



Devizes Town Council

www.devizes-tc.gov.uk

PLANNING COMMITTEE

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

Date: 17th November 2020

Time: 6.00pm.

Join Zoom Meeting:

<https://us02web.zoom.us/j/85309210614?pwd=WnZvUUdDdjhCbXNseXVJWGRiQytzZz09>

Meeting ID: 853 0921 0614

Passcode: 253213

Please note, this meeting may be recorded therefore if you do not want to appear on the recording, do not enable your camera

Enquiries: Town Hall - Tel: 01380 723333

Chairman: The Mayor, Councillor Gay

Councillors:	Bridewell	Burton	Carter
	Corbett	P Evans	S Evans
	Geddes	Giraud-Saunders	Godwin
	Greenwood	Hopkins	Nash
	Parsons	Pennington	Rose
	Rowland	Stevens	Von Berg

AGENDA

1. MINUTES

To approve as a correct record and authorise the Chairman to sign the minutes of the meeting held on 3rd November 2020 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. REPORT FOR DECISION – 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Attached ([doc 6/1](#)) a list of plans granted, refused or withdrawn.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 – NOTICE OF PLANNING APPEAL

Notification has been received from Wiltshire Council ([Doc7/1](#)) that an appeal has been submitted to the Planning Inspectorate against the refusal for "Installation of a light to illuminate the hotel name sign" at the Crown Centre, 39 St John's Street. A link to the Wiltshire Council planning information is [here](#).

The Town Council considered the application in April 2020 and raised no objections.

8. REPORT FOR INFORMATION – ST MARY'S CHURCH DEVELOPMENT AS A MULTI-USE VENUE

The Town Council as a statutory consultee recently gave its approval to the development plans for St Mary's Church, noting that it did not have the technical expertise to comment on detailed aspects of the development's design and also that the listed gates would need to be

refurbished at some stage. Details of the project are available at <https://www.stmarydevizestrust.org.uk>

The planning application for works to St Mary's Church, which will support its conversion to a multi-use venue, was lodged with the Unitary Authority in July without resolution by the case officer. Meanwhile, the Trust for Devizes (TfD) has raised concerns about the timing of the refurbishment of the listed gates which sit at the entrance to the site and the condition of the graveyard, as they form part of the setting for the refurbished building, preferring that they should receive priority. St Mary's Trust are concerned that if planning officers decide that this additional work should form part of the current application, the further delay and additional cost will jeopardise the whole project. To try and understand and defuse the TfD concerns, a meeting of interested parties was called.

In attendance at the meeting were;

Tony Scorer	St Mary's Trust (Project Promoter)
Richard Ormerod	Trust for Devizes
Philippa Morgan	Trust for Devizes
Clare Younger	Chedburn Codd Ltd (Architects)
Paul Morgan	Poor Lands Trust
Nigel Carter	Devizes Town Council
Simon Fisher	Devizes Town Council

TfD's greatest concern was that, if the gates and graveyard were not included as part of the application they would somehow be ignored. All other parties were confident in the expectation that the gates would, themselves, be the subject of a separate application for refurbishment, whether in situ or at an off-site location. This is noted to ensure that the Town Council's commitment to oversight on this issue is a matter of record.

An additional problem lay in the TfD's difference of opinion to that of the Unitary Council in interpreting a point of legislation relating to planning conditions. This was not felt to be a topic resolvable in the meeting.

TfD also expressed a separate concern regarding the chain link fencing separating the graveyard from the pathway between New Park Street and Commercial Road. This is a newly-accepted responsibility by the Town Council, following the transfer of assets and services from Wiltshire Council, but as yet no resolution has been agreed.

9. REPORT FOR DECISION – PUBLIC CONSULTATION FOR PROPOSED DEVELOPMENT ON LAND OFF COATE ROAD, DEVIZES

Recommendation

That the Committee reviews the public consultation material for the above proposed development and guides officers how the Council wishes to respond.

Purpose of the Report

To provide the Council with an opportunity to respond to the public consultation on a proposed development for land off Coate Road.

