



# 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: 14<sup>th</sup> March 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	Wallis	Wooldridge

## **AGENDA**

### **1. MINUTES**

To approve as a correct record and authorise the Chairman to sign the minutes of the meeting held on 28<sup>th</sup> February 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Attached here [\[Doc 6/1\]](#) are a list of plans granted, refused or withdrawn.

**7. REPORT FOR DECISION – DEVELOPMENT OF 33 DWELLINGS ON LAND NORTH OF MARSHALL ROAD**

**Recommendation**

To review comments provided by Wiltshire Council with regard to application PL/2022/05360 for the development of 33 dwellings on land North of Marshall Road.

**Purpose of the Report**

To consider if the Planning Committee wishes to make any further comments on PL/2022/05360 for the development of 33 dwellings on land North of Marshall Road.

**Background**

At a meeting of this Committee on 14<sup>th</sup> February 2023, Devizes Town Council considered application PL/2022/05360 for the development of 33 dwellings on land North of Marshall Road.

It was agreed that the Council objects on three grounds;

- Its failure to meet the NPPF §130 and Core Strategy policy 57 which requires this development to add to the quality of the area.
- Concerns surrounding the scope of the application given the fact it is only outline consent being sought.

- The transport statement was misleading.

Upon submitting the application, Officers have now received further advice from Wiltshire Council, which is set out below.

*“Wiltshire Council have a target of providing 1,000 affordable homes over a 10-year period and the Council’s Residential Development team have been working hard to deliver this target. As part of this objective and due to the limited land that is within the Council’s ownership and available to use for development, we have been looking at opportunities to purchase land to develop affordable homes on. The Residential Development team have been liaising with the NHS in relation to the land at Marshall Road and are in contract with them to purchase the land, subject to outline planning consent being granted.*

*Our Design Team have been working hard to create a reserved matters planning application and develop the design proposals for the site, which, if successful, would see 33 100% affordable homes being built. The homes would be a combination of Social Rented and Shared Ownership homes. We intend to use Modern Methods of Construction (MMC) to deliver these homes with air source heat pumps. The homes will also be built to 100% Nationally Described Space Standards and it is intended that all homes will be provided with sheds which include integrated cycle parking. The designs incorporate a 5m bat corridor to the northern and western boundaries, which ensures that the functional habitat of the site remains. Through discussion with our architect and landscape architect, our design opens up the front of the site to make a feature of the historic oak tree that sits just outside of the site.”*

Circulated alongside this agenda is a confidential copy of the latest design for the site. It is explained that the design meets Wiltshire Council’s Parking Standards, with the exception of the two x 2-bedroom bungalows which have 1 accessible space each. These two homes will be restricted to applicants over the age of 55. Wiltshire Council states that they have allocated sufficient funds for the proposed s.106 contributions in relation to highways and sustainable transport, and hope that they can support this with the proposed development.

Wiltshire Council have said they would welcome any comments which the Town Council may have in relation to the proposals.

### **Options Considered**

The Council needs to decide if it wishes to make any further observations on planning application PL/2022/05360 for the development of 33 dwellings on land North of Marshall Road.

### **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. REPORT FOR INFORMATION – RESIDENTIAL PARKING SOUTHBROOM ROAD**

At the end of March 2022, the Committee considered a request by some of the residents at Southbroom Road for a residential parking scheme to be adopted between numbers 73 and 87.

Following a comprehensive debate, this Committee agreed to support the broad principle of installing a residential parking zone at Southbroom Road. This decision was sent to Wiltshire Council and at the end of 2022 a formal consultation questionnaire was received from the Highways Authority that was shared with residents in early 2023.

Of the 46 questionnaires that were delivered, 15 were returned directly to the Town Council. Officers have set out the results below. This data has already been shared with residents.

### **Southbroom Road - Residents Parking Survey results, February 2023**

Total Number of Returns 15 Returned 33%  
Total Number of Questionnaires hand delivered. 46

