

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: 19th January 2021

Time: 6.00pm.

Join Zoom Meeting:

<https://us02web.zoom.us/j/82187029074?pwd=TnJ5NUdqVpkUGRzdUFVSXFoWWIPQT09>

Meeting ID: 821 8702 9074

Passcode: 646463

Enquiries: Town Hall - Tel: 01380 723333

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

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 5th January 2021 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Attached ([doc 6/1](#)) a list of plans granted, refused or withdrawn.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 DECISION – 'STOPPING-UP' ROTHERSTONE AND AVON TERRACE

Recommendation

That the Committee reaffirms its support for a project to stop-up Rotherstone at one end, making Avon Terrace & Rotherstone a no-through road for vehicles.

Purpose of the Report

To determine if the Town Council still supports a project to stop-up Rotherstone at one end, making Avon Terrace & Rotherstone a no-through road for vehicles

Background

In readiness for the Community Area Traffic Group's preparation for a final decision on the proposal to stop-up one end of Rotherstone, the Town Council has been asked by the Highways Engineer to confirm one more time its support for the project.

The Town Council initially consulted with residents in the area about the proposal back in September 2017 and below is a summary of the responses we received:

Summary

Street	Total Houses	Total Returns	% Returns	Support Scheme	Don't Support	Conditionally Support
Rotherstone	37	30	81%	12	8	10
Colston Road	64	18	28%	7	9	2
Avon Terrace	18	11	61%	6	4	1
Jubilee Buildings	4	4	100%	1	0	3
Dyehouse Lane	1	1	100%		1	
Shephard Close	4	1	25%	0	1	0
Total	128	65	51%	26	23	16
%	100%	51%		40%	35%	25%

Following this consultation, in November 2017 Devizes Town Council considered the responses and resolved that it "supported a residents' request for Rotherstone to be made a no-through road with one end being closed to motorised traffic and would ask the Community Area Traffic Group to undertake the necessary work to determine the most suitable location for the closure for the viability of a scheme".

This information was passed on to the then Chairman of the Community Area Traffic Group in a letter dated 16 November 2017.

The Council was again asked to reconfirm its support for the project in February 2019, which it did by resolving that the "Council continues to support the principle that Rotherstone should be closed at one end to all motor vehicles, and that the closure is by the Cemetery".

In the summer of 2019, the Town Council undertook a wider community consultation through the Messenger and below are the results of that consultation:

In support of a Closure of one end of Rotherstone - 90 (Where addresses given, 13 people live within the Rotherstone area.)
<u>Comments where reasons given</u>
It is a dangerous spot, would be a good improvement for safety reasons
Dangerous on canal bridge, especially when young children run from side to side watching boats go by
Dangerous, several close shaves, inc with dog. 20mph not respected, difficult to get into driveway, rat runners block road preventing traffic turning in from Nursery. Much verbal abuse. Come and observe on Friday pm.
A good idea to protect a quiet area of the town.
Mustn't wait until serious accident occurs. Cars mount the pavement, weave in/out, many near misses, 20mph not respected, drivers shout offensive abuse when asked to slow down.
unable to park as drivers behind too close to reverse; a resident's cat was killed and driver sped off; Rotherstone used by many pedestrians but cars drive inconsiderately near them. Would help tourists and locals.
Dangerous for pedestrians - inc leaving house and when parking. Cars speed and mount pavement. Received vile verbal abuse, and threats.
Road users race through as a short cut, causing danger to cyclists.
Vehicles exceed 20mph, mount pavement even when pedestrians are there, inadequate for two cars to pass so cars drive over private driveways,
have received abuse when reversing into garden parking space, cyclists use pavement to avoid cars, walking is treacherous
Dangerous, speeding vehicles mount pavement rather than slow down, many close shaves, received abuse, danger to children and cyclists.
Cars speed along there with total disregard for the many pedestrians - they mount pavement and hurl abuse.
Rotherstone unsuitable for heavy 2-way traffic, speed limit ignored - cars accelerate, sworn at while reversing onto own drive.
cars exiting Avon Terrace prevent cars from turning in from Bath Road - holds up through traffic, own drive used as passing place, many near misses, young cyclists at risk
Traffic problems escalating, appalling near misses to people & animals, risk to children walking along Avon Terrace, large trucks use it although the road is unsuitable, damaging hedges/gardens
Front doors open onto pavement - have almost been run over by traffic driving on pavement. Speeding restrictions haven't had the impact residents had hoped
Reg visitor- traffic blocks Avon Terrace, can't turn in, cars speed, feels threatening, cars squeeze past pedestrians

