplementary Planning Document (SPD).

Background

Wiltshire Council is consulting on a Draft Revised Community Infrastructure Levy (CIL) Regulation 123 List and Draft Revised Planning Obligations Supplementary Planning Document (SPD) from 14 March until 5pm, 25 April, 2016. When finalised, these will replace the original documents, which were adopted in May 2015.

The purpose of the Regulation 123 List is to support the Wiltshire CIL Charging Schedule.

The Regulation 123 List sets out the strategic infrastructure types or projects that Wiltshire Council may fund, in whole or in part, through CIL. It does not apply to the ring fenced proportion of CIL passed to town and parish councils for them to allocate to community infrastructure projects.

Some developments which have specific infrastructure needs can still be funded through Section 106 funding however, Section 106 funding cannot be used to fund anything which is on the Regulation 123 List. The Regulation 123 List only contains strategic projects, as funding is limited and therefore projects which are more aspirational in nature or deliver specific community benefit, such as village halls and play areas, will need to be funded through the Town and Parish Councils CIL payments. For Devizes this will be 25% of any contribution.

One area of concern raised by some parish councils is that Wiltshire Council will no longer adopt open spaces on new developments but there is no mechanism to offer them to parish councils as second choice. This results in developers setting up management companies for the purpose, which often do the job poorly and make significant charges to those residents living on the development. As the land is not under the control of any council there is little or no opportunity to use CIL money to provide facilities like play equipment but leads to a lot of complaints directed at the Parish or Town Council. Some parish and town councils are including this within their summations they could use some of their CIL receipt on grounds maintenance.

It has become apparent to Wiltshire Council, as development proposals have come forward to Wiltshire Council, the Regulation 123 List would benefit from reviewing to provide clarity over those infrastructure projects that may be funded through CIL. Alongside the changes to the Regulation 123 List, some changes are also proposed to the Planning Obligations, Supplementary Planning Document, in the interests of clarity and accuracy, and to recognise that the Regulation 123 List will be reviewed and updated periodically.

Options Considered

The Town Council has been asked to comment on the proposed document which have been circulated alongside this agenda.

Implications and Risks

Financial and Resource Implications

Officers are unaware of any financial or resource implication for the Council associated with this consultation.

Legal Implications and Legislative Powers

The Council will be considering this matter under its General Power of Competence.

Environmental Implications

Officers are unaware of any environmental implication for the Council associated with this consultation.

Risk Assessment

Officers are unaware of any risk implication for the Council associated with this consultation.

Crime and Disorder

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

7. REPORT FOR DECISION – NEW PREMISES LICENCE APPLICATION FOR C W BUTCHERS, 6 THE BRITTOX, DEVIZES, SN10 1AJ

Wiltshire Council have received an application for the sale of Alcohol OFF Sales; Monday to Saturday 0700 to 2000 and Sunday 1000 to 1600 (if Christmas Eve is a Sunday then the hours would be 0700 – 1800) for C W Butchers, 6 The Brittox, Devizes, SN10 1AJ (The Brittox News).

The committee are asked to consider the application and make any comments. If the committee should object to the application, then on what grounds the objection is made.

8. 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