



Devizes Town Council

www.devizes-tc.gov.uk

PLANNING COMMITTEE

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

Date: Tuesday 9th November 2021

Time: 7pm

Place: Ceres Hall, Corn Exchange, Market Place

Enquiries: Tel: 01380 723333

Chairman: Deputy Mayor, Councillor Corbett

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

AGENDA

1. MINUTES

To approve as a correct record and authorise the Chairman to sign the minutes of the meeting held on 26th October 2021 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Attached ([doc 6/1](#)) a list of plans granted, refused or withdrawn.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 – NOTICE OF APPEAL TO THE PLANNING INSPECTORATE – GARAGE COURT, REAR OF 121-125 BRICKLEY LANE

Recommendation

That the committee notes the appeal to the Planning Inspectorate for the redevelopment of vacant lock-up garages and associated hardstanding to provide four apartments and associated car parking to the rear of 121-125 Brickley Lane, and considers if it wishes to make further representations in respect of this appeal.

Purpose of the Report

To decide whether the committee wishes to add further representations to its objections to this planning application.

Background

A planning application was received in March 2021 for the redevelopment of vacant lock-up garages and associated hardstanding to the rear of 121-125 Brickley Lane, originally to form six flats and associated car parking, subsequently amended to form four flats and associated car parking.

The Planning Committee objected to the original application in April 2021 on the grounds that:

“It is a very poor-quality application which is an overdevelopment of the site. In addition, due to the site’s cramped nature, it has resulted in the application providing no private outdoors space for the occupants of the flats, with some of the doors to ground floor properties opening direct to the boundary, which forms part of the amenity for other local residents.”

The committee further objected to the amended plans in May 2021 on the basis that:

“Many of its original objections are still applicable, and the plans propose low standards of accommodation, shoehorned into a small area.”

Officers have received notification that the applicant has lodged an appeal with the Planning Inspectorate. A link to all documentation on the Wiltshire Council website is [here](#).

Options Considered

The Inspectorate will have access to the Planning Committee’s original comments, but these can be withdrawn, modified or amplified if members so wish. Any further representations should be submitted by 23rd November 2021.

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.

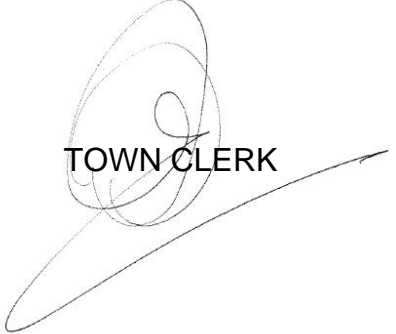
Risk Assessment

Officers are unaware of any risk implication for the Council associated with this decision.

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 . **PL/2021/04903B** Plot Ref :- Type :- FULL
Applicant Name :- Miss T Rejek Date Received :- 21/10/2021
Parish :- North Date Returned :-
Location :- 1 Lansdowne Cottage Agent
Lansdowne Mews
Long Street
Proposals :- Two storey extension to form kitchen, sitting room/office and cloaks
plus terrace on existing garage
Observations :-

DOC5/1 . **PL/2021/09353** Plot Ref :- Type :- LISTED
Applicant Name :- Felix Oliver Date Received :- 01/11/2021
Parish :- East Date Returned :-
Location :- Heathcote House Agent
Southbroom Road
Devizes
Proposals :- Internal alterations to remove a plasterboard/stud wall dividing the
rear staircase from the rest of the house. This staircase is currently
accessible only from an external door to segregate access to the
first floor from the nursery below. Post demolition will be finished in
a similar style to the surrounding walls/woodwork. Erect a stud wall
to create a landing, allowing access from the existing
landing/stairwell to three bedrooms through a fourth bedroom, this
will allow us to create a private fourth bedroom
Observations :-

DOC5/1 . **PL/2021/09789** Plot Ref :- Type :- FULL
Applicant Name :- Mr Bart Toogood Date Received :- 26/10/2021
Parish :- East Date Returned :-
Location :- Land adjacent to Agent
15 Pines Road (known as
17)
Devizes
Proposals :- Detached dwelling (resubmission of PL/2021/05314) - previously
withdrawn by applicant
Observations :-