Background

Officers have received notification from the Pegasus Group that an application is being prepared for outline planning permission for the development of land at Coate Road, Devizes. Before the planning application is finalised, the Pegasus Group are seeking the views of the Town Council

The consultation documents [here](#) and [here](#) set out the development site location and then go on to explain that it is intended to provide 255 residential units, with dwellings fronting the canal. The site will include;

- Some form of local centre, not specified
- Play area /amenity space
- Associated infrastructure
- New vehicle access from Windsor Drive and Coate Road
- New pedestrian and cycle access points

The consultation has been extended until **Friday 11th December**.

In September 2016, the planning inspector ruled against a scheme for the site put forward by a company call RPS on behalf of Mactaggart and Mickel for residential development for 350 dwellings, 700m² A1 retail use and associated engineering work

Both the Town Council and the Neighbourhood Plan steering group made representation of the inspector at the time, setting out how the then application was not in conformity with the Neighbourhood Plan.

In considering any response to the current application consultation, the Committee will have an opportunity to set out what it likes about the application, where its concerns are and what if any changes it would like to see.

Options Considered

The Committee needs to decide how it wishes to respond to the consultation.

Implications and Risks

Financial and Resource Implications

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

Legal Implications and Legislative Powers

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

Environmental Implications

At this time, these are not known.

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.

11. REPORT FOR DECISION – PLANNING APPLICATION [20/06775/WCM](#) WASTE FACILITY IN WESTBURY

Recommendation

That the committee notes that residents have expressed concerns about planning application 20/06775/WCM waste facility in Westbury and needs to decided if the Council wishes to make a submission to planning officers

Purpose of the Report

To decide if the Council wishes to make a planning comment on planning application 20/06775/WCM.

Background

Officers have received a number of emails from residents about the current planning application number [20/06775/WCM](#) for Amended energy from waste facility to that consented under Planning Permission 18/09473/WCM, who are requesting that the Town Council submit an objection. The emails stat the following:-

“Last year Wiltshire Council pledged to be 'Carbon neutral' by 2030 and declared a Climate Emergency. This commitment was made on behalf of all Wiltshire residents (excluding Swindon).

The above plan submitted by Hills with Bioenergy Infrastructure for a Conventional incinerator on the edge of Westbury is incompatible with Wiltshire Council's pledge and declaration.

Mainly unspecified Commercial and Industrial waste would be transported from a 2-hour travelling distance (Hills claim) - there are already 8 incinerators operating or agreed in this catchment area, so it is likely waste would be from much further away. This incinerator would burn 243, 000 tonnes/year and emit huge amounts of CO2 and other chemicals each year for 25 years. All of Wiltshire's solar farms don't produce enough electricity to offset just this one polluter. Hills accept that there will be CO2 emitted, but their calculations have been grossly underestimated - see

Wiltshire Council Climate Team's objection, which calculated a 278% larger amount of CO2. Use of landfill would not be avoided, as some of the residue classed 'hazardous' would be transported to specialist landfill sites. I urge you to object to this plan. Numerous other Town and Parish Councils have objected, together with more than 2 000 residents, including Dr A. Murrison, MP for South and West Wiltshire.”

The sustainability working party have reviewed the application and make the following observations and provide additional documentation.

The link below leads into the heart of the technical paper on the plant. It's quite a detailed read and, if councillors are not familiar with this sort of technology, it maybe difficult to grapple with.

<https://unidoc.wiltshire.gov.uk/UniDoc/Document/File/MjAvMDY3NzUvV0NNLDE0MTY3MzI=>

In comprehensively reviewing the letters of objection many, comments about emissions and a lot speak to the issue of traffic rather than to any substantial discussions around technology.

There was also a review of letters from the parish and other councils. Again, many centre around the ambition to address climate change - Bradford notably refers to the 'incompatibility' of the proposal with its climate neutral ambitions.

