



Devizes Town Council

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PLANNING COMMITTEE

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

Date: 11th April 2023

Time: 7pm

Place: Assembly Room, The Town Hall, St John's Street, Devizes

Enquiries: Tel: 01380 723333

Chairman: Deputy Mayor, Councillor Stevens

Mayor: Councillor Corbett

Councillors:	Bridewell	Britten	Brown
	East	Gay	Geddes
	Giraud-Saunders	Greenwood	Hopkins
	Hoult	Hunter	Nash
	Oliver	Ormerod	Pennington
	Rose	Tanner	Wallis
	Wooldridge		

AGENDA

1. MINUTES

To approve as a correct record and authorise the Chairman to sign the minutes of the meeting, held on 28th March 2023, 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 here: [\[Doc5/1\]](#)

Members wishing to make enquiries about any of the applications listed or inspect plans before the meeting are advised to do so online at Wiltshire Council.

6. REPORT FOR INFORMATION – WILTSHIRE COUNCIL'S NOTICE OF PLANS GRANTED OR REFUSED

Attached here [\[Doc 6/1\]](#) is a list of plans granted, refused, or withdrawn.

7. REPORT FOR INFORMATION - NATIONAL GRID VISUAL IMPACT PROVISION PROJECT – NORTH WESSEX DOWNS

Officers have received an update from the National Grid, North Wessex Downs Visual Impact Provision project. The planning application for the two sealing end compounds for the North Wessex Downs Visual Impact Provision (VIP) project, which was submitted to Wiltshire Council in February has now been validated.

A funding application has also been made to Ofgem which represents a major milestone in the progress of the project. The project team say that having the certainty of the design in place allows them to focus on the planning application, confident that their design reflected what was required operationally.

The modifications to the project design have been brought about by the increase in generation due to new connections on the system. This increase in generation means that National Grid needs to create greater capacity within its transmission system nationally and specifically in this area which is the YYM Bramley – Melksham overhead line, of which the VIP project is a part. The modifications

mainly relate to the need to accommodate larger cables, more joint bays and of the requirement for the construction of temporary pylons during parts of the construction programme at either end of the proposed route.

Since submitting the funding request to Ofgem, they have confirmed that they will give the project a decision by the end of June this year, which means that, provided both decisions are favourable, the project remains on track for some preliminary enabling works to start on site this year with pylon removal scheduled for 2026. The reference planning number is PL/2023/01643.

The project team are also planning to run their pylon walk as part of the North Wessex Downs Annual Walking Festival on 3 June. For more [information click here](#).

8. REPORT FOR DECISION – PARKING ISSUES ON WAIBLINGEN WAY

Recommendation

That the committee reviews a request from a resident of Waiblingen Way and decided if it is appropriate for the Town Council to mediate between residents and Aster Housing to review parking within the estate.

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Purpose of the Report

For the committee to consider a request from a resident of Waiblingen Way for support to find a solution to the current parking problems within the estate.

Background

Councillor Mrs Gay has recently met with a resident of Waiblingen Way, at their request to discuss concerns about the lack of parking within the estate. This has led to a highways improvement request form being submitted.

Whilst parking in residential estates is likely to be an issue that the Local Highway and Footpath Improvement Group won't consider it does allow the resident to set out the problem and solutions they would like to see implemented.

Within the form it is highlighted that residents are finding it difficult or impossible to park on returning home from work each evening. The form goes on to identify that the problem is exacerbated by two containers placed within the estate by Aster whilst they are undertaking refurbishment work. There are also vehicles that have been parked

and have not moved for months. It is feared that the planning permission granted to replace garaging with housing, will further remove other parking opportunities.

The result seems to be that in the evening cars are parked in dangerous or obstructive locations that could affect emergency vehicle access in the event they are needed.

Residents are asking if the Town Council will support them by persuading Aster to increase parking spaces by requesting that, in several places they tarmac about a metre and a half strip of the wide grassed area which surrounds the buildings thus widening the road. As a result, many more cars would be able to park on the road, side by side and facing the pavement, rather than far fewer cars parking, side-on, along the pavement.

