



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: 30 April 2019

Time: 7.00pm.

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

Enquiries: Town Hall - Tel: 01380 722160

Mayor: Councillor Geddes

Chairman: Councillor Rose

Councillors:	Bridewell	Burton	Carter
	Corbett	P Evans	S Evans
	Gay	Giraud-Saunders	Godwin
	Greenwood	Hopkins	Johnson
	Nash	Parsons	Pennington
	Rowland	Shaw	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 16 April 2019 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 – WILTSHIRE COUNCIL'S 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Attached ([doc 6/1](#)) a list of plans granted, refused or withdrawn.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 – MARKET PLACE CHANGES

Attached ([doc 7/1](#)) is a report following the recent meeting of the New Asset Working Party.

8. REPORT FOR DECISION - APPLICATION FOR STREET CAFÉ FURNITURE CONSENT – 19 THE BRITTOX

Recommendation

The committee considers an application for Street Café Furniture Consent outside 19 The Brittox as a planning consultee and makes any decision in support or against the application in that role.

Purpose of the Report

To consider an application for Street Café Furniture Consent outside 19 The Brittox

Background

Officers have received notification of an Application for Street Café Furniture Consent from Warren Bakery in the Brittox.

The application is as follows:

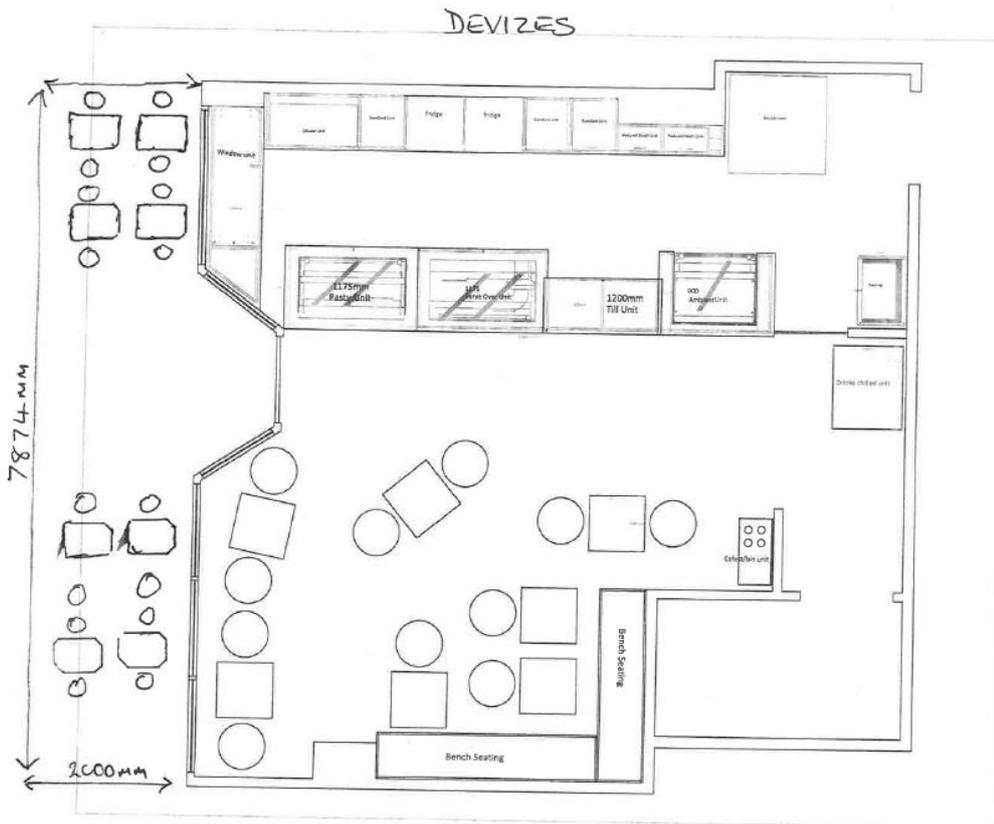
Articles for sale: Coffee, drinks (non-alcoholic), sandwiches, cake, bread and pasties

Trading Location: 19 The Brittox, Devizes Wiltshire SN10 1AJ

Trading Times: Monday – Friday : 08:00 – 17:30
Saturday: .8:30 – 17:30
Sunday: 10:00 – 16:00

The requested area is 6.82m across the store frontage and 2m out in the pedestrian area. They would like to place 8 tables and 16 chairs on the Highway

Below is a plan of the proposed location.



