

Eastern Area Planning Committee

MINUTES OF THE EASTERN AREA PLANNING COMMITTEE MEETING HELD ON 1 DECEMBER 2022 AT WESSEX ROOM, CORN EXCHANGE, MARKET PLACE, DEVIZES.

Present:

Cllr Philip Whitehead (Chairman), Cllr Dr Brian Mathew, Cllr Tony Pickernell, Cllr Iain Wallis and Cllr Caroline Thomas (Substitute)

Also Present:

Cllr Christopher Williams

42. **Apologies**

Apologies were received from Cllr Sam Pearce-Kearney, Cllr Paul Oatway QPM and Cllr Stuart Wheeler. Cllr Stuart Wheeler was substituted by Cllr Caroline Thomas for this meeting.

43. **Minutes of the Previous Meeting**

The minutes of the meeting held on 8 September 2022 were presented for consideration.

Resolved:

To approve and sign the minutes as a true and correct record.

44. **Declarations of Interest**

Cllr Iain Wallis declared a non-pecuniary interest in relation to agenda item 7 – Wiltshire Council North Tidworth Path No 11 Definitive Map and Statement Modification Order 2022, as he was employed by the Environment Agency and the Secretary of State for Environment, Food and Rural Affairs was effectively his employer. Cllr Wallis confirmed that he would remain in the meeting and continue to consider and vote on the Modification Order.

45. **Chairman's Announcements**

There were no Chairman's announcements.

46. **Public Participation**

The Chairman detailed the procedure for the meeting and the procedures for public participation which were set out at item 5 of the agenda.

47. **Chute Village Design Statement**

The Committee considered a report of the Chief Planning Officer about the Chute Village Design Statement.

The Committee heard from Carolyn Wall, Chair of Chute Parish Council and Cllr Christopher Williams who spoke in support of the proposals. They responded to questions about Neighbourhood Plans, consultation process, and in particular referred to [paragraph 129 of the National Planning Policy Framework](#) on design guides.

The Chairman reported that officers were unable to attend the meeting due to illness and he read a statement on their behalf about the Village Design Statement, copy attached to these minutes.

The Committee noted that the Village Design Statement provided a comprehensive description of the Chutes and surrounding area, with a detailed description of the local character and design principles provided throughout the document. In addition, the Council's Urban Design and Development Management services had been consulted on the Village Design Statement and raised no concerns to its approval and use in the planning process.

The report proposed that the Committee approve the revised Village Design Statement to enable it to be treated as a material consideration when determining planning applications.

Resolved:

That the Chute Design Guide for The Chutes be approved as a material planning consideration for the purposes of development management in their decision making.

48. **Wiltshire Council North Tidworth Path No. 11 Definitive Map and Statement Modification Order 2022**

The Committee considered the report of the Director of Highways and Transport, as presented by Craig Harlow, Definitive Map Officer about Wiltshire Council North Tidworth Path No 11 Definitive Map and Statement Modification Order 2022.

The Committee considered three objections to the Modification Order made under Section 53 of the Wildlife and Countryside Act 1981, as detailed in the report and were invited to forward the Order to the Secretary of State for Environment, Food and Rural Affairs (SoSEFRA) with a recommendation that the Order is confirmed as made. The Definitive Map Officer reported that there was a minor modification to the Order in that the wording within Part 1 of the schedule of the Order should read 'description of footpath' instead of 'description of restricted byway to be added'.

In response to questions from the Committee the Chairman and Definitive Map Officer confirmed that only historical evidence could be considered when making a decision and that there were no known obstructions along the length of the footpath.

Resolved:

That The Wiltshire Council North Tidworth Path No.11 Definitive Map and Statement Modification Order 2022 is forwarded to the SoSEFRA with the recommendation that it is confirmed with modification. That modification being the wording within part 1 of the schedule of the order where it reads “description of restricted byway to be added” it should read “ description of footpath”.

49. **Urgent items**

There were no urgent items.

(Duration of meeting: 3.00 - 3.30 pm)

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Agenda Item 6 – Chute Village Design Statement

The council's constitution sets out that one of the roles of the area planning committees is to consider matters of local importance within the area such as Village design statements (VDSs).

Their approval by Committee, following an Officer appraisal of the VDS including an assessment of the robustness of the consultation undertaken to inform its preparation, gives the document weight in decision making. The Council in approving a VDS as a material consideration will ensure that these are taken into account in determining planning applications.

Village Design Statements (VDS) are prepared by the local community but are often led by a Town/Parish Council. Chute Parish Council and Chute Forest Parish Council have submitted their village design statement known as the Chutes Design Guide for the Chutes.

The original Chute village design statement (VDS) was prepared under the old Kennet Local Plan in 2006 and whilst still relevant, the community have found that it has not had the anticipated success in defending the design quality of the Chutes. The Parish Councils are looking at a refresh of the VDS to bring it up to date and make a more meaningful document

This VDS contains a descriptive analysis of the relationship between landscape, settlement patterns and buildings. From the survey analysis, the VDS identifies principles to be applied to new developments such as the design of buildings and the spaces between them. The document should benefit local people, developers, new occupants and planners

The statutory development plan is the Wiltshire Core Strategy adopted in January 2015 (WCS) which includes the saved policies of the Kennet District Local Plan 2011 providing the policy context for considering development for villages in the eastern part of Wiltshire.

The Village Design Statement Protocol (appendix 3) adopted by Wiltshire Council in 2012 sets out the validation checklist that is used to appraise VDSs such as the Chute Design Guide to ensure that they are fit for purpose and appropriate for the council to approve as a material planning consideration.

The Chute Design Guide has been appraised against each of the objectives and the detailed results of the VDS assessment is presented in Chute VDS validation checklist in Appendix 4.

To summarise the Chute Design Guide provides a comprehensive description of the Chutes and their environs. Throughout the Chute Design Guide, a detailed description of the local character is provided, and design principles are provided throughout the document based on this character.

Wiltshire Council's Urban Design and Development Management services have been consulted on the Chute Design Guide and have raised no concerns to its approval and use in the planning process.

It is recommended that approval of the Chute Design Guide is given by committee thereby giving the document weight in decision making. It will complement existing planning policy and guidance, strengthening the Council's position when advising or negotiating on design and allows local views to be taken into consideration early in the process.

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