



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: 29 November 2016

Time: 7.00pm.

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

Enquiries: Town Hall - Tel: 01380 722160

Mayor: Councillor Mrs Burton

Chairman: Councillor Carter

Councillors:	Mrs Bridewell	Corbett	East
	Evans	Mrs Evans	Geddes
	Giraud-Saunders	Hopkins	Johnson
	Nash	Ody	Parker
	Mrs Rose	Wooldridge	

AGENDA

1. MINUTES

To approve as a correct record and authorise the Chairman to sign the minutes of the meeting held on 15 September 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Attached (doc 6/1) a list of plans granted, refused or withdrawn.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 INFORMATION - NHS URGENT CARE CENTRE

A representative from the Clinical Commissioning Group will update the Committee on plans for the new NHS Urgent Care Centre.

8. REPORT FOR INFORMATION – REPLACEMENT BIN IN THE BRITTOX

The committee may recall that for some time the mixed recycling bin at the bottom of the Brittox has been damaged and is in a poor state of repair. Whilst all the bins in the Brittox are in need of replacement the mixed recycling bin has been the subject of a number of complaints.

Earlier in the year the Town Council offered to replace all the bins in the Brittox, however due to a Wiltshire Council's policy requiring the Town Council to take on the emptying of any bin it replaced, that programme of work was suspended until such time as the Town Council take on the responsibility of street cleansing.

Recently Wiltshire Council asked the Town Council if the damaged bin should be removed and once again the Town Council offered to replace it provided that Wiltshire Council agreed to continue to empty it. On this occasion Wiltshire Council has agreed to this partnership arrangement. Therefore it is hoped that a new Devizes Town Council mixed recycling bin will be installed early in the New Year.

If the Town Council successfully negotiates the transfer of the street cleaning service then all the bins in the Brittox will be replaced at which time the Town Council will have the resources to empty them.

9. REPORT FOR INFORMATION - DEVIZES AIR QUALITY GROUP, THURSDAY 10 NOVEMBER 2016 – FROM COUNCILLOR NIGEL CARTER

Present: Councillor Anna Cuthbert (Chair), Steve Corbin (Wiltshire Council), Martin Aldam (Wiltshire), Philippa Morgan (Trust for Devizes)

Apologies were received from Kate Freeman (Kennet Travel) and Graeme Morrison (Community Area Manager)

It was advised that there is currently an embargo on all commitments to future spending in Wiltshire Council while a potential deficit is addressed. This applies to budgeted funds and not developer and other contributions held for highways improvement and sustainable transport. Currently available to Devizes is about £470k for sustainable transport and £280k for highways. There are currently two projects for highways improvement funding – the widening of the junction at Shane’s Castle and the replacement of the roundabout at junction of Windsor Drive and London Road with traffic light-controlled junction. There is insufficient funding for the latter but efforts are being made to manage the former and, at a cost of £5k, a detailed proposal will be delivered the Group’s January 2017 meeting.

Approximately £50k (subject to receipt of project costings) of sustainable transport funds will be spent on the proposed Wayfinding Project providing directional signage – in the form of ‘totems’ in the town centre and finger and other signs on the periphery – for key walking and pedestrian routes. These routes will take pedestrians and walkers to key attractions in the town. The final draft proposals are available and a meeting with Town Council is proposed for comment by members, with the expectation of a project roll-out in the spring of 2017.

The towpath improvement programme was expected to resume in March 2017, with the treatment of the towpath between Couch Lane Bridge and Northgate Street Bridge. The towpath will be closed for about six weeks as some piling work is required to support the canal bank and the work is expected to cost in the order of £100k. Detailed arrangements remain to be finalised – the relationship with CRT is slowing the process somewhat. A reminder of the Devizes – Westminster Canoe Race in mid-April was delivered to the engineers.

Reverting to funding, it is anticipated that the development at Lay Wood will generate over £800k towards transport projects in the town.

The expenditure of some of those funds on improvements to the junction of the A4361 with Chandlers Lane (from Bishops Canning) and the un-numbered road to Quemerford was discussed.

Further discussion on the Wayfinding Project included illustrations of and discussions around the proposed totems, which are being proposed for county-wide installation and have already been well-received in Salisbury. No expectation was raised of any removal of the existing finger signs around the centre of Devizes. However, it is expected that Wayfinder signage will be comprehensive and the project maps show the potential locations and destinations in the town for which the signage is being prepared. (NOTE - it has since been proposed that the project, which is approaching finalisation, be brought to a town council meeting in the near future for discussion).

10. REPORT FOR INFORMATION – INSTALLATION OF BUS SHELTER IN LONDON ROAD

At a meeting on the Planning Committee on the 23 August the issue of installing a replacement bus shelter in London Road was discussed and in particular the difficulties officers were having securing consent from Aster Properties to locate the shelter on their land at the edge of the pavement.

Due to the narrowness of the pavement the additional land is required to ensure that a full width shelter can be installed. Because of these difficulties, the Committee resolved that Devizes Town Council installs a smaller bus shelter which can be located within the pavement area before the onset of winter if a cost free agreement cannot be reached with Aster Housing Association.

After much negotiating Aster Properties has agreed to sell the necessary land to the Town Council at a peppercorn value and solicitors are now drawing up the necessary transfer documents. Whilst there will be some legal costs, in the long term the Council will have some security of tenure of the London Road bus shelter.

It is hoped the project will be completed early in the New Year.

