



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: Tuesday 22nd November 2022

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
	Burton	East	Gay
	Geddes	Giraud-Saunders	Greenwood
	Hopkins	Hoult	Hunter
	Nash	Oliver	Ormerod
	Pennington	Rose	Wallis
	Wooldridge		

AGENDA

1. MINUTES

To approve as a correct record and authorise the Chairman to sign the minutes of the meeting held on 8th November 2022 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Attached ([doc 6/1](#)) a list of plans granted, refused or withdrawn.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 – FIVE YEAR LAND SUPPLY LETTER TO DANNY KRUGER MP

Recommendation

That the Committee ask the Mayor, Councillor Peter Corbett, to write to Devizes MP Danny Kruger on behalf of the Town Council to ask him to support the Council by setting out their concerns regarding the requirement for a five-year land supply to the Secretary of State for Levelling Up, Housing, and Communities or a relevant Minister in that department .

Purpose of the Report

For the Committee to consider if the Mayor should, on behalf of the Council, be asked to write to Devizes MP Danny Kruger regarding the impact of the five year land supply requirement on development in Devizes.

Background

Current national planning policy requires local planning authorities (LPAs) to maintain a list of deliverable sites sufficient to provide five years' worth of housing against the housing targets set by Central Government. This land supply relates to the whole of the LPA area so even if a Town or Parish has delivered their allocated share of housing under the Local Plan (LP) if the LPA as a whole has not demonstrated

a 5-year housing land supply, developers can argue that development should be allowed.

Demonstrating and maintaining a 5-year housing land supply is difficult particularly in a rural area and relies in part on developers bringing forward sites which have been identified leaving many to suspect that the land supply is being kept artificially low with more difficult sites preferred by local communities being left undeveloped to allow development to go ahead in more profitable areas.

Wiltshire Council can currently demonstrate a 5-year housing land supply of 4.72 years and planning officers are finding they have little choice other than to recommend developments they would otherwise refuse. Whilst planning committees are at liberty to turn those recommendations down many decisions are then overturned on appeal as a 5- year housing land supply cannot be demonstrated.

Devizes has recently seen two large developments – Land West of Hillworth Road and Coate Road – which were recommend for approval despite not being fully compliant with the Wiltshire Core Strategy or the Devizes Neighbourhood Plan. Whilst the Wiltshire Council Strategic Planning Committee turned development down these decisions could be overturned on appeal despite strong feelings against them in the community

The removal of the requirement for a 5- year housing land supply would require a change to the National Planning Policy Framework (NPPF) so local Towns and Parishes in Wiltshire are being asked if they will write to their MP's to urge them to write to the Secretary of State for Levelling up, Housing, and Communities to ask them to remove the requirement for a 5 year housing supply and allow communities to have a greater say in where developments happen.

[Doc 7/1](#) is a suggested template letter which the committee are asked to agree

Options Considered

- Do the committee agree that a letter is sent to the Devizes MP, Danny Kruger requesting that he support the Town Council by passing on concerns about the impact on small rural towns the NPPF's requirement for planning authorities to maintain and County wide 5- year housing land supply.
- Do the committee agree to use the wording as set out in the draft letter included within the agenda.

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.