By their nature, these facilities only remunerate themselves through a high throughput and 230,000 tonnes approx is not an unsurprising volume. I haven't found any reference to the downside of not having this facility, but the typically anaerobic disposal of waste to landfill promotes greenhouse gas emissions - these are often captured and put through modified diesel engines to produce EfW. However, there is leakage to atmosphere and methane emissions are some 25 times more damaging than CO₂! The complainants fail to recognise that there is no alternative use for a lot of organic waste and that the recovery of materials from other potentially combustible waste is often uncompetitively expensive. The technology that is now being proposed is certainly less expensive than the gasification process originally planned but the combustion process is a form of closed hearth combustion which enables the flue gas treatment and other emission abatement measures to be implemented. It's a far cry from the old municipal open-hearth incinerators operating in the latter years of the twentieth century. The temperatures of the furnace - proposed for temperatures above 850 deg C - are one hundred degrees in excess of that required to destroy the furans and dioxins - the carcinogenic material characteristic of the old open hearth incinerator.

An assessment of the carbon balance derived from the operation - <https://unidoc.wiltshire.gov.uk/UniDoc/Document/File/MjAvMDY3NzUvV0NNLDE0MTc1NDA=> - shows the following conclusion:

The carbon emissions have been calculated for the Facility. This takes account of:

- 1. carbon dioxide released from the combustion of fossil-fuel derived carbon in the Facility;*
- 2. releases of other greenhouse gases from the combustion of waste;*
- 3. combustion of gas oil in auxiliary burners; and*
- 4. carbon dioxide emissions from the transport of waste and residues.*

The Facility has been given credit for exporting electricity, displacing carbon emissions from other power stations. The power displacement factor used in the main assessment was obtained from the UK fuel mix table and reflects the marginal source of displaced electricity, which is currently gas-fired power stations. It is considered that the construction of the Facility would have little effect on how other renewable energy

plants operate and that a gas-fired power station is a reasonable comparator for the purposes of this assessment.

The net emissions for the Facility (items 1 and 2) have been compared with the net carbon emissions from sending the same waste to landfill, taking account of:

- 1. the release of methane in the fraction of landfill gas which is not captured; and*
- 2. emissions offset from the generation of electricity from landfill gas.*

*In the base case, the Facility is predicted to lead to a **net reduction in greenhouse gas emissions of approximately 58,684 tonnes of CO₂-equivalent (CO₂e) per annum compared to the landfill counterfactual.***

The sensitivity of this calculation to different grid displacement factors and different landfill gas recovery rates has also been considered. The lower figures used in the sensitivity analysis for grid displacement factor would only be relevant if the Facility were to displace other renewable sources of electricity. The results of the sensitivities for the base case provide a net reduction of greenhouse gas emissions within a range of 23,852 to 113,717tonnes of CO₂e emissions per annum.

Further information is available for the University of Exeter ([Click here for Document](#)) peer review of the submission on the carbon impact of this plant by the developer. It makes a number of comments, particularly in relation to the reducing emissions factors over the last few years - the benefit of moving away from coal-fired generation into more renewables. The most contentious issues seem to be the composition of the waste and the data range here is potentially significant.

The idea of carbon capture and storage and also heat generation are valid ideas. However, while the opportunity to move heat into area heating system has merit, few estates offer the infrastructure and I am reasonably confident that a local, permanent structure is unlikely to be available for CCS, although the Exeter review did identify some 'portable' treatments.

Options Considered

Based on the available data the committee needs to decide if they wish to submit a view on planning application 20/06775/WCM for Amended energy from waste facility to that consented under Planning Permission 18/09473/WCM,

Implications and Risks

Financial and Resource Implications

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

Legal Implications and Legislative Powers

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

Environmental Implications

Much of the report is based on environmental impact assessment of the facility however, in terms of the impact on Devizes there is no specific data available.

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.

12. REPORT FOR DECISION – DEVIZES CATG POINTS OF INTEREST TO DEVIZES TOWN COUNCIL

Recommendation

That the Committee received and notes the report decides how it wishes to respond to the actions which have been set.

Purpose of the Report

For the Committee to decide how it wishes to respond to the actions which have been set in the report.