11. REPORT FOR INFORMATION – PLANNING CONSENT FOR HOUSING OF QUAKERS ROAD

The committee will recall that in the autumn, it objected to a proposed development of 65 houses on land of Quakers Road. This application represented half of an application for 123 houses on the same site, which was called in by the Secretary of State for Communities & Local Government.

On the first day of the planning enquiry for the 123 houses, on land off Quakers Road, Wiltshire Council informed the appellant and the inspector that on that day they had granted planning consent for the 65 houses.

In his letter calling the application in, on the 22 December 2015, it was clear that the Secretary of State set out that planning permission for any development should not be granted which is the same kind as the called-in development or on any land which forms part of the called-in site.

The Trust for Devizes has written to Rt Hon Sajid Javid MP, Secretary of State for Communities & Local Government (Doc 11/1) to express their concerns about what the impact of Wiltshire Council's decision to ignore his clear instruction will have on the planning appeal and therefore invite him to conclude that the enquiry has been tainted by this action and should resume from scratch.

If the Council receives a copy of the Secretary of State's response, it will be placed on a future agenda.

12. REPORT FOR INFORMATION – PROPOSED CARE HOME FOR OLDER PEOPLE – ANZAC HOUSE, LONDON ROAD

The Town Council has received correspondence from LNT Care Developments notifying the Committee that it is their proposal to develop the Anza House site on London Road to provide a new care home for older people.

Attached is a copy of the letter doc 12/1. Drawings are available to view in the office and will be displayed on the evening of this meeting.

13. REPORT FOR DECISION - WILTSHIRE COUNCIL ROAD TRAFFIC REGULATION ACT 1984 THE COUNTY OF WILTSHIRE (VARIOUS ROADS, DEVIZES) (20MPH SPEED LIMIT) ORDER 2016 - LJB/TRO/DEVI20

Recommendation

That the committee considers a consultation from Wiltshire Council on imposing a traffic order to enforce 20mph speed limit on Avon Terrace, Colston Road, Couch Lane, Rotherstone and Sheppard Close.

Purpose of the Report

To consider whether the committee supports, or otherwise the consultation.

Background

Over several years reports have been brought to this committee regarding the implementation of 20mph speed limits at various locations throughout the town and Members have been concerned about the speed of vehicles and have approached Wiltshire Council to investigate the issue.

The committee now has the opportunity to consider the consultation, put forward by Wiltshire Council, to enforce 20mph speed limit on Avon Terrace, Colston Road, Couch Lane, Rotherstone and Sheppard Close. Wiltshire Council are proposing to make this Order in the interests of highway safety.

Options Considered

That this committee considered whether there is support for the consultation to enforce 20mph speed limits on the aforementioned areas of the town, or whether there is no support for the Order (details to be specified).

Implications & Risks

Financial and Resource Implications

There is no financial or resource implication as the Town Council is acting as a consultee.

Legal Implications and Legislative Powers

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

Environmental Implications

Officers are not aware of any environmental implications associated with this decision.

Risk Assessment

There is no risk for the Town Council.

Crime and Disorder

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

12. REPORT FOR DECISION – VARIOUS CATG ISSUES

Recommendation

That the committee considers various highway issues that have been raised with the CATG in relation to Devizes and decide if the Town Council believes that they are sufficiently significant that they warrant intervention from Wiltshire Council to address them.

Purpose of the Report

To deal with a number of issues relating to the highways in Devizes.

Background

At a recent Devizes Area Board meeting, a report summarising all the highway issues that the Community Area Transport Group (CATG) were reviewing was circulated within the agenda. Within the list there were three items for which the Town Council has been asked to give its view.

Issue Number 4833 -- White Lines across Driveway Mill Road Devizes

The comment below was placed on the Issues Log

We have recently built a new bungalow in Mill Road which has a particularly wide driveway due to the visibility splays. We have found however that at times cars and other vehicles have been parked in front of our driveway even though we have a polite notice stating to keep it clear. We are not resident in the bungalow yet but would like to request that white lines are installed on the road across the full width of the driveway. Our neighbours' garages have drop curbs out onto Mill Road with white lines across to prevent others parking there and blocking their garages which proves effective. We would be grateful if you would consider our request

The issue has been generated by private development.

Whilst the CATG believe obstruction of access is a matter for the Police, they would welcome the Town Council's views.

Issue No 4853 -- Parking at Waiblingen Way Devizes

The comment below was placed on the Issues Log

Parking at Waiblingen Way Devizes is absolutely horrendous. Cars are parking up for the day half on the pavement and road - even a mobile caravan is parked on the road - Lorries and vans are parked up causing obstruction - Access to Cannons House for Disabled Children is very difficult. People parking there are going off shopping or walking - making it difficult for residents to park - parking restrictions need to be put in place.

CATG have advised that the request for parking restrictions are not managed through the CATG process. The Town Council is therefore advised that if it believes there are sufficient concerns, it should seek to have the necessary parking controls put in place as part of its annual return.

Issue No 4926 -- New Park Street / Wharf Car Park Lighting

The comment below was placed on the Issues Log

Poor street lighting from New Park Street into the Wharf Car Park

The issue was generated by a residents of Anstie Court that the street lighting should be improved.

The CATG would welcome the Town Council's views on this matter.

Options Considered

The committee are asked to consider the three issues resided and provide a comment to the CATG on their significance.

Implications and Risks

Financial and Resource Implications

Officers are unaware if there would be any financial or resource implication for the Council associated with suggested improvements, but if there are it's normally requested that the parish council makes a 25% contribution to the overall cost.

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 decision.

Risk Assessment

Officers are unaware of any risk implication for the Council 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.

13. 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.

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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