



SHAFTESBURY TOWN COUNCIL

Planning and Highways Committee

Minutes of the Planning and Highways Committee held in the Council Chamber, Town Hall, High Street, Shaftesbury Dorset SP7 8LY on Tuesday, 15 August 2017 commencing at 7:00pm.

Members Present:

Councillor Brown (Chair)
 Councillor Lewer
 Councillor Taylor

Absent:

Councillor Austin
 Councillor Proctor
 Councillor Todd

Officers Present:

Julie Hawkins, Committee Clerk (Gillingham Town Council)

In Attendance:

5 members of the public
 1 member of the press

MINUTES

Public Participation

Members of the public were invited to make representations to the Council on any matters relating to the work of the Council or to raise any issues of concern. The following matters were raised:

- **Planning Application No. 2/2017/0896/FUL** – Concerns regarding ventilation, odour, noise and loss of amenity to neighbouring properties.

The Chairman advised the meeting that in order to allow sufficient time for residents to comment on the application, Shaftesbury Town Council has requested an extension of time, and subject to approval by the Town Clerk, the application will be considered at the Full Council meeting scheduled for 6th September 2017. Cllr Lewer informed the local residents that comments can be submitted online via www.dorsetforyou.gov.uk.

- **Development Pressure in North Dorset** – Concerns over the possible development of unallocated green-field sites.
- Application No. 2/2017/0972/HOUSE – Concerns that the wall may be listed.
- Application No. 2/2017/0973/FUL – Concerns that the building may be listed. Building work has already started. Bollards to the rear of the property have been removed. Concerns that vehicles will park along the access road to Toby's Court preventing residents and emergency services vehicles from gaining access.

P18 Apologies

Apologies were received from Councillors Austin, Todd, Proctor and Jefferson.

P19 Declarations of Interest and Dispensations

All members were invited to declare any interests throughout the meeting if the need arose. Councillor Brown declared an interest in Agenda Item 6 as he is a member of North Dorset District Council.

P20 Minutes

It was **RESOLVED** to approve the minutes of the meeting held on 4th July 2017. The minutes were signed ex-committee.

P21 Planning Applications

It was **RESOLVED** to submit the following observations to the Planning Authority;

- P21a **2/2017/0542/FUL** – Shaftesbury Town Council objects to the proposal as the application has no provision for residential parking and therefore is considered to be contrary to Policy 23 of the North Dorset Local Plan Part 1.
- P21b **2/2017/0565/HOUSE** – No objections.
- P21c **2/2017/0942/LBC** – No objections subject to approval by the Conservation Officer.
- P21d **2/2017/0972/HOUSE** – No objections subject to approval by the Conservation Officer as the property falls within the conservation area and the wall forms part of a listed wall.
- P21e **2/2017/0973/FUL** – No objection subject to the installation of traffic bollards at the rear of the property to prevent parking and ensure the access to properties at Toby Court is kept clear.
- P21f **2/2017/1013/FUL** – No objections.

P21g Withdrawn Application:

2/2015/1456 OUT – Land at Land at E 387470 N 122346 Higher Blandford Road, Cann, Dorset.

Develop land for residential purposes, with associated open space and infrastructure. Form new vehicular and pedestrian accesses. (Outline Planning Application to determine Access).

P22 Wayleave Application. To consider an application from Southern Power Distribution Ltd to undertake works on Council owned land.

Members considered the application from Southern Power Distribution. Concerns were raised that the over-head wire could be damaging to the character of the street scene. It was noted that the consent shall remain in force until determined by either party giving to the other party at any time twelve months' previous notice in writing. Whilst members understood the need to provide electricity to the property they wished to consider the option of running the cable underground in order to reduce the visual impact.

Following a discussion, Cllr Taylor proposed that **“Shaftesbury Town Council grants consent to Southern Electric Power Distribution plc and the Town Clerk is authorised to sign the Wayleave Consent Form”**. Cllr Lewer seconded and the vote was unanimous. **RESOLVED**

Cllr Taylor proposed that **‘subject to approval by the Town Clerk / Chairman, the matter is referred to the next Full Council meeting in order that consideration can be given, in accordance with Para. 3 of the Wayleave Consent, to running the cable underground’** Cllr Lewer seconded. Cllr Brown abstained from voting. **RESOLVED**

P23 Development Pressure in North Dorset. To receive an update from North Dorset District Council on Development Pressure in North Dorset.

Members considered the press release issued by North Dorset District Council and discussed the implications. Concerns were raised by members of the CPRE (Campaign to Protect Rural England) present. As this has significant implications that all council members need to understand, members considered the need for additional training.

Following a discussion, Cllr Brown proposed that **“Shaftesbury Town Council work with Gillingham Town Council to ensure that adequate planning training is provided for all councillors”** Cllr Lewer seconded and the vote was unanimous. **RESOLVED**

Cllr Lewer proposed that **“subject to approval by the Town Clerk / Chairman, the matter is referred to the next Full Council meeting and consideration is given to a written response from Shaftesbury Town Council expressing concerns regarding the implications of applying the ‘presumption in favour of sustainable development’”** Cllr Taylor seconded and the vote was unanimous. **RESOLVED**

P24 Officer Report and Future Meetings of the Council

Officer report 0817PH07 was received.

P24a **15 Well Lane** – The contents of the letter to the Planning Inspectorate were noted.

P24b **Street Lighting Replacement Consultation** – It was noted that three of the roads affected fall within the Conservation Area and consideration should be given to the upgrade to Heritage Style Lighting.

Following a discussion, Cllr Lewer proposed that **“a site meeting should be arranged with Mr Jason Frost, Team Manager for SSE Contracting”** Cllr Taylor seconded and the vote was unanimous. **RESOLVED.**

P24c **Email from the Chair of NDDC regarding large vehicles going to and from Longmead Industrial Estate.**

Members considered the email received from the Chair of North Dorset District Council, Cllr Mrs V Potheary.

Following a discussion, Cllr Lewer proposed that **“a site meeting should be arranged with Ms Corrinne Holbrook, Community Highways Officer for Shaftesbury, to discuss the issue. The Town Clerk should be asked to send a letter to all businesses in the area requesting that HGVs and large lorries avoid using roads within the adjoining housing estate”** Cllr Taylor seconded and the vote was unanimous. **RESOLVED.**

P24d **Email concerning the planning condition restricting the access to the Persimmon development at Mampitts Lane, and Dorset County Highways response.**

Following a discussion regarding the bus-gate, Cllr Lewer proposed that **“the item is deferred to the next meeting of the Planning and Highways Committee in order to allow members of the public the opportunity to comment”** Cllr Taylor seconded and the vote was unanimous. **RESOLVED.**

P24e **Date of next meeting and items for inclusion on the agenda.**

It was agreed that guidance should be requested from the Economic Development Officer regarding Budgens Store and consideration should be given to the inclusion of this matter on the next agenda subject to the response.

There being no further business, the meeting was closed at 8.40pm.

Signed

Date