Background

As one of the Devizes Town Council representatives on the Devizes Community Area Transport Group, Councillor Nash attended its meeting on the 10 October and submitted the report below for information.

Some of the actions need further consideration by this Council and therefore the committee need to agree how it wishes to proceed.

Issue 6745 Devizes, Church Walk - Extension of 20mph Speed Limit

Devizes Town Council supports a request to the Community Area Traffic Group for an extension of the Devizes East 20 mph speed limit in Church Walk

Metrocount Results are: 85th percentile = 21.8 mph Average Speed = 17.1 mph
CATG considers that a 20 mph speed limit would be appropriate.

On 19 November, DTC minute 386 confirms its request to implement a 20mph speed restriction.

The next step is to commission a formal assessment at a cost of £2500

Assuming the assessment is positive, then further costs would be incurred to instigate a traffic regulations order, and the works to install the relevant signage.

Required Action by DTC

- to consider these cost and reaffirm its 25% contribution
- look at a wider area within the town to keep admin / TRO costs down.
- looking at the report for Marlborough where the town council reviewed much of the town centre for a new 20mph limit. ([Click here for report](#))

Issue 6746 Devizes, Station Road - Speed Management

Devizes Town Council requests the Community Area Traffic Group to determine an appropriate method of speed management in Station Road.

Metrocount Results are: 85th percentile = 33.3 mph Average Speed = 26.0 mph

CATG considers that a 20 mph speed limit would not be appropriate

CATG recommends measures such as community speed watch or speed indicator devices and closed the issue in Feb 20.

Issue Ref 06-19-07 – Devizes, Victoria Road - Request for a 20mph Limit

Devizes Town Councils makes a request to the Community Area Traffic Group that a 20mph speed limit be put in place for the length of Victoria Road.

Requests for a 20mph limit require a full assessment prior to approval. The cost associated with the assessment is fixed at £2,500.

CATG do not believe that introducing a 20 mph speed limit would solve this problem, not least because Victoria Road is long and straight, with little to affect driver behaviour.

Highways will review the state of existing road markings and respond accordingly.

One suggestion is that parking in the 'newer end' of the road could be staggered, thus creating a form of traffic calming. An initial local survey would need to be conducted by DTC to see if such a scheme would be accepted by residents.

DTC does not support an informal crossing and felt it would be ineffective.

GR agreed moving parking would take away the straight-line appearance but doing this could mean space for parking is taken away to allow passing places.

Parking could be changed informally without needing a TRO but could not be enforced. This idea would need local acceptance. 20mph speed reduction could be put through on the same TRO as parking changes

Required Action by DTC

- to look at residents' opinions on changing the parking.

Issue 5964 Devizes, Rotherstone - Speeding

The roads in Devizes SN10 2BJ area, Avon Terrace from Shopmobilty to Rotherstone cemetery is used as a race track. The speeds people do is ridiculous. I've spoken with few residents and all are for a speed watch group to happen. Its recently turn to 20mph but people are speeding more mounting pavements. Won't be long before some gets serious hurt.

Open meeting held to discuss options. Town Council sent out follow up consultation questionnaire to all residents and following the results of this have sent a response stating that: *"The Town Council supports a resident's request for Rotherstone to be made a no through road with one end being closed to motorised traffic and would ask the Community Area Transport Group to undertake the necessary work to determine the most suitable location for the closure for a viable of the scheme"*

TC to feedback to local community via Messenger Magazine (June 2019).

Outcome of the Messenger consultation was approx. 66% in favour of the closure. CATG to progress to formal TRO consultation at a likely cost of £3,000. DTC contribution £750 to follow.

TRO has been advertised and comments have been received.

There have been 12 items of correspondence; 8 in favour; 4 objecting.

The study has cost £3,000 and implementation is estimated at a further £6,000.

Required Action by DTC

- CATG expects 25% contribution from DTC.

Issue 6171 Devizes – A342 / A361 Dunkirk Hill Congestion – Request for Prohibition of Turn.