[Link](#) to plan.....04903B

[Link](#) to plan.....09353

[Link](#) to plan.....09789

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DOC5/1 .	PL/2021/09914	Plot Ref :-	Type :- TPO
	Applicant Name :- Mr Max Bishop		Date Received :- 26/10/2021
	Parish :- South		Date Returned :-
	Location :- MJB Group Pinetum Close Devizes	Agent	
	Proposals :- Pine tree - fell		
	Observations :-		
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DOC5/1 .	PL/2021/10010	Plot Ref :-	Type :- TPO
	Applicant Name :- Mr May		Date Received :- 28/10/2021
	Parish :- East		Date Returned :-
	Location :- 12a Wadworth Road Devizes	Agent	
	Proposals :- Cherry - reduce by 2m. Field maple - reduce by 2m		
	Observations :-		
<hr/>			
DOC5/1 .	PL/2021/10013	Plot Ref :-	Type :- TREE CONS
	Applicant Name :- Mr May		Date Received :- 27/10/2021
	Parish :- North		Date Returned :-
	Location :- 28C St Johns Street Devizes	Agent	
	Proposals :- Hazel tree - reduce by 3m. This will be a 50% reduction as tree is 6m overall in height		
	Observations :-		
<hr/>			
DOC5/1 .	PL/2021/10015	Plot Ref :-	Type :- FULL
	Applicant Name :- Mr & Mrs R Pithouse		Date Received :- 01/11/2021
	Parish :- South		Date Returned :-
	Location :- 2 Hartfield Devizes	Agent	
	Proposals :- Extension to the rear of the property. Raise roofs to convert bungalow roof space to additional living space		
	Observations :-		
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DOC5/1 .	PL/2021/10040	Plot Ref :-	Type :- FULL
	Applicant Name :- Mr & Mrs Hiatt		Date Received :- 27/10/2021
	Parish :- South		Date Returned :-
	Location :- 12 Wordsworth Way Devizes	Agent	
	Proposals :- Single storey single room orangery extension on ground floor		
	Observations :-		

[Link](#) to plan.....09914

[Link](#) to plan.....10010

[Link](#) to plan.....10013

[Link](#) to plan.....10015

[Link](#) to plan.....10040

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

Reference	Details	Applicant	Devizes Town Council Response	Granted or Refused
PL/2021/08225	Installation of a galvanised steel frame tapered trellis canopy – at Devizes Comprehensive School, Southbroom Road	Devizes School	No objection, 28-09-2021	Granted, 18-10-2021
PL/2021/06803	Removal of internal structural wall on lower ground floor to create open plan kitchen dining room, plus associated works. Assoc works include removal of wooden panelling on walls (not original), removal of floor tiles (not original), decorating and installation of new kitchen – at 89 Southbroom Road	Paul Hermon	No objection, 17-08-2021	Granted, 19-10-2021
PL/2021/08324	Copper beech (TPO) – 15-20% thinning of the crown, remove any deadwood and wood deemed to be dangerous – at 12 St Marys Gardens, Victoria Road	Mrs Portia Bloomfield	OBJECTION, 14-09-2021 – <i>“This is a very prominent tree with substantial public amenity value. We are unclear what 15-20% thinning means and it does not seem realistic to propose thinning to reduce shading and other effects on the almshouses. There does appear however to be scope to lift the crown next</i>	Granted, 19-10-2021

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			<i>to the nearest almshouse by removing two subsidiary limbs on that side"</i>	
PL/2021/07045	Retrospective application for the erection of outbuilding in rear garden – at 39 Brickham Road	Mr Lionel Potter	OBJECTION, 31-08-2021 – <i>"Overdevelopment of the site under the rules for permitted development, and being too close to the boundary on at least two sides, which breaches planning conventions"</i>	Granted, 21-10-2021
PL/2021/06730	Two storey side extension – at 2 Phillip Close	Ms Gabriela Drage	No objection, 13-10-2021	Granted, 21-10-2021

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