Shaftesbury Town Council
Planning and Highways Committee

Minutes of a meeting of the Planning and Highways Committee held on Tuesday the 29th October 2013 at 7.00pm in the Council Chamber.

Committee Members Present :- Councillor J Lewer (Chairman)
Councillor S Clinch
Councillor J Pestell
Councillor R Tippins

Also in Attendance :- Mrs Claire Commons (Committee Clerk)
Cllrs Hicks and Pritchard
7 members of the public.

01 APOLOGIES FOR ABSENCE

a) Apologies were received from Cllr Proctor due to being on vacation.
b) Apologies from Cllr Proctor were duly accepted.

02 DECLARATIONS OF INTEREST

a) Members were provided with the opportunity under the Localism Act 2011 to declare any pecuniary interests or dispensations to participate in the meeting. There were none declared.
b) The Committee Clerk had not received any dispensation requests.

03 OPEN FORUM

Mr Marteau - spoke regarding agenda item 4.8, 22 St James Street and acknowledged that his response was partially an emotive response but also legalistic. He provided a report of his opinions which in summary included that the development contravened policy SB4, that it negatively impacted on the character and appearance of the conservation area and negatively impacted the neighbouring listed buildings.

Mr Newton - spoke regarding agenda item 4.8, 22 St James Street reporting that 30% of his view of the vale is lost as a result of the development. He expressed a desire that developments were carried out in the spirit of the community.

Mr Perry - spoke regarding agenda item 4.8, 22 St James Street that he believed the building was further forward than the drawings indicated.

DCllr Pritchard - spoke regarding agenda item 4.8, 22 St James Street explaining that although he became aware of it through Shaftesbury Town Council, it was in his capacity as a District Councillor that he had approached the planning manager at NDDC to express concern. Although not the ward member for the application, the ward member would have been put in an awkward position as the parter of the architect. He reported that if the committee were minded to ask the application to go to committee at NDDC, he would be permitted to attend as representative.

Mr Unwin - spoke regarding agenda item 4.1, 4 French Mill Lane expressing concerns relating to the veranda as it would then face their house and regarding the single storey extension. He also expressed the observation that the proposed garage was a substantial structure and 2 storeys tall, he believed that being in an Interesting Open Wooded Area (IOWA) he believed that would not be allowable.

Mr Thompson - spoke regarding agenda item 4.1, 4 French Mill Lane as owner and architect, he confirmed that he had written to Mr and Mrs Unwin to disucuss proposals. In response to the query of it being an IOWA, he had confirmation from the tree officers at North Dorset District Council that the proposals were acceptable. He added that he would be happy with grey slate tiles to accomodate the views of his neighbours but that he would not be happy moving the location of the veranda as it would provide them with privacy.

04 PLANNING APPLICATIONS

04- 1 2/2013/0933 Plot Ref :- Type :- Full

Applicant Name :- Woodridge Date Received :- 08/10/2013

Location :- 4 French Mill Lane
Shaftesbury
Dorset
SP7 8EU
Date Returned :- 29/10/2013

Proposal : Demolish existing dwelling, replace dwelling and garage including all associated works.

Observations : Members had no objection to the application but requested that the roof of the garage should be grey slate.

04- 2 2/2013/1110 Plot Ref :- Type :- Full

Applicant Name :- Dorset Healthcare University N Date Received :- 10/10/2013

Location :- Westminster Memorial Hospital
Abbey Walk
Shaftesbury
SP7 8BD

Date Returned :- 29/10/2013

Proposal : Erect replacement fencing and external light fittings.

Observations : Members had No Objection to the application.

04- 3 2/2013/1111 Plot Ref :- Type :- Listed

Applicant Name :- Dorset Healthcare University N Date Received :- 10/10/2013

Location :- Westminster Memorial Hospital
Abbey Walk
Shaftesbury
SP7 8BD

Date Returned :- 29/10/2013

Proposal : Erect replacement fencing and external light fittings and carry out associated external alterations.

Observations : Members had No Objection to the application.

04- 4 2/2013/1125 Plot Ref :- Type :- Householde

Applicant Name :- Mrs V Madden Date Received :- 10/10/2013

Location :- 76 St James Street
Shaftesbury
SP7 8HF

Date Returned :- 29/10/2013

Proposal : Erect 1 No. lean-to summer house.

Observations : Members Objected to the application due to its impact on the visual amenity of the area. It was also noted that the route of the footpath ran adjacent to the boundary at the north of the allotment site.

04- 5 2/2013/1126 Plot Ref :- Type :- Listed

Applicant Name :- Mrs V Madden Date Received :- 10/10/2013

Location :- 76 St James Street
Shaftesbury
SP7 8HF

Date Returned :- 29/10/2013

Proposal : Erect 1 No. lean-to summer house.

Observations : Members Objected to the application due to its impact on the visual amenity of the area. It was also noted that the route of the footpath ran adjacent to the boundary at the north of the allotment site.

04- 6 2/2013/1129 Plot Ref :- Type :- Listed

Applicant Name :- Proctor Watts Cole Rutter Date Received :- 14/10/2013

Location :- Grosvenor House
Bleke Street
Shaftesbury
SP7 8AW

Date Returned :- 29/10/2013

Proposal : Re-open and widen former blocked doorway and carry out associated internal alterations.

Observations : Members had no objection to the application.

04- 7 2/2013/1156 Plot Ref :- Type :- Householde

Applicant Name :- Mr A Down Date Received :- 21/10/2013

Location :- 10 Fair Lane
Shaftesbury
Dorset
SP7 8RT

Date Returned :- 29/10/2013

Proposal : Erect first floor extension over existing garage and erect two storey extension.

Observations : Members objected to the application due to the two storey extension. Members considered that the two storey extension should be a single storey extension to be more appropriate to the area.

04- 8 2/2013/1180 Plot Ref :- Type :- Householde

Applicant Name :- Mr A Perkins Date Received :- 18/10/2013

Location :- 22 St James Street
Shaftesbury
SP7 8HE

Date Returned :- 29/10/2013

Proposal : Erect garden building (retrospective).

Observations : Members objected to the application as it contravened policy SB4. In addition members considered that it negatively impacted on the visual amenity of the area and it was requested that this be considered by the Development Management Committee.

04- 9 2/2013/1193 Plot Ref :- Type :- Householde

Applicant Name :- Mr D Prentice Date Received :- 23/10/2013

Location :- St James Lodge
Raspberry Lane
Shaftesbury
SP7 8HN

Date Returned :- 29/10/2013

Proposal : Erect single storey extension and close existing vehicular access with new wall and gate.

Observations : Members had no objection to this application.

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05 PLANNING AND INSPECTORATES DECISION

The Planning and Inspectorate's report was received and noted.

06 UPDATES

a) Members received and noted the road closure notice for the Christmas Fair in Shaftesbury on 15th December 2013.

Members considered name choices for the Gypsy and Traveller site on the A30. It was AGREED that there were no objections to the proposasl of Orchid View. Cllr Clinch expressed concern about access by emergency services, in particular the fire service.

b) Members agreed that Cllrs Hicks, Pestell and Clinch would attend the reconvened cabinet meeting scheduled for 4th November 2013.

07 CORRESPONDENCE

There were no matters of correspondence for consideration.

The Meeting closed at : 8:40pm

Signed : Chairman Date:

On behalf of :- Shaftesbury Town Council