Question		0 Cars	1 Car	2 Cars	3 Cars
1	<b>How many vehicles in the household</b>	0	8	6	1
2	<b>How many park on the road.</b>	5	7	2	1
3	<b>What Road do you park on</b>	<b>Totals</b>			
	<i>Church Walk</i>	7			
	<i>Pans Lane</i>	2			
	<i>Bricksteed Avenue</i>	1			
	<i>Estcourt Street</i>	3			
	<i>Nursteed Road</i>	4			
	<i>Bridewell St</i>	3			
	<i>The Green</i>	6			
	<i>Sheep Street Car Park</i>	2			
	<i>Hare &amp; Hounds Street</i>	3			
4	<b>How many off street parking spaces do you have access to</b>	<b>With No Spaces</b>	<b>With 1 Space</b>		
		11	4		
5	<b>What are the main reasons for parking problems in the area</b>	<b>Totals</b>			
	<i>Commuter Parking</i>	9			
	<i>Commercial Parking</i>	4			
	<i>Shopper Parking</i>	6			
	<i>Some households have too many cars</i>	5			
	<i>Residents from neighbouring roads</i>	9			
	<i>No Problems</i>	1			
6	<b>When do the parking issues mainly occur</b>	<b>Totals</b>			
	<i>Daytime 8am - 6pm</i>	5			
	<i>Evening 6pm to 6am</i>	4			
	<i>Weekends</i>	3			
	<i>24 hrs during weekdays</i>	4			
	<i>24/7 weekdays and weekends</i>	8			
7	<b>How can parking problems be resolved</b>	<b>Totals</b>	<b>% of returns</b>	<b>% of total delivered</b>	
	<i>Remove/amend existing restrictions</i>	2	13%	4%	
	<i>Introduce time limited parking during the day</i>	0	0%	0%	
	<i>Introduce parking restrictions for a short period during the day</i>	0	0%	0%	
	<b><i>Introduce residents' parking</i></b>	8	53%	17%	
	<i>Leave it as it is</i>	5	33%	11%	

This information was passed on to Wiltshire Council at the end of the consultation period. Wiltshire Council has now responded as follows;

*“The council’s current policy is clear that for a Residents Parking Scheme to progress to further design, there will need to be a minimum return of 50% of questionnaires with a minimum of 51% returned responses in favour of a Residents’ Parking Zone.*

*Based on the information provided, 46 questionnaires were delivered and only 15 were returned. So a 33% response rate, and below the minimum requirement*

*Of the 15 that responded, 8 indicated support for residents parking, 5 to leave things as is and 2 for the existing restrictions to be removed/amended.*

*Unfortunately, this doesn’t meet the threshold and therefore I will recommend the LHFIC close the current issue.”*

Officers will inform residents in the area of Wiltshire Council's decision.

## **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**

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Committee Members :

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5.1 **PL/2023/01036** Plot Ref :- Type :- HOUSEHOL  
Applicant Name :- Mr Richard Greene Date Received :- 07/03/2023  
Parish :- East Ward Date Returned :-  
Location :- 7 Wadworth Road Agent  
Proposals :- Creation of a side door to a detached double garage.  
Observations :-

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5.2 **PL/2023/01252** Plot Ref :- Type :- HOUSEHOL  
Applicant Name :- n/a Date Received :- 05/03/2023  
Parish :- East Ward Date Returned :-  
Location :- 49 Longcroft Road Agent  
Proposals :- Partial garage conversion to living space. First floor north-facing side extension, building over garage and living space. Ground floor south-facing side extension. Extension of existing loft conversion, creation of rear dormer. Installation of wood burner. Internal reconfigurations including widened doorways for wheelchair access.  
Observations :-

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5.3 **PL/2023/01253** Plot Ref :- Type :- FULL  
Applicant Name :- Burry Date Received :- 22/02/2023  
Parish :- Roundway Ward Date Returned :-  
Location :- Unit 12 Agent  
Waller Road  
Glenmore Business Centre  
Proposals :- New window on ground floor east elevation  
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/2022/08168	(RETROSPECTIVE) Erect a single storey timber garden building on a concrete base as a replacement for the previous 16-year-old wooden building. Installation of flue. (Claremont, Pans Lane. SN10 5AW)	Mrs Jane Duke	No objection 08/12/22 and 18/01/2023	Granted 20/02/2023
PL/2023/00289	Variation of condition 2 (approved plans) to allow for changes to materials and design	Gaiger Bros Ltd	No objection 02/02/2023	Granted 23/02/2023
PL/2022/09804	Demolition of existing single storey extension, and rebuilding larger 2 storey extension to dwelling at 36 Matilda Way SN10 2SH	Mr & Mrs Davies-Jones	No objection 18/01/2023	Granted 28/02/2023
PL/2023/00448	The renovation of a garage, the additional of a side extension for a workshop, and addition of a lightweight timber frame carport at 1 Broadleas Road SN10 5DG	Mr R Johnson	No objection 02/02/2023	Granted 28/02/2023
PL/2022/04212	Erection of 4 no. 1 bedroom flats with car parking and amenity space following the demolition of an	Mr P Prout and Mr R Edmunds	No objection 02/02/2023	Granted 01/03/2023



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	existing row of garages at Land between 95 and 97 Mayenne Place SN10 1QS			
PL/2023/00072	T1 - To fell and removed from site Leylandii which is collapsing due to poor maintenance, leaving low stump. T2 - To fell and removed from site Leylandii which is collapsing due to poor maintenance, leaving low stump at Green Lane SN10 5BL	Mr Simon Fisher	No objection 01/03/2023	Granted 18/01/2023