To help residents in the area, the town council may wish to try and set up a meeting with interested parties to discuss the issue.

Options Considered

The committee needs to decide if it is appropriate for the Town Council to mediate between residents and Aster Housing to review parking within the Waiblingen Way estate.

Implications and Risks

Financial and Resource Implications

Officers are unaware of any financial or resource implication for the Town 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 implications 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 – ELECTRIC VEHICLE CHARGING POINTS

Recommendation

That the committee agrees to develop an Electric Vehicle (EV) charging programme as set out in this report and authorise officers to deliver the work.

Purpose of the Report

To decide if the Town Council wishes to develop and deliver a programme of Electric Vehicle (EV) charging points in the town centre.

Background

At a meeting of this committee in February, a report was considered for the installation of Town Council led EV charging points. The report presented at that meeting set out an option for EV charging points in three locations, the Town Hall, Central Car Park and West Central Car Park, with associated costs and grant options.

The principle of the scheme presented to that meeting was that whilst the Town Council would pay a capital cost of £23,223.75 towards an overall cost of £53,223.75, the ownership of the EV chargers and revenue generated would belong to Wiltshire Council as a consequence of their then grant support of £7500.

After debating the subject, it was agreed that the committee supported the idea of increasing the number of EV chargers in the town but discounted the Town Hall Location on various grounds but were comfortable with the two locations at the Central Car Park and West Central Car Park, subject to further clarity with regard to the project's costings.

Officers have now had further conversations with JoJu who are the preferred contractor in the county, and have refined the costs and options.

Installation costs include equipment, civil works, bay marking, impact protection and signage.

Site	Supply	Type of EVCP	No. of EVCP Sockets	Wiltshire Local Council Grant	DNO	Capital and Installation Cost (incl. DNO)	Annual Back Office Subscription	Annual Maintenance Cost
Central Park Car Park OPTION A	New	Alfen EVE Dual 22kW 2FC	2	-£2,500.00	£6,953.07	£17,485.92	£288.00	£150.00
Central Park Car Park OPTION B	New	Alfen EVE Dual 22kW 1FC	4	-£2,500.00	£6,953.07	£22,296.98	£576.00	£300.00
West Central Park Car Park OPTION A	New	Alfen EVE Dual 22kW 2FC	2	-£2,500.00	£4,234.82	£14,270.80	£288.00	£150.00
West Central Park Car Park OPTION B	New	Alfen EVE Dual 22kW 1FC	4	-£2,500.00	£4,234.82	£19,057.29	£576.00	£300.00

There are two options set out in the report for each location, with either 2 or 4 sockets therefore officers would suggest a mix of both so that the project retains 6 charging points as was previously planned. If the committee accept the principle of the project delivering 6 sockets, then there will be 2 in the Central Car Park and 4 in the West Central Car Park.

Set out below is an anticipated cost and grant revenue for this project.

Capital Cost	Funding	Costs
Total feasibility estimates for supply of EV charge units plus installation		£36,543.21
Total Wiltshire Council Grant (now only 2 charging units at 2.5k each)	£5,000.00	
Total OZEV Grant	£22,500.00	
Contribution Needed from the Council	£9,043.21	
Total	£36,543.21	£36,543.21
Revenue Costs	Funding	Costs
Annual back-office costs	Paid For by Wiltshire Council as part of the framework.	£864.00
Maintenance Costs	Paid for by Wiltshire Council as part of the framework.	£450.00
Electricity	Paid for by Wiltshire Council as part of the framework.	Unknown, but estimated at 10824 kWhs per year
Total	Paid for by Wiltshire Council as part of the framework.	£1,314
Revenue Generation	Retained by Wiltshire Council as part of the framework.	Unknown at this time.

Officers have also been exploring the option of retaining ownership of the chargers, which following a conversation with Wiltshire Council's estates department may be more feasible than originally indicated.

Wiltshire Council has now set a precedent with Calne and has developed an agreement for them to use parking bays at no cost, therefore any legal agreement between the two authorities should be relatively cost-effective to implement. It is likely we will need a separate agreement for each charger, but this would mean that the Town Council would be able to keep the revenue, but would become responsible for operation costs, back-office costs and maintenance. In addition, the grant support would reduce from £5,000 to £2,000 per annum.