A number of similar applications have been granted for the Brittox, including Brogans, Reeves Bakery & Café Nero.

The committee are asked to record any observations or concerns they have.

It should be noted that 19 The Brittox is a Town Council property and Warrens Bakery is a Tenant of the Council; however, as the Town Council we are being asked our views as a planning consultee and therefore any decision should be based on recent precedents, taking into account any variances between this application and those previously granted for the similar locations.

Options Considered

The Committee needs to decide if it wishes to make any comments on the application or make no objection

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

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.

9. 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 . **19/02673/FUL** Plot Ref :- Type :- FULL
Applicant Name :- Mr Darwin Guerrero Date Received :- 15/04/2019
Parish :- Roundway Date Returned :-
Location :- 4 Maslen Close Agent
Devizes
Proposals :- Conservatory build at the rear of the property extending 3.5m from the original house. The original house is an end of terrace property formerly owned by the local Council but has now been in private possession. Permitted development rights have been removed as condition of the build of the housing estate

Observations :-

DOC5/1 . **19/03293/FUL** Plot Ref :- Type :- FULL
Applicant Name :- Mrs Victoria Cairns Date Received :- 15/04/2019
Parish :- East Date Returned :-
Location :- 40 Elizabeth Drive Agent
Devizes
Proposals :- Two storey side extension, front porch and single storey extension to the rear

Observations :-

DOC5/1 . **19/03441/FUL** Plot Ref :- Type :- FULL
Applicant Name :- Mr Tom Kent Date Received :- 16/04/2019
Parish :- North Date Returned :-
Location :- 27 Rotherstone Agent
Devizes
Proposals :- Replacement front and rear dormers, two additional rooflights to kitchen roof at rear and timber cladding to existing rear extension

Observations :-

DOC5/1 . **19/03536/TPO** Plot Ref :- Type :- TPO
Applicant Name :- Mr David Pullen Date Received :- 10/04/2019
Parish :- South Date Returned :-
Location :- Pine Tree House Agent
Pinetum Close
Devizes

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Proposals :- T1 - Pine - Remove x3 limbs from pine tree which overhang conservatory to allow more light into conservatory (limbs are unable to be shortened due to lack of suitable pruning points and would therefore die back)

Observations :-

DOC5/1 .	19/03923/TPO	Plot Ref :-	Type :- TPO
	Applicant Name :- Aster		Date Received :- 23/04/2019
	Parish :- Roundway		Date Returned :-
	Location :- Clock Tower Lodge	Agent	
	Thomas Wyatt Road		
	Devizes		
	Proposals :- Various tree works as per the survey document attached		
	Observations :-		

Link to [19/03536/TPO](#)

Link to [19/03923/TPO](#)

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

Reference	Details	Applicant	Devizes Town Council Response	Granted or Refused
18/11876/FUL	Retrospective erection of attached fence to existing wall in front & side garden boundaries, at 21 Forty Acres Road	Mrs Katherine Bodman	Objection, for reasons of road safety, 19/03/2019	Refused 10/04/2019
19/01429/TCA	T1 Yew – crown reduce by 2m and reshape; G1 2x cypress – reduce top of Lt hand tree to same as adjacent tree & trim sides, at 4 Westridge, Maple House, Station Road	Ms Flocky Sanders	No objection, 05/03/2019	Granted 09/04/2019
19/02134/TCA	T1 Magnolia – fell; T2 Fir tree – fell	Mr Tom and Mrs Sheelagh Putnam	No objection, 19/03/2019	Granted, 10/04/2019
19/02115/TPO	Cut back line of trees overhanging the garden of Bassett House, at Old Park House, Old Park	Mr D Bennett	No objection, 19/03/2019	Granted, 17/04/2019
19/02299/FUL	First floor extension, at 140 Brickley Lane	Mr & Mrs C Townsend	No objection, 19/03/2019	Granted, 17/04/2019
19/02567/CLP	Rear Conservatory, at 5 Jackson Close – Certificate of lawfulness	Mr & Mrs Ryan		Granted 15/04/2019