Not in support of a Closure of one end of Rotherstone - 12 (Where addresses given 5 people live in the Rotherstone area.)
<u>Comments where reasons given</u>

Would cause inconvenience to residents, is useful to avoid main road traffic - use traffic calming & speed limits instead
Would cause inconvenience for getting to hospital, wharf, cemetery - shops etc would lose trade. Not a quick rat run. More people would park there
Through route is needed to ease traffic on main road. 20mph generally respected. Workers would use as free parking, causing road to be blocked. Original vote was to keep open
It is an important link road; would increase the traffic problem through Devizes. Use traffic calming instead
Relief road helps flow of traffic. Public highway, wrong to allow residents to make it their peaceful cul-de-sac, need better road infrastructure
Would cause chaos at Avon Terrace end. Only 50% of residents responded to initial survey - not fully aware of plans then
Need to reduce traffic flow through town, other roads also used as short cuts - can't close them all; closure would make congestion worse
Useful cut through, the problem is speeding - needs traffic calming measures and a kerbed pavement by Rotherstone to improve safety
Traffic issues are problem, speeding >20mph is main concern - need traffic calming. Would need lights at junction with main road. Close north of Rotherstone/Colston junction so that Rotherstone is confined to local traffic
Will increase overcrowding on main road, causing more pollution; also, would lose 20 free parking spaces. Install cameras to substantiate claims that road is dangerous

In line with Parish Council led traffic initiatives, at its previous meeting the Committee recognised that it will need to make a financial contribution to the scheme, which may be between £3000 and £5000 but as yet Wiltshire has not advised the actual contribution required.

Options Considered

The Committee needs to agree whether it still supports this scheme and acknowledge that it will need to make a financial contribution towards its implementation.

Implications and Risks

Financial and Resource Implications

Officers have given an indication of the financial contribution Devizes Town Council will be need to make to support the project.

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.

8. REPORT FOR DECISION – DEVIZES CYCLE PARKING PROJECT

Recommendation

That the Council decides if it wishes to support an initiative to increase cycle parking in the Town Centre.

Purpose of the Report

To decide if and how the Town Council may wish to get involved with a cycle parking project for the Town Centre.

Background

Officers have been contacted by the Devizes Air Quality and Sustainable Transport Group to who wish to start a dialogue with the Town Council about the possibility of more cycle racks being installed in the Town Centre.

The Sustainable Devizes member on the Group has put together a list of existing cycle parking that he has identified, which is set out below and shows that there are 140 spaces around town. However, in the Group's view many of the existing cycle parking stands are not in places where cyclists are likely to use them. For example, there are 24 spaces at the Wharf and 10 at the Wadworth Visitors' Centre which are hardly used.

Devizes Cycle Parking Survey

LOCATION	Total Capacity	Number	Repairs needed (describe)	Problems e.g. Bikes fallen over (No.) or possibly abandoned bikes.
		of bikes		
Hillworth Park	8	2		
Roundway Hospital; cricket pitch	10	8		Bikes abandoned
Roundway Hospital; off Thomas Wyatt Road	6	6		Bikes abandoned
Roundway Hospital;	6	4		

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central				
Wharf	24	1		
Wadworth visitor centre	10	1		
Market place; by Station Road	4	0		One abandoned front wheel
Rear Shambles car park	8	0		
New Park Street; opposite Castle Hotel	2	0		
Outside Roses Butchers	6	0		
Morrisons	12	2		
Sainsbury's	4	2		
Outside White Bear	6	0		
Adjacent Maryport Street Chapel	14	0		
Side of Poundland	2	0		
Library	8	1		
Central Store, Hillworth Road	1	0		
St James Surgery	4			
Sainsbury's Entrance opp. Bookshop	2			
Bikes & Boards	3			
Total	140	27		