Options Considered

The committee needs to decide does it wish to pursue the installation of EV charging points as set out in this report, with the cost being met from the Town Centre Management budget and if so, authorise officers to work with JoJu, Wiltshire Council's preferred supplier, to deliver the project.

The committee also needs to decide if they wish to receive the full grant from Wiltshire Council which will result in the units being in the ownership of that Authority with them taking on both the operation cost and income, or if the Council would wish officers to negotiate retaining the ownership of the units, for a lower grant but entering into an agreement to place them on Wiltshire Council land.

Implications and Risks

Financial and Resource Implications

Whilst officers have set out the anticipated know costs and grant expectation, any revenue projection has not yet been established as the electric kWh cost is not known, nor is the current charge rate, but it is not anticipated that any loss to the council would come from the operation of the system.

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 implications 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 :

.1 NEW APPLICATIONS FOR CONSIDERATION

5.1.1 **PL/2023/00041** Plot Ref :- Type :- HOUSEHOL
Applicant Name :- Deborah Howard Date Received :- 28/03/2023
Parish :- North Ward Date Returned :-
Location :- 101 Victoria Road Agent
Devizes
Proposals :- Creation/widening of vehicular access (I would like permission to drop the kerb outside my house by 6 or 7 kerb stones and allow access to a drive for my car as my neighbours have.)
Observations :-

5.1.2 **PL/2023/01989** Plot Ref :- Type :- HOUSEHOL
Applicant Name :- Mr & Mrs Davies Date Received :- 23/03/2023
Parish :- Roundway Date Returned :-
Location :- The Glen Agent
Conscience Lane
Devizes
Proposals :- Installation of ground mounted domestic solar array
Observations :-

5.1.3 **PL/2023/02050** Plot Ref :- Type :- HOUSEHOL
Applicant Name :- M R Read Date Received :- 30/03/2023
Parish :- East Ward Date Returned :-
Location :- 17 Longcroft Crescent Agent
Devizes
Proposals :- Rear Dining Room Extension
Observations :-

5.1.4 **PL/2023/02691** Plot Ref :- Type :- TPO
Applicant Name :- Mr B Romain Date Received :- 03/04/2023
Parish :- South Ward Date Returned :-
Location :- Downlands School Agent
Downlands Road
Devizes
Proposals :- Beech (Fagus sylvatica)- Whole crown reduction to 15m above ground level and Deadwood. Due to the upper canopy becoming progressively more sparse. Possible Honey Fungus Rhizomorphs between buttresses. Vitality low. As advised in arbourcultural report attached (tree 0346),
Observations :-

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

Reference	Details	Applicant	Devizes Town Council Response	Granted or Refused
PL/2021/07203	Outline Planning Permission	Land at Marshall Road, Devizes	Devizes Town Council supported the development of housing in principle.	Approve with Conditions
PL/2022/09756	Sovereign Housing Association. Removal or Variation of a Condition. Redevelopment to form 27 dwelling units.	Snuff Court, New Park Street, Devizes	No Objection	Approve with conditions.
PL/2023/00220	Nationwide Building Society. Works to a Listed Building. Replacement of two front timber windows.	3 Maryport Street, Devizes	No Objection	Approve with conditions.
PL/2022/00499	Biddle's Café, Full Planning Permission. Kitchen Extraction System.	The Shambles Indoor Market, Devizes	No Objection	Approve with conditions.
PL/2022/09169	Biddle's Café. Works to a Listed Building. Kitchen Extraction System	The Shambles Indoor Market. Devizes	No Objection	Approve with conditions
PL/2023/00401	Front, rear and first floor extensions, insertion of first floor window in south elevation and internal alterations	Dornberg Plans Lane Devizes SN10 5AF	No Objection.	Approve with conditions
PL/2022/09628	Replacement dwelling and associated works. Re-submission of 20/04704/FUL	Otago, Hartmoor, Devizes, SN10 5JS	No Objection	Withdrawn by applicant

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