

Shaftesbury Town Council Planning and Highways Committee

**Minutes of a meeting of the Planning and Highways Committee held on Tuesday the
3rd December 2013 at 7.00pm in the Council Chamber.**

Committee Members Present :- Councillor J Lewer (Chairman)
Councillor P Proctor (Vice-Chairman)
Councillor S Clinch
Councillor T Cook
Councillor J Pestell
Councillor R Tippins

Also in Attendance :- Mrs Claire Commons (Committee Clerk)
Cllr Simon Pritchard
7 members of the public

Cllr Lewer PROPOSED, Cllr Proctor SECONDED and it was unanimously RESOLVED to take agenda items 4.5, 4.10, 4.11 and 4.14 at the start of agenda item 4 to allow Cllr Proctor to leave the room for those discussions.

01 APOLOGIES FOR ABSENCE

There were no apologies received.

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. Cllr Proctor declared an interest in agenda items 4.5 Grosvenor Hotel, 4.10 and 4.11 The Old Rectory and 4.14 23 Layton Lane.

b) The Committee Clerk had not received any dispensation requests.

03 OPEN FORUM

Mrs Caldwell - spoke on behalf of the Civic Society regarding the Town Enhancement Scheme asking members to consider issuing a press release explaining that things were not progressing due to Dorset County Council's hold on work during the current year.

Mrs Caldwell also spoke about road names for the development suggesting that Barlow St could be used.

Cllr Pritchard - spoke regarding road naming confirming the correct spelling of Hoeller. He suggested in addition, that Buttons Lane could be used and also the surnames of freemen.

Cllr Pritchard also spoke regarding the North Dorset Local Plan and considered it may be too weighty to be discussed during the convened meeting and suggested a workshop be called to look at the document. Cllr Pritchard spoke about yellow lines and asked members to be cautious. He suggested that a survey be carried out of the businesses on the business park to establish the extent of the issue and volunteered himself to deliver them.

Dr Perry - spoke regarding item 4.10 The Old Rectory advising that there was an error in the planning documents and requested permission to speak at the relevant point in the meeting. This was granted.

Mr Neaser - spoke as a resident of Pix Mead Gardens in relation to the junction on the A30 with the Higher Blandford Road. He reported that there had been a significant increase in traffic, accidents and that the bus stop on the grass verge was used by a greater number of people. He asked the committee to put pressure on Dorset County Council to address these matters, identify funds for a footpath to the bus stop and consider remedial works to the junction to improve safety.

7.20pm At this point in the meeting, Cllr Proctor left the room.

04A PLANNING APPLICATIONS

Previously agenda item 4.5

04A- 1	2/2013/1188	Plot Ref :-	Type :-	Listed
	Applicant Name :-	Mr A Cooper	Date Received :-	28/10/2013
	Location :-	Grosvenor Hotel The Commons Shaftesbury SP7 8AJ	Date Returned :-	03/12/2013

Proposal : Form new door opening in passageway wall and carry out associated internal alterations.

Observations : Members Objected to the application as the works proposed did not maintain the integrity of the historical status of the listed building for such a small benefit.

Previously agenda item 4.10

04A- 2 2/2013/1243 Plot Ref :- Type :- Householde

Applicant Name :- Dr I Perry Date Received :- 26/11/2013

Location :- The Old Rectory Date Returned :- 03/12/2013

St Johns Hill
Shaftesbury
SP7 8HG

Proposal : Demolish part boundary wall and garden steps. Erect new boundary walls, doorway and gate piers, and erect retaining wall in rear garden.

Observations : Members had No Objection to the application.

Previously agenda item 4.11

04A- 3 2/2013/1244 Plot Ref :- Type :- Householde

Applicant Name :- Dr I Perry Date Received :- 26/11/2013

Location :- The Old Rectory Date Returned :- 03/12/2013

St Johns Hill
Shaftesbury
SP7 8HG

Proposal : Demolish part boundary wall and garden steps. Erect new boundary walls, doorway and gate piers, and erect retaining wall in rear garden.

Observations : Members had No Objection to the application.

Previously agenda item 4.14

04A- 4 2/2013/1303 Plot Ref :- Type :- Householde

Applicant Name :- Sir John and Lady Stuttard Date Received :- 25/11/2013

Location :- 23 Layton Lane Date Returned :- 03/12/2013

Shaftesbury
Dorset
SP7 8EY

Proposal : Extend and alter existing garden building

Observations : Members Objected to the application due to concern about access. Members would like to know if the proposed development is within the domestic curtilage and considered whether a change of use would be required as the development appeared to be a holiday let.

04B PLANNING APPLICATIONS

8:00pm At this point in the meeting, Cllr Proctor returned to the room.

Previously agenda item 4.1

04B- 1 2/2013/0923 Plot Ref :- Type :- Listed

Applicant Name :- Mrs E Staveley Date Received :- 14/11/2013

Location :- 71 Bimport Date Returned :- 03/12/2013

Shaftesbury
Dorset
SP7 8BA

Proposal : Install replacement window and door and carry out associated internal and external alterations (regularisation of work).

Observations : Members had No Objection to the application.

Previously agenda item 4.2

04B- 2 2/2013/1069 Plot Ref :- Type :- Householde
Applicant Name :- Mr J Pritchard Date Received :- 07/11/2013
Location :- Bleke House Date Returned :- 03/12/2013
Bleke Street
Shaftesbury
SP7 8QA

Proposal : Install array of 24 No. ground mounted photovoltaic panels.

Observations : Members had No Objection to the application. They requested however that a tree report be provided to protect the arboricultural landscape.

