



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: 25th August 2020

Time: 6.00pm.

Join Zoom Meeting:

<https://us02web.zoom.us/j/88075784608?pwd=bDNwUnczMUF4bIRsNk4vSS8zQUJkQT09>

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

Meeting ID: 880 7578 4608

Passcode: 098325

Enquiries: Town Hall - Tel: 01380 723333

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 the minutes of the meeting held on 11 August 2020 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Attached ([doc 6/1](#)) a list of plans granted, refused or withdrawn.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 – GOVERNMENT WHITE PAPER – “PLANNING FOR THE FUTURE “

Recommendation

That the Committee considers the proposals set out in the Government's White Paper “Planning for the Future”.

Purpose of the Report

To provide the opportunity for the Council to comment on the proposed changes to the planning system.

Background

On the 6th August the Government published a White Paper, called “Planning for the Future”. The White Paper is seeking to consult on a package of Government proposals for reforming the planning system in England to streamline and modernise the process, improve outcomes on design and sustainability, reform developer contributions and ensure more land is available for development where it is needed.

Set out in the agenda report is a summary of the proposals, with a copy of the full White Paper being circulated alongside the agenda.

After considering the proposals, the Committee is asked to respond to the consultation questions.

There are a number of proposals, which are as follows;

1. The Government will streamline the planning process with what it believes will be more democratic at the plan making stage, and therefore will replace plan making law in England

- Create the categories of land: *Growth* areas where there is a need for substantial development and where outline approval will be automatically be secured for pre-specified forms of development; *Renewal* areas which will be suitable for some forms of development; and *Protected* areas where development will be limited. By pre-determining land categories, the White Paper indicates that this could halve the time it takes for larger developments to secure planning permission. Planning authorities will also be able to identify sub-areas for self-build.
- Local Plans need to set clear rules rather than general policies, with general development policies set nationally so that local plans have less duplication and they can focus on design quality at a local level. Local plans will also be much shorter in length, only a third the size they are currently.
- There is an emphasis on community consultation at the plan making stage but less consultation at the planning application stage.
- Local plans are to be visual and map-based using digital technology.
- Local Plans should take no more than 30 months to produce.
- Planning will become a rule-based process with greater sanctions.

2. The Government will take a radical, digital first approach, moving from a documents-based approach to one driven by data.

- Give support to planning authorities to use digital tools to support civic engagement. Consultation will be via social networking and phone based.

3. Bringing a new focus on design and sustainability.

- Ensuring the planning systems support the combat of climate change and maximised environmental benefit.
- Facilitates ambitious improvements in energy efficiency standards.

- Setting higher standards for design “Asking for beauty” in new developments, putting a focus on placemaking.
 - Set up fast track planning for beautiful developments.
 - Establishment of local design guidance and codes locally, based on community involvement and not meaningless consultation.
 - Establish local bodies to support design codes.
 - Ensure that planning authorities have chief officers for design.
 - Protection for historic buildings whilst ensuring the consent framework is fit for the 21st Century.
4. The Government will improve infrastructure delivery in all parts of the country with developers playing their part through reforms to developer contributions.
- CIL Levels will be set at a national level. The aim is to raise more money than the current system. Also, major changes to 106 to remove the need for long negotiations.
 - There will be a greater ambition for affordable housing.
 - There will be a removal of some of the exemptions.
5. To ensure that land is available for the homes and development people and communities need and to support the renewal of town centres.
- Building requirements will be set nationally which planning authorities will have to deliver. This will be focused on areas where affordability pressure is highest, to stop land supply being a barrier to enough homes being built. There is an indication that building will be allowed on the Green Belts.
 - There will be an emphasis on faster building out of construction of larger development, with a variety of different types of housing from different builders. This will be tied into the masterplan and design codes.
 - To promote development by SME's and look at options for sharing data held on contractual arrangements used to control land.
 - To make sure publicly owned land and public investment supports thriving communities.

The consultation paper goes into more detail, but the Committee will need to decide if they feel there is sufficient detail to fully understand the implications of the planned changes. There are also a number of consultation questions that the Committee may wish to respond to.