There is an opinion that Sheffield hoops, which are commonly used around the town are not appropriate for the Town Centre Conservation Area. There are companies which make a conservation rack and which might be better for Devizes. An example can be viewed at <https://cycle-works.com/products/conservation-rack/>. Thought also needs to be given to where any additional racks might be placed, and there is an indication that external funding for new racks may be available.

Would the Town Council be happy that we should pursue this as a project?

Options Considered

The committee needs to decide if it agrees that there is a need to increase better access to cycle parking in the town and if so, if the Council has a role to play in supporting such an initiative.

If it agrees that there is a need for better access to cycle parking, it further needs to decide if the sustainability working party should lead on the project.

Implications and Risks

Financial and Resource Implications

In the current year's budget, there is no financial provision for projects of this nature. In the 2021/22 budget, funding has been set aside for projects that may support sustainability

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. REPORT FOR DECISION – PRE-PLANNING CONSULTATION, LAND TO THE NORTH OF THE POLICE HEADQUARTERS

Recommendation

That the Committee reviews the suggestion put forward by the working party and decides how it wishes to respond to the pre-planning consultation for a proposed housing development on land north of the Police Headquarters.

Purpose of the Report

To provide the Committee with an opportunity to respond to a consultation about the development of land to the north of the Police Headquarters for housing.

Background

At the Planning meeting on 5th January, it was agreed that a small working party would be established to review the proposed outline plans for the development of housing on land to the North of the Police Headquarters and that the conclusions of the working group should be examined again by this Committee before responding to the agents for the PCC. That working party has now met and set out below is a summary of the observations they have made.

The working party has broken their observations into a number of categories:

Development Site

In considering the site, there are a number of concerns around the development of the land put forward by the Police and Crime Commissioner.

- In terms of Neighbourhood Planning, any further development along the A361 corridor is discouraged as this is one of the most heavily congested roads in Devizes and therefore any site needs to provide additional mitigation to offset the additional traffic capacity it will generate.
- Access to the site is reliant on using existing traffic junctions onto the A361. One option listed is to use a route that passes through an existing narrow residential estate, which is currently a small self-contained development and where the junctions have not been designed for these higher levels of traffic movements.
- The site is one of the few remaining green spaces boarding the A361 and the loss of the whole of this space will have a material impact on the visual amenity and biodiversity of the area.
- The area has a very high-water table and therefore further investigation is needed and mitigation put forward for scrutiny before an application is made.

Site Layout

There are a number of issues around the layout of the site that need to be reviewed, as the current proposals simply seem to be focused on squeezing as many houses onto the site as possible.

- The development build density is too high. There is little provision for usable open spaces within the development, which needs to be addressed. The proposal follows a format of a number of earlier housing developments in the town, where little consideration is given to the amenity value of the site.
- The density of the site will add to poor air quality issues for the area and this, coupled with the routing of some traffic through an existing residential area where traffic will have to idle for some time soon after engines are started, is ill conceived. There should be one point of access to the site off Quakers Road, where some limited traffic engineering has been proved through splayed road junctions.
- The current layout of the proposed development adjoins it to the existing Parkfields housing. This is providing lack of design imagination and does not follow the emerging Government vision for planning which starts to focus on good design. There needs to be a significant green buffer between the old and new developments which will support the level of density of the development as well as providing better quality amenity space and opportunities for biodiversity in the area.
- Following the design concept established in Parkfields, all new housing should look into the proposed development and not over housing. It could be seen as ironic that the proposed housing could require the sense of open space provided by other housing developments to make the housing more attractive to sell.
- The site does not lend itself to non-vehicle access to the town centre, therefore within the planning, adequate parking needs to be provided for car ownership, second car ownership, visitors and contractors, without the need to park on pavements and near junctions, and with roads not compromised for emergency vehicles by parked cars.
- To overcome the issues above the following layout is suggested:



Sustainability

The consultation document makes much reference to the sustainability credentials of the development but falls woefully short on delivery of that aspiration.