Previously agenda item 4.3

04B- 3 2/2013/1098 Plot Ref :- Type :- Householde
Applicant Name :- Mr and Mrs J Walker Date Received :- 14/11/2013
Location :- Manor Farm House Date Returned :- 03/12/2013
St James Street
Shaftesbury
SP7 8HQ

Proposal : Erect two storey and single storey rear extensions, garden room / studio and bin / log store. Re-construct courtyard wall, alter garden levels and erect retaining wall. (Demolish brick outbuilding and courtyard wall).

Observations : Members had No Objection to the application.

Previously agenda item 4.4

04B- 4 2/2013/1099 Plot Ref :- Type :- Listed
Applicant Name :- Mr and Mrs J Walker Date Received :- 14/11/2013
Location :- Manor Farm House Date Returned :- 03/12/2013
St James Street
Shaftesbury
SP7 8HQ

Proposal : Demolish brick outbuilding and courtyard wall. Erect two storey and single storey rear extensions and bin / log store. Re-construct courtyard wall. Carry out internal and external alterations.

Observations : Members had No Objection to the application.

Previously agenda item 4.6

04B- 5 2/2013/1197 Plot Ref :- Type :- Full
Applicant Name :- Bowling Club Date Received :- 05/11/2013
Location :- Barton Hill Playing Fields Date Returned :- 03/12/2013
Bleke Street
Shaftesbury
SP7 8QA

Proposal : Erect single storey extension

Observations : Members had No Objection to this application.

Previously agenda item 4.7

04B- 6 2/2013/1203 Plot Ref :- Type :- Listed
Applicant Name :- Mrs J Scarth Date Received :- 20/11/2013
Location :- 27 High Street Date Returned :- 03/12/2013
Shaftesbury
Dorset
SP7 8JE

Proposal : Demolish chimney and make good roof.

Observations : Members Objected to the application as the works proposed did not maintain the integrity of the historical status of the listed building.

Previously agenda item 4.8

04B- 7 2/2013/1229 Plot Ref :- Type :- Listed
Applicant Name :- Taunton Land Ltd Date Received :- 05/11/2013
Location :- 22-24 High Street Date Returned :- 03/12/2013
Shaftesbury
SP7
Proposal : Re-render front elevation and carry out associated external alterations (regularisation of work).
Observations : Members had No Objection to this application.

Previously agenda item 4.9

04B- 8 2/2013/1233 Plot Ref :- Type :- Outline
Applicant Name :- Mrs R Mayo Date Received :- 12/11/2013
Location :- 8 St Rumbolds Road Date Returned :- 03/12/2013
Shaftesbury
Dorset
SP7 8NE
Proposal : Develop land by the erection of 1 No. dwelling. (Outline application with all matters reserved).
Observations : Members had No Objection to this application.

Previously agenda 4.12

04B- 9 2/2013/1246 Plot Ref :- Type :- Householde
Applicant Name :- The Venerable J Holliman Date Received :- 07/11/2013
Location :- 3 Littledown Date Returned :- 03/12/2013
Shaftesbury
Dorset
SP7 9HD
Proposal : Erect 1 No. first floor extension
Observations : Members had No Objection to the application but asked that the soil pipe be internal rather than run down the outside of the building.

Previously agenda item 4.13

04B- 10 2/2013/1263 Plot Ref :- Type :- Listed
Applicant Name :- Mr S Cole Date Received :- 15/11/2013
Location :- 11 Salisbury Street Date Returned :- 03/12/2013
Shaftesbury
Dorset
SP7 8EL
Proposal : Install 2 No. Velux conservation rooflights and carry out associated internal and external alterations.
Observations : Members had No Objection to this application.

05 PLANNING AND INSPECTORATE DECISIONS

The Planning and Inspectorate Decisions report was received and noted.

06 NORTH DORSET LOCAL PLAN

Members received the consultation documents for the North Dorset Local Plan. Members noted that North Dorset District Council would be holding a drop in session at the Town Hall the following day and made arrangements for committee members to be present at various points throughout the day. It was AGREED that a workshop to discuss the plan would be called followed by a meeting of the committee to make recommendation to Full Council for a corporate response.

07 YELLOW LINES

Members considered the request from a business on Wincombe Business Park for yellow lines. It was AGREED to ascertain whether the Business Park was adopted and identify the exact location of the problem prior to making any requests for yellow lines.

08 UPDATES

- i. a) The Committee Clerk reported that that Town Council had been copied in on 12 letters to North Dorset District Council expressing dissatisfaction on the administration leading to the Meles Mead play area approval.
b) The Committee Clerk reported on a letter received from Mrs Roberts relating to the Town Enhancement Scheme and a corresponding letter from the Civic Society. Members consider the scheme and AGREED to discuss at the next meeting of the committee and to discuss bus stop provision to make recommendation to Full Council.

09 CORRESPONDENCE

- a) The appeal notification for planning application 2/2013/0698 5 Victoria Street was received and noted.
b) Members considered road names for two new roads on the Land East of Shaftesbury. Cllr Lewer PROPOSED, Cllr Pestell SECONDED and it was RESOLVED that the road identified in yellow on the map be Indus Road and the road identified in green on the map be Anstee Road.
c) Members received and noted the Bournemouth Dorset and Poole Minerals and Waste Planning Consultations.
d) Members considered correspondence from Hammoon Cycling for races over 2 days during the Shaftesbury Festival. Cllr Lewer PROPOSED, Cllr Tippins SECONDED and it was RESOLVED to support the event provided that the Shaftesbury Festival organisers and Dorset County Council were happy with the arrangements.

The Meeting closed at : 9.22pm

Signed : _____

Chairman Date: _____

On behalf of :-

Shaftesbury Town Council