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	Question	DTC response
1	What three words do you associate with the English Planning system?	
2 (a)	Do you get involved in planning decisions in your local area?	
2 (b)	If not why not?	
3	Our proposals will make it easier to access plans and contribute your views to planning decisions. How would you like to find out about plans and planning proposals in the future? <ul style="list-style-type: none"> • Online news, • newspaper, • by post • other 	
	What are the top three priorities for planning in your local area? <ul style="list-style-type: none"> • Building homes for young people • Building homes for the homeless • Protection of green space • The environment • Increase in affordable housing • Design of new homes and places • Supporting the high street • Supporting the local economy • More or better infrastructure • Protection of existing heritage • Other (Specify) 	
5	Do you believe that Local Plans should be simplified in line with our proposals? <ul style="list-style-type: none"> • Yes • No • Not sure Provide a supporting	

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	statement.	
6	<p>Do you agree with the proposal for streamlining the development management content of Local Plans and setting out general development management policies nationally?</p> <ul style="list-style-type: none"> • Yes • No • Not sure <p>Provide a supporting statement</p>	
7a	<p>Do you agree with our proposals to replace existing legal and policy tests for Local Plans with a consolidated test of “Sustainable Development”, which will include consideration for environmental impact?</p> <ul style="list-style-type: none"> • Yes • No • Not sure <p>Provide a supporting statement</p>	
8a	<p>Do you agree that the standard method of establishing housing requirements (that takes into account constraints) should be introduced?</p> <ul style="list-style-type: none"> • Yes • No • Not sure 	
8b	<p>Do you agree that affordability and the extent of the existing urban areas are appropriate indicators of the quantity of development to be accommodated?</p> <ul style="list-style-type: none"> • Yes • No • Not sure 	
9a	<p>Do you agree that there should be automatic online permission for areas for substantial development (Growth Areas) with faster routes for detailed</p>	

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	<p>consent?</p> <ul style="list-style-type: none"> • Yes • No • Not sure 	
9b	<p>Do you agree with the Government's proposal for consent arrangements for Renewal and Protected areas?</p> <ul style="list-style-type: none"> • Yes • No • Not sure 	
9c	<p>Do you consider there is a case for allowing new settlements to be brought forward under the Nationally Significant Infrastructure Project regime?</p> <ul style="list-style-type: none"> • Yes • No • Not sure 	
10	<p>Do you agree with the proposal to make decision-making faster and more certain?</p> <ul style="list-style-type: none"> • Yes • No • Not sure 	
11	<p>Do you agree with the proposal for accessible, web-based local plans?</p> <ul style="list-style-type: none"> • Yes • No • Not sure 	
12	<p>Do you agree with the proposal for a 30-month statutory timescale for the production of Local Plans?</p> <ul style="list-style-type: none"> • Yes • No • Not sure • 	
13a	<p>Do you agree that Neighbourhood Plans should</p>	

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	<p>be retained in the reformed planning system?</p> <ul style="list-style-type: none"> • Yes • No • Not sure 	
13b	<p>How can the neighbourhood planning system be developed to meet the Government's objectives, such as use of digital tools and reflecting community preference about design?</p>	
14	<p>Do you agree that there should be a stronger emphasis on the building out of developments? And if so what further measure would you support?</p> <ul style="list-style-type: none"> • Yes • No • Not sure 	
15	<p>What do you think about the design of new developments that have happened recently in your area?</p> <ul style="list-style-type: none"> • Not sure • Beautiful and/or well designed • Ugly and/or poorly-designed • Other 	
16	<p>Sustainability is at the heart of the Government's proposals, what is the priority for our area?</p> <ul style="list-style-type: none"> • Less reliance on cars • More green and open spaces • Energy efficiency in new buildings • More trees • Other 	
17	<p>Do you agree with the proposals for improving the production and use of design guides and codes?</p> <ul style="list-style-type: none"> • Yes • No 	

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	<ul style="list-style-type: none"> • Not sure 	
18	<p>Do you agree that the Government should establish a new body to support design codes and building better places and that each authority should have a chief officer for design and place making?</p> <ul style="list-style-type: none"> • Yes • No • Not sure 	
19	<p>Do you agree with the proposal to consider how design might be given greater emphasis in the strategic objectives for Homes England?</p> <ul style="list-style-type: none"> • Yes • No • Not sure 	
20	<p>Do you agree with the proposal to implement a fast-track for beauty?</p> <ul style="list-style-type: none"> • Yes • No • Not sure 	
21	<p>When new development happens in your area, what is your priority for what comes with it?</p> <ul style="list-style-type: none"> • More or better infrastructure • Design of new builds • More shops and / or employment space • Green space • Don't know • Other 	
22a	<p>Should the Government replace the CIL and S106 funding with a new consolidated infrastructure levy, which is charged at a fixed proportion of the development value above a set threshold?</p>	

