



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: 12th September 2023

Time: Immediately following Full Council

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

Enquiries: Tel: 01380 723333

Chairman: Councillor Hopkins

Mayor: Councillor Stevens

| | | | |
|--------------|------------|-----------------|------------|
| Councillors: | Bridewell | Britten | Brown |
| | Corbett | East | Gay |
| | Geddes | Giraud-Saunders | Greenwood |
| | 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 29th August 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Attached here [\[Doc 6/1\]](#) are a list of plans granted, refused or withdrawn.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 – HIGHWAYS IMPROVEMENT REQUEST FOR METRO COUNTERS IN WINDSOR DRIVE.

Recommendation

That the committee considers if a request for metro counters put forward by a resident is supported by the Council.

Purpose of the Report

To decide if the Council supports the use of metro counters in Windsor Drive.

Background

Officers have passed on a highways improvement form from a resident concerned about speeding traffic in both directions from Coate Road to Proudman Road on Windsor Drive. The resident believes that this because traffic accelerates to get up the hill and fails to control speed coming down the hill, with the main issues of traffic going south (uphill).

Within the form it is highlighted that there are a number of concealed roads off Windsor Drive, therefore accessing Windsor Drive from these side roads can be very risky for much of the day, especially for more mature citizens.

The resident witnesses this on a daily basis and is genuinely concerned that before long there will be a serious accident or worse, and reminds the committee that it is a residential area.

The resident does highlight that HGV and commercial vehicles are not an issue as the main offenders are mainly car drivers and motorcyclists.

The resident recognises that without accurate and detailed data it is clearly difficult to pursue any long-term solution, therefore is requesting that the Town Council supports the placing of metro counters for a short time period on this section of road, so the extent of the problem cannot be disputed, then an action plan to address the findings can be developed.

Options Considered

The committee needs to decide if it supports the request of a metro counter to be placed between Coate Road and Proudman Road, in order to assess traffic behaviour in both directions.

Implications and Risks

Financial and Resource Implications

For any highway improvements put forward by the Town Council and approved by the LHFIG, the Town Council is expected to make a minimum 25% contribution towards the scheme's costs. To fund this commitment, the Council has set aside £10k in its annual budget.

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 – REQUEST FOR CYCLE SIGNAGE IN ESTCOURT STREET AND LONDON ROAD.

Recommendation

To consider a request from a resident that the Town Council supports the placement of no cycling signage on the pavement in Estcourt Street, and better information at the end of the London Road cycle lane, where it comes to an end.

Purpose of the Report

To seek the Town Council's support for cycle signage in Estcourt Street and London Road.

Background

Officers have received a highways request form forwarded from a local resident by the LHFIG team, regarding cycling on the pavement in Estcourt Street.

On the form the local resident sets out that the property they live in has a front door opening directly onto the public pavement. Cyclists are often using the pavement in both directions from the town and London Road, often at speed on the path, and the resident states there have been more than a few very near misses involving themselves and their elderly neighbours. They therefore feel that there needs to be clear signage that bicycles are not legally allowed to use pavements. The resident says they have spoken to cyclists but they can be abusive. The resident also says they have spoken to the Police who are aware of the issues and have said they do see it as a problem that could cause a serious injury.

The residents are requesting clear signage in the area advising that it is an offence, and at the end of the cycle lane about ½ mile away further signage should be placed to ensure that cyclists know they are coming to the end of cycle path and that they need to continue along the road.

The resident sets out that she believes the Police will try to increase patrols.

Options Considered

The committee needs to decide if this is a matter that should be forwarded to the LHFIG with the Town Council support.

Implications and Risks

Financial and Resource Implications

For any highway improvements put forward by the Town Council and approved by the LHFIG, the Town Council is expected to make a minimum of a 25% contribution to the scheme costs. To fund this commitment, the Council set aside £10k in its annual budget.

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 – DEPARTMENT FOR LEVELLING UP, HOUSING & COMMUNITIES, PLAN-MAKING REFORM CONSULTATION

Recommendation

The committee decides if it wishes to respond to the Government's plan-making reform consultation and if so, what mechanism it wishes to engage to form its response.

Purpose of the Report

To decide if the Council wishes to respond to the Government's plan-making reform consultation

Background

Wiltshire Association of Local Councils recently circulated notification about the Levelling-up and Regeneration Bill, a consultation on the implementation of plan-making reforms.

The consultation seeks views on the government's proposals to implement the parts of the Levelling Up and Regeneration Bill which relate to plan-making, to make plans simpler, faster to prepare and more accessible.

The Government's vision is for local plans (and minerals and waste plans) to be simpler to understand and use, and positively shaped by the views of communities about how their area should evolve, and therefore should clearly show what is planned in a local area – so that communities and other users of the plan can engage with them more easily, especially while they are being drawn up.

There is a hope that plans can be prepared more quickly and updated more frequently to ensure more authorities have up-to-date plans that reflect local needs by using new digital technology, so that people can get involved without having to go through hundreds of pages of documents at council offices and to drive improved productivity and efficiency in the plan-making process.

The consultation is an online process, and seeks to gain a consensus in detailed core principles for planning content and if plans should include a vision.

The consultation also seeks views on the adoption of a new 30-month plan time frame.