REPORT FOR INFORMATION – MARKET PLACE CHANGES

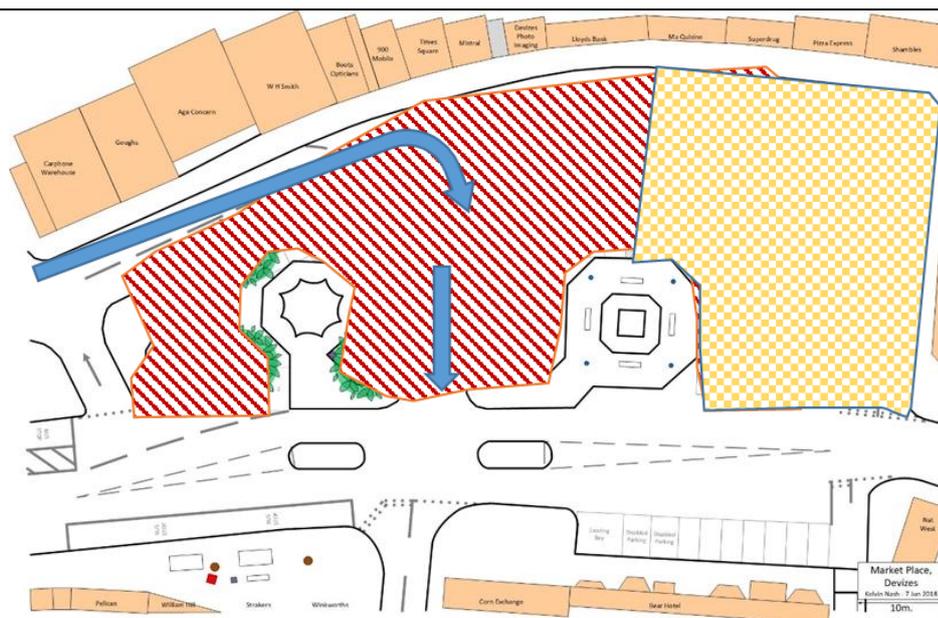
Following a series of focus groups in which stakeholders were asked to give their suggestions on future changes to the Market Place and how they see the area being used and its layout, the New Assets Working Party met to give some direction to the next stage of consultation.

Once the consultation has been completed, the Council will be asked to decide how it would wish to lay the Market Place out, but until that exercise is complete this committee is advised to keep an open mind.

Set out below are the notes of the New Asset Working Party meeting for information which was held on the 10 April 2019.

Item	Notes:
1.	<p>Review of Focus Groups</p> <p>It was noted that there was a significant amount of agreement within the individual focus groups over many of the reordering proposals for the Market Place.</p> <p>The area of agreement centred on the need for a high quality of design of any final proposals, as well as some flexibility to see how the space may work, both in the short term to meet various needs and in the longer term once it is better understood how the space is used.</p> <p>Whilst there was a divergence of opinions about where the community area should be located, there was a consensus that the parking areas should be larger than the community space.</p> <p>In terms of the location of the community space, there are two principal opinions.</p> <ul style="list-style-type: none"> • To the west of the Market Place centred around the Fountain • To the east of the Market Place between the Market Cross and the Shambles. <p>In terms of factors that needed to be considered it was agreed that these had been captured by the focus groups and are identified within the following comments.</p> <ul style="list-style-type: none"> • Integrate it with the Brittox so events and stalls go between the two areas • Needs to link to other pedestrian areas • Would there be an impact on the use of other areas and how will the Market Places connect with these areas • Area needs to connect with the rest of the town

	<ul style="list-style-type: none"> • The spaces lead people towards the Shambles • There needs to be a clear view of what the space represents. • There needs to be a set of principles that govern the layout. • Space needs to look planned • Need to take the Victorian principle of the Market Place being the front room of the town so has to be a bit of a show case. • Any spaces must not feel sterile • It must not be a bland space • Cars need to be the backdrop and not the main focus • Reverse the figure and ground principle in that currently the cars form the background. • The area needs to develop a pedestrian priority culture • Should be a meeting place • Not just for events space • People need to interact with the space • There needs to be trees and bushes in the area that will help absorb toxins from the air • The area needs to be greened up. • Maintain better air quality in community space • Develop more greenery • More trees are needed to help define areas • There has to be period of “suck it and see” • Need to understand the space could change over time • There needs to be a fall-back position if the plan does not work
<p>2.</p>	<p>Option for Consultation From the focus groups, it was agreed that there were two principal locations for the community space as set out above.</p> <p>Whilst the focus groups had suggested variations on the two schemes, the two that will be put forward for consultation closely captured the concept.</p> <p>Suggestion 1. - To the east of the Market Place between the Market Cross and the Shambles</p>



How does placing the community facility in this location fit with some of the priorities as set out?