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	<ul style="list-style-type: none"> • Yes • No • Not sure 	
22b	<p>Should the Infrastructure Levy be set nationally at an area-specific rate or set locally?</p> <ul style="list-style-type: none"> • National Single Rate • Nationally at an area specific rate • Set locally 	
22c	<p>Should the Infrastructure Levy aim to capture the same amount of value overall, or more value, to support greater investment in infrastructure, affordable housing and local communities?</p> <ul style="list-style-type: none"> • Same • More value • Less value • Not sure 	
22d	<p>Should the Government allow Local Authorities to borrow against the Infrastructure Levy to support infrastructure delivery?</p>	
23	<p>Do you agree that the scope of the reformed Infrastructure Levy should capture changes of use through permitted development rights?</p> <ul style="list-style-type: none"> • Yes • No • Not sure 	
24a	<p>Do you agree that the Government should aim to secure at least the same amount of affordable housing under the Infrastructure Levy and as much on-site affordable provision as present?</p> <ul style="list-style-type: none"> • Yes • No • Not sure 	
24b	<p>Should affordable housing be secured as in-kind payments</p>	

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	<p>towards the Infrastructure Levy, or as a right to purchase at a discounted rate for local authorities?</p> <ul style="list-style-type: none"> • Yes • No • Not sure 	
24c	<p>If an in-kind delivery approach, should the Government mitigate against local authority overpayment risk?</p> <ul style="list-style-type: none"> • Yes • No • Not sure 	
24d	<p>If an in-kind delivery approach is taken, are there additional steps that need to be taken to support the affordable housing quality?</p> <ul style="list-style-type: none"> • Yes • No • Not sure 	
25a	<p>Should local authorities have fewer restrictions over how they spend the Infrastructure Levy?</p> <ul style="list-style-type: none"> • Yes • No • Not sure 	
25b	<p>If yes, should an affordable housing “ring fence” be developed?</p> <ul style="list-style-type: none"> • Yes • No • Not sure 	

Options Considered

The Committee needs to decide if 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

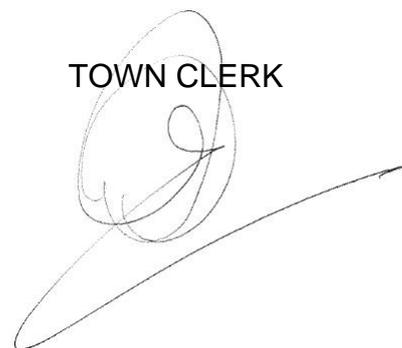
Officers are not aware of any issues the Council should consider under Section 17 of the Crime and Disorder act 1998.

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 :

DOC5/1

DOC5/1 . 20/06058/FUL Plot Ref :- Type :- FULL
Applicant Name :- Dr Ian Williams Date Received :- 12/08/2020
Parish :- North Date Returned :-
Location :- The Southbroom Surgery Agent
Estcourt Street
The Green
Proposals :- Replacement of existing single glazed timber sash windows with
UPVC double glazed sash and casement style windows
Observations :-

DOC5/1 . 20/06438/TPO Plot Ref :- Type :- TPO
Applicant Name :- Mr Patrick O'Shea Date Received :- 10/08/2020
Parish :- South Date Returned :-
Location :- 5 Pinetum Close Agent
Devizes
Proposals :- Norway spruce (T1) - Fell and remove due to outgrowing position.
Replant alternative tree in garden
Observations :-

DOC5/1 . 20/06439/TPO Plot Ref :- Type :- TPO
Applicant Name :- Mr Paul Vernon Date Received :- 10/08/2020
Parish :- South Date Returned :-
Location :- 4 Pinetum Close Agent
Devizes
Proposals :- Pine (T1) - Fell due to outgrowing space, plant replacement
elsewhere
Observations :-

DOC5/1 . 20/06463/FUL Plot Ref :- Type :- FULL
Applicant Name :- Mr Peter Kimmer Date Received :- 18/08/2020
Parish :- East Date Returned :-
Location :- 12 Shackleton Road Agent
Devizes
Proposals :- Single storey rear extension to provide a disabled access
bedroom and kitchen extension
Observations :-

Link to Plan 20/06058/FUL is [here](#)
Link to Plan 20/06438/TPO is [here](#)
Link to Plan 20/06439/TPO is [here](#)
Link to Plan 20/06463/FUL is [here](#)

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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
20/04751/LBC	Minor internal alterations, at 14 The Market Place	Clenche	No objection, 14/07/2020	Granted
20/05211/TCA	T2 Plum – prune branches to give 1.5m clearance from building. T3 Hazel – coppice to 0.5m height, at Eastbourne House, Bridewell St	Just Ask Services	No objection, 28/07/2020	Granted
20/05667/TCA	T1/T2 silver birches – 30% crown reduction, at 87 Southbroom Road	Rebecca Howell	No objection, 28/07/2020	Granted

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