Cars travelling from Caen Hill on Bath Road can turn left onto Dunkirk Hill there is no 'No Left turn' sign. Likewise vehicles are permitted to turn right at the top of Dunkirk Hill onto the Bath Road towards the direction of Caen Hill. These vehicles have to traverse both lanes of traffic and go against the road layout.

Gareth Rogers confirmed this isn't a collision cluster site. If the junction layout is changed (to improve air quality), then the matter would be resolved.

CATG has closed this issue.

Devizes, High St - No Entry Signs

Additional road markings in place and bollards replaced.

Project complete – CATG has closed this issue.

Issue 4936 Town Centre Car Park Signing

DTC have provided confirmation proposed alterations to Car Parking Strategy. Signing alterations will be included in wider review of signing alterations within the Town Centre programmed for 2019/20.

Project complete – CATG has closed this issue.

KN has raised an additional point regarding a Station Road Car Park sign in the Market Place that is obscured by trees. This has been reported to highways maintenance who will check this location.

Issue Ref 06-19-04 – Devizes St Johns Street / Wine Street – Request to alter kerbing.

This is a Safety issue as the low pavement at that junction is exposed to oncoming traffic.

The Town Council believes a raised bevelled kerb should be added to raise driver awareness.

CATG has requested additional information relating to this issue. Cllr Nash has reaffirmed the request and provided further clarification.

The current social distancing barriers are helping the situation, bringing traffic into the correct alignment. CATG has closed this issue.

Issue Ref 06-19-14 Victoria Road - Request for Dropped Kerbs

A request has been received from a wheelchair user in Victoria Road for the kerb in Victoria Road and corresponding kerb to the north, joining with New Park Road, to be made wheelchair friendly. The local traffic engineer has visited the site and proposed a solution for the north end of the pavement.

The Sedgefield Gardens junction is likely to need a more permanent dropped kerb however the corresponding kerb on the east side of the road already has this provision.

DTC has submitted a formal Highways Improvement Request to address this matter, and Cllr Nash has provided additional information and photographs to clarify the exact needs.

The Sedgefield Gardens element has been picked up under routine maintenance and highways will also look to add an additional dropped kerb at the New Park Road end of the path.

Issue Ref 06-20-12 Snuff St, Devizes – Vehicles Prohibited Signage

During the recent Continental Market, vehicular access to the Market Place for parking was prohibited. This may have led to some vehicles using Snuff Street, a pedestrian zone, where the movement of traffic is prohibited except for those requiring access. Drivers have not seen or understood the warning sign at the entrance to the street.

KN stated that Snuff St is a pedestrian area, with access only. He said there are not enough markings to show this and wanted improved signage or marking on the road. GR said there is not enough space beside the entrance to Snuff St, and these would get in the way of shop fronts. There is not a regulation road marking that gives the correct message.

KN suggested DTC could put up their own temporary sign when events are taking place, and that it could go near the bus stops on the Market Place. GR thought this would be acceptable.

Options Considered

The Committee needs to decide how it wishes to respond to the actions set out on the report

Implications and Risks

Financial and Resource Implications

The financial implication for the Council associated with any decisions are set out in the report. The Council has a budget for supporting projects brought forward by the Community Area Transport Group

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.

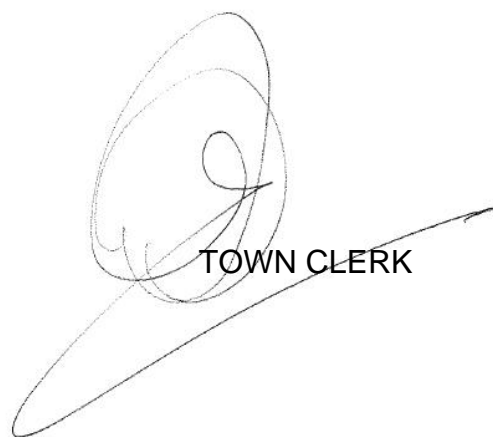
Crime and Disorder

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

10. 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

Devizes Town Council
PLANNING COMMITTEE

Committee Members :