- The ambition for the development should aim for a level 6 for the Code of Sustainable Housing, and should have a minimum of levels 4 or 5.
- Each property should have Solar PV panels included on the roof.
- Opportunities to develop shared energy generation should be included through the use of ground source heat pumps.
- The development needs to prepare for planned changes in car technology by providing each property with two charging points.
- With home working becoming more common, house designs need to include dedicated working areas.
- There are a number of trees on the site that do not seem to have adequate protection from the development.

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

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.

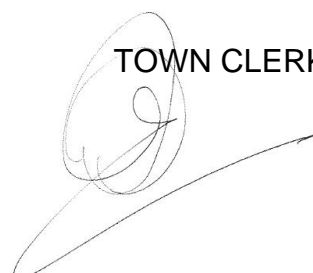
Crime and Disorder

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 . 20/07136/LBC Plot Ref :- Type :- LISTED
Applicant Name :- Mr Dilshad Mahmodyan Date Received :- 06/01/2021
Parish :- North Date Returned :-
Location :- Fade Zone Barbershop Agent
5 The Brittox
Devizes
Proposals :- Barber pole outside of shop - aluminium composite signage with a
print on the face
Observations :-

DOC5/1 . 20/07137/ADV Plot Ref :- Type :- ADVERT
Applicant Name :- Mr Dilshad Mahmodyan Date Received :- 05/01/2021
Parish :- North Date Returned :-
Location :- Fade Zone Barbershop Agent
5 The Brittox
Devizes
Proposals :- Shop sign painted within fascia
Observations :-

DOC5/1 . 20/11077/FUL Plot Ref :- Type :- FULL
Applicant Name :- Mr & Mrs Butterfield Date Received :- 06/01/2021
Parish :- North Date Returned :-
Location :- 2 Henman Close Agent
Devizes
Proposals :- Attic conversion with new first floor window on side elevation and
rooflights on rear elevation
Observations :-

DOC5/1 . 20/11139/FUL Plot Ref :- Type :- FULL
Applicant Name :- Mr & Mrs R Mercer Date Received :- 11/01/2021
Parish :- South Date Returned :-
Location :- Fremar Agent
Old Park
Devizes
Proposals :- Demolition of existing dwelling and erection of replacement
dwelling and garage
Observations :-

Link to plan [20/07136/LBC](#)

Link to plan [20/07137/ADV](#)

Link to plan [20/11077/FUL](#)

Link to plan [20/11139/FUL](#)

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

Reference	Details	Applicant	Devizes Town Council Response	Granted or Refused
20/09414/TPO	Tree D on plan, believed to be ornamental cherry, adjacent to road...Fell – at Ridgeway House, Old Park	Karen Dickins	No objection, 17/11/2020	Granted, 29/12/2020
20/09140/LBC	Works to both portals of Devizes tunnel – at Castle Road	Mr David Pritchard, Dyer & Butler	No objection, 01/12/2020	Granted, 07/01/2021
20/09553/FUL	Single storey extension – at 5 Hartfield	Mr & Mrs J Carter	No objection, 01/12/2020	Granted, 05/01/2021
20/09960/FUL	Proposed side extension – at 19 Eastleigh Road	Mr A J Karpovs	No objection, 17/12/2020	Granted, 04/01/2021
20/10031/FUL	Demolish existing conservatory & construct single storey rear extension, replace side door with window, replace Juliet balcony with window, installation of ground floor high level window on side elevation – at 1 Fordson Road	Mr M & Mrs E Staincliffe	No objection, 17/12/2020	Granted, 04/01/2021
20/10233/ADV	Fascia signage and totem sign – at 1 Hopton Road, Hopton Trading Estate	Mr Kevin Harris, Zelfi Ltd	No objection, 17/12/2020	Granted, 04/01/2021

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