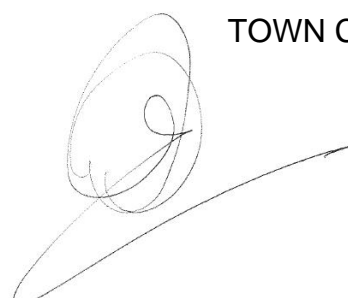
Crime and Disorder

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

8. 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

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- 5.1.1 **PL/2022/08104** Plot Ref :- Type :- FULL
Applicant Name :- Mr T Card Date Received :- 07/11/2022
Parish :- Roundway Date Returned :-
Location :- Unit 8 Agent
Hopton Road
Devizes
Proposals :- Recladding walls and roof of two commercial buildings
Observations :-
-
- 5.1.2 **PL/2022/08301** Plot Ref :- Type :- FULL
Applicant Name :- NatWest Group Date Received :- 04/11/2022
Parish :- Date Returned :-
Location :- 1 The Market Place Agent
Devizes
Proposals :- Closure of retail bank.
External: remove all assoc signage, external ATM and night safe.
Reinstatement of brickwork, stonework and windows. Existing
glazed panel to be replaced
Internal: removal of all non-original internal signage, furniture, fixtures
and fittings. Reinstatement to match existing materials after
removal of night safe chute
Observations :-
-
- 5.1.3 **PL/2022/08565** Plot Ref :- Type :- LISTED
Applicant Name :- NatWest Group Date Received :- 04/11/2022
Parish :- North Date Returned :-
Location :- 1 The Market Place Agent
Devizes
Proposals :- Closure of retail bank.
External: remove all assoc signage, external ATM and night safe.
Reinstatement of brickwork, stonework and windows. Existing
glazed panel to be replaced
Internal: removal of all non-original internal signage, furniture, fixtures
and fittings. Reinstatement to match existing materials after
removal of night safe chute
Observations :-
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5.1.4 **PL/2022/08571** Plot Ref :- Type :- TREE CONS
Applicant Name :- Mr Daniel Butler Date Received :- 07/11/2022
Parish :- North Date Returned :-
Location :- Shackleton Bungalows Agent
Bath Road
Devizes
Proposals :- Notification of proposed works to trees in a conservation area
Observations :-

5.1.5 **PL/2022/08625** Plot Ref :- Type :- TREE CONS
Applicant Name :- Unknown Date Received :- 07/11/2022
Parish :- North Date Returned :-
Location :- 63 New Park Street Agent
Devizes
Proposals :- Silver Birch tree - remove lowest limb and reduce lateral limbs by
up to 1m to contain crown spread
Observations :-

5.1.6 **PL/2022/08639** Plot Ref :- Type :- TREE CONS
Applicant Name :- Maryport Street Baptist Chapel Date Received :- 10/11/2022
Parish :- North Ward Date Returned :-
Location :- Maryport Street Agent
Devizes
Proposals :- T1-T6 Silver Birch, T7 Sorbus. T1-T4 to be reduced in height and
lower branches removed. T5 & T6 to be removed including stumps.
T7 to be thinned and dead wood removed.
Observations :-

[Link to PL/2022/08571](#)
[Link to PL/2022/08625](#)
[Link to PL/2022/08639](#)

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

Reference	Details	Applicant	Devizes Town Council Response	Granted or Refused
PL/2021/11727	Conversion of existing warehouse building and assoc yard to a new brewery inc external alterations to the building and installation of external plant. Use of yard for delivery and storage, creation of new staff and visitor car parking, assoc landscaping - at former Selectabook Distribution Centre, Folly Road	Wadworth & Co Ltd	Supported, 13204/2022	Granted, 01/11/2022
PL/2022/06710	Installation of new alu fascia panel to same size as existing, with non-illuminated double sided alu projecting sign hanging from a black metal bracket – at 4 The Brittox	Boots Properties	No objection, 27/09/2022	Granted, 01/11/2022
PL/2022/07544	Oak tree – reduce height by 25%; reduce lateral branches to suit; reduce overhang into neighbours' property – at Mirehouse, Hillworth Road	Mr Peter Meacock	No objection, 11/10/2022	Granted, 01/11/2022
PL/2022/07600	Reduce and crown lift London Plane trees around the Market Place, T1-T6 – at Corn Exchange, Market Place	Mr Simon Fisher	No comment, 25/10/2022	Granted, 01/11/2022
PL/2022/00867	Outline planning permission for residential development of up to 59 dwellings, together with access and assoc works – on land west of Hillworth Road	Square Bay (Property) Ltd	Objection, 21/07/2022	Refuse, 04/11/2022

Dear Danny Kruger MP

5-Year Land Supply

I write as Mayor of Devizes Town Council, concerning the Government's use of the 5 Year Housing Land Supply target.

Our Town contains 19,500 residents and, as a very active community, we work hard to address every local planning application in a fair and logical manner. Following government guidance, we have spent considerable time and money creating our own Neighbourhood Plan to supplement the planning guidance given in the Wiltshire Core Strategy.

Our Town, and indeed every town or parish in Wiltshire, is under constant threat from developers, who are using Wiltshire's 5 Year Housing Land Supply figure to gain approval for developments that are contrary to Neighbourhood Plans and the Wiltshire Core Strategy. It appals us to see these comprehensive documents being overruled by a single figure that can be influenced directly by developers.

On behalf of the [X,000] residents in Devizes I implore you to make our views known to the appropriate government minister so that the 5-Year Housing Supply figure can be removed from all planning procedures to ensure that all planning approvals are in line with the policies that have the approval of local residents and Wiltshire Council.

Yours sincerely