The consultation document itself is 20 pages of detailed information and scopes out how the government would like to change the Local Plan process, which is too detailed for our normal committee process. Therefore, if it is this Council's intention to respond to the consultation, it may wish to task a small number of members to prepare a response on the Council's behalf.

The consultation deadline is 18th October 2023.

Options Considered

The committee needs to decide if it wishes to respond to the Department for Levelling Up, Housing & Communities, Plan-Making Reform Consultation, and if so, if it wishes to task a small number of Councillors to develop the Town Council's response.

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. REPORT FOR DECISION – RESIDENTIAL PARKING SCHEME SIGNAGE IN VICTORIA ROAD.

Recommendation

That the committee considers if it supports a request from a resident for improvements to the residential parking signage in Victoria Road.

Purpose of the Report

For the committee to decide if it supports a request for improvements to the residential parking signage in Victoria Road.

Background

The Town Council has been advised by a resident that the westernmost signs for the Victoria Road Residents' Parking scheme are some 20-25 metres from the western entrance to the road. As a result, many motorists park in spaces at the west end of the road, an area where the signs are not easily visible, as shown in the image below.



This means that parking spaces within the Residential Parking zone are used by non-residents, who are exposed to the risk of a penalty due to not being made aware of the parking scheme.

The resident is concerned that it may be grounds for an appeal against the penalty that the signage is not sufficiently visible. This would lead to unnecessary trouble and expense for both the offender and the Council.

The resident is requesting that residential parking signage is placed where it is clearly visible to motorists as they enter the road which could be added to the "No Through Road" signpost outside no.1 Victoria Road.

Options Considered

The committee needs to decide if it support so the it can be passed on to the LHFIG.

Implications and Risks

Financial and Resource Implications

It would be normal for the Town Council to commit to fund a minimum of 25% of the cost of any highway improvement request, however officers would argue that on this occasion the request is simply to correct the poor placement of signing.

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.

11. 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 . **PL/2023/07020** Plot Ref :- Type :- VARIATION
Applicant Name :- Mr C Combe c/o Mrs K Pfleger Date Received :- 23/08/2023
Parish :- Roundway Date Returned :-
Location :- Roundway Hill Farm Agent
Roundway
Devizes
Proposals :- Variation of Condition 2 of PL/2021/08195 (approved plans)
Observations :-

DOC5/1 . **PL/2023/07246** Plot Ref :- Type :- TREE CONS
Applicant Name :- Mr Tom Ashpole Date Received :- 30/08/2023
Parish :- North Date Returned :-
Location :- Flat 6, Dundas Court Agent
Lower Wharf
Devizes
Proposals :- T1 Apple tree - re crown, overshadowing garden.
T2 Willow - re pollard, overshadowing garden
T3 Plum - fell, overshadowing garden
Observations :-

DOC5/1 . **PL/2023/07355** Plot Ref :- Type :- RESERVED
Applicant Name :- Openreach for BT Date Received :- 31/08/2023
Parish :- Roundway Date Returned :-
Location :- Land at Roundway Park Agent
Devizes
Proposals :- PRIOR NOTIFICATION - DEVELOPMENT BY TELECOMS
OPERATORS
Proposed installation of fixed line broadband electronic
communications apparatus under Reg 5
Observations :-

DOC5/1 . **PL/2023/07356** Plot Ref :- Type :- RESERVED
Applicant Name :- Openreach for BT Date Received :- 31/08/2023
Parish :- Roundway Date Returned :-
Location :- Garden Trading Estate Agent
London Road
Devizes

Link to Plan ../07020
Link to Plan ../07246
Link to Plan ../07355
Link to Plan ../07356

PLANNING COMMITTEE
12th September 2023

Proposals :- PRIOR NOTIFICATION OF DEVELOPMENT BY TELECOMS OPERATORS
Proposed installation of fixed line broadband electronic communications apparatus under Regulation 5

Observations :-

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|----------|---|-------------|-----------------------------|
| DOC5/1 . | PL/2023/07439 | Plot Ref :- | Type :- TREE CONS |
| | Applicant Name :- Mr May | | Date Received :- 01/09/2023 |
| | Parish :- South | | Date Returned :- |
| | Location :- 14 Southgate | Agent | |
| | Potterne Road | | |
| | Devizes | | |
| | Proposals :- Cherry Tree - reduce by 2m | | |
| | Willow - reduce by 2m | | |
| | Overhanging trees - reduce by 2m | | |
| | Observations :- | | |

Link to Plan [../07439](#)

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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/2023/05628 | T1 Unspecified tree – remove to ground level – at Hewitt Court, New Park St | Mr Dominic Ridley | No objection, 18/07/2023 | Granted, 21/08/2023 |
| PL/2023/05273 | Variation of condition 2 (drawings) and condition 3(ii)(hardstanding use) and part removal of condition 3(iv)(hours of PL/2022/01283 (recladding and raising of roof to existing warehouse – at Unit A The Hatchery, Garden Trading Estate | R Tincknell & Son Ltd | No objection, 18/07/2023 | Granted, 23/08/2023 |
| PL/2023/04622 | Variation of condition 2(opening hours) of 13/01343/FUL (Change of use of ground floor area from A1 (retail) to A4 (drinking establishment) with the basement currently in use as retail space remaining in A1 use. Internal alterations to include the removal of a stud partition wall and creation of a WC – at 28a St Johns St | Tonka Bean Café Ltd | No objection, 18/07/2023 | Granted, 29/08/2023 |