DOC5/1

DOC5/1 . **20/09031/LBC** Plot Ref :- Type :- LISTED
Applicant Name :- Mrs Henrietta McNeile Date Received :- 03/11/2020
Parish :- South Date Returned :-
Location :- 3 Lansdowne Terrace Agent
Devizes
Proposals :- Internal structural repairs and strengthening of the roof structure
Observations :-

DOC5/1 . **20/09307/FUL** Plot Ref :- Type :- FULL
Applicant Name :- Matthew Cheung Date Received :- 03/11/2020
Parish :- South Date Returned :-
Location :- 33 Greenfield Road Agent
Devizes
Proposals :- Two storey extension to the rear of a detached house
Observations :-

DOC5/1 . **20/09414/TPO** Plot Ref :- Type :- TPO
Applicant Name :- Karen Dickins Date Received :- 09/11/2020
Parish :- South Date Returned :-
Location :- Ridgeway House Agent
Old Park
Devizes
Proposals :- Tree D on plan, believed to be ornamental cherry, adjacent to road -
fell
Observations :-

Link to plan 20/09031/LBC [here](#)
Link to plan 20/09307/FUL [here](#)
Link to plan 20/09414/TPO [here](#)

PLANNING APPLICATIONS WHICH WILTSHIRE COUNCIL HAVE EITHER GRANTED OR REFUSED PLANNING PERMISSION

Reference	Details	Applicant	Devizes Town Council Response	Granted or Refused
20/07703/FUL	Subdivision of dwelling through conversion of annex to form single dwelling (retrospective), at 36 Parkfields	Mr & Mrs R Collins	No objection, 06/10/2020	Granted, 03/11/2020
20/08839/TCA	T1 Lawson cypress – fell T2 Yew tree – fell T3 – Holly tree – fell At Eastcroft House, 38 Long Street	Mr Paul Wilson	No objection to T1 and T3, Objection to T2, 03/11/2020	Granted, 05/11/2020

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Doc7/1

27 October 2020

Development Services
Wiltshire Council
Tel: 0300 456 0114
www.wiltshire.gov.uk
PlanningAppeals@wiltshire.gov.uk

Our Ref: 20/01341 & 20/02035

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

APPELLANTS NAME: Mr Philip OShea
APPEAL SITE: Crown Centre, 39 St Johns Street, Devizes, Wilts, SN10 1BL
PROPOSED DEVELOPMENT: Installation of a light to illuminate the hotel name sign
INSPECTORATE REFERENCE: APP/Y3940/W/20/3256424 & 3256967
APPEAL START DATE: 26 October 2020

I am writing to let you know that an appeal has been made to the Planning Inspectorate in respect of the above site.

The appeal is against a refusal and is to be decided on the basis of the written representations procedure.

The Planning Inspectorate have introduced an online appeals service which you can use to comment on this appeal. You can find the service through the Appeals area of the Planning Portal – see <https://acp.planninginspectorate.gov.uk>. Alternatively, you can send your comments to west2@planninginspectorate.gov.uk or Planning Inspectorate, Room 3c, Temple Quay House, 2 The Square, Bristol BS1 6PN, quoting the Inspectorate reference. Comments should be received by **30th November 2020**.

The Inspectorate may publish details of your comments, on the internet (on the appeals area of the planning portal). Your comments may include your name, address, email address or phone number, please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

Any representations received after the deadline will not normally be seen by the Inspector and will be returned.

Any comments you may have already made following the original application will also be forwarded to the Inspectorate (unless they are expressly confidential) but you may withdraw, modify or amplify them now if you wish. All comments received will be copied to the appellant and will be taken into account by the Inspector in deciding the appeal.

If you wish to receive a copy of the appeal Decision Letter, you should write to the Planning Inspectorate specifically requesting one.

PLANNING COMMITTEE
17th November 2020

The Planning Inspectorate will not acknowledge your letter unless you specifically ask them to do so. They will, however, ensure that your letter is passed on to the Inspector dealing with the appeal.

Finally, you can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>.

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>.

Yours faithfully,

Mike Wilmott
Head of Development Management