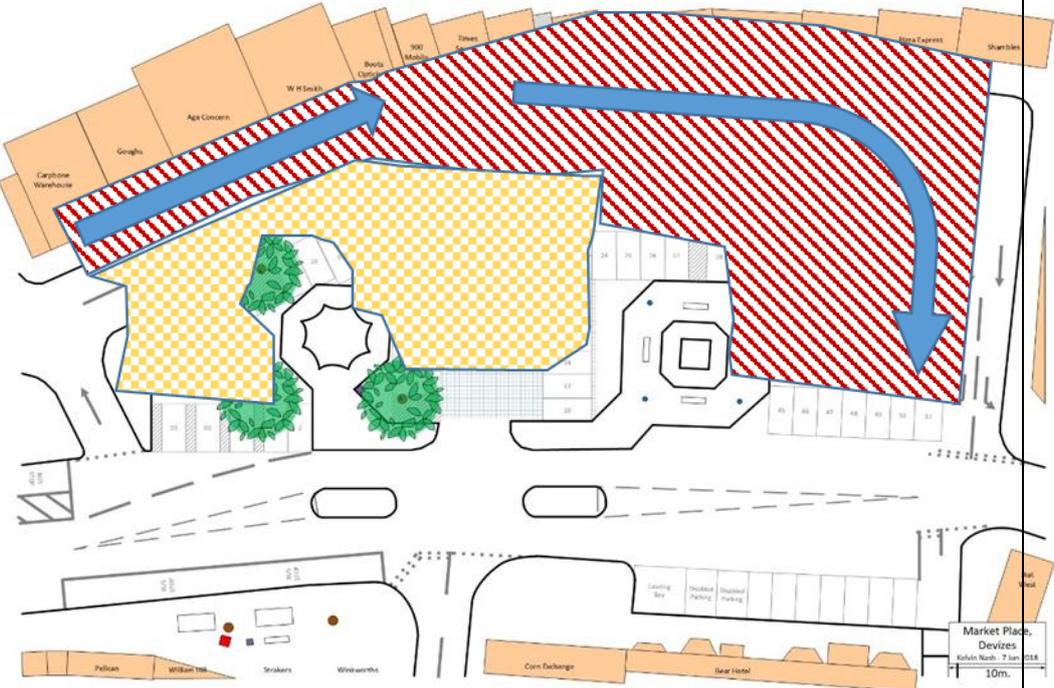
The primary driver for this location is its connectivity to the rest of the town, being at the end of a pedestrian area that extends from the Market Place to the junction of the Brittox with Maryport Street.

A location to the front of the Shambles will benefit both areas as users can easily transfer between the two facilities.

The location provides the safe environment for users, minimising the conflict with vehicles.

The area is a fairly blank canvas so provides scope for further “greening”

The location can easily be expanded and contracted to meet demand needs

	<p>Suggestion 2.- To the west of the Market Place centred around the Fountain</p>  <p>How does placing the community facility in this location fit with some of the priorities as set out?</p> <ul style="list-style-type: none"> • The location works well as a ready-made community space • The space is planned • The area is already “greened”
<p>3.</p>	<p>Other issues to think about. The working group felt it was important to move the Coach “drop off” point into the Market Place to give a better welcome to visitors.</p> <p>A request for 30 minutes paid parking in addition to the 1 hour and 2 hour tariff should be made.</p>
<p>4.</p>	<p>Next Step To seek to appoint an architect / draftsman to draw up indicative designs based on the two suggestions, that can be used for consultation purposes.</p> <p>Individually, members of the working group will come up with strengths and weaknesses for the two options and send them to SF.</p> <p>The designs to be shared with the focus groups</p> <p>Design suggestions need to be displayed at various locations in the</p>

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	<p>town centre so that members of the community can understand the options and comment easily.</p> <p>After the consultation period, the Council will be asked to decide on the location and details of the community space.</p> <p style="text-align: right;"><i>End of Notes</i></p>
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