

Shaftesbury Town Council

Town Hall, Shaftesbury, Dorset. SP7 8LY

Telephone: 01747 852420

e-mail:enquiries@shaftesburytowncouncil.co.uk

Website:www.shaftesburydorset.com

To: Members of Shaftesbury Town Council's Planning and Highways Committee

Councillors: J Lewer (Chair), P Proctor (Vice-Chair), S Clinch, J Duthie, W Harvey.

All other members of Shaftesbury Town Council and North Dorset District Council for information only.

You are required to attend a **Meeting of the Planning and Highways Committee** to be held on **Tuesday 14th October 2014 in the Council Chamber, Shaftesbury Town Hall commencing at 6.00pm** for the transaction of the business shown on the agenda below.

Richard Chapman

Interim Town Clerk

Members are reminded of their duty under the code of conduct

Public Participation

The Chairman will invite members of the public to present their questions, statements or petitions submitted under the Council's Public Participation Procedure.

Members of the public and council are entitled to make audio or visual recordings of the meeting provided it does not cause disruption or impede the transaction of business. Out of courtesy to those present, Council requests that intention to record proceedings is brought to the chairman's attention prior to the start of the meeting.

Agenda Item	
1.	Apologies for Absence To receive apologies for absence and consider reasons for non-attendance
2.	Declarations of Interest To receive declarations of any pecuniary interests
3.	Planning Applications To consider the Council's response to Planning Consultations contained in report 1014/PH/03
4.	Planning and Inspectorate Decisions To receive and note the planning and inspectorate decisions report 1014/PH/04 attached To discuss any matter relating to enforcement of planning conditions and determinations
5.	Officer Reports Report 1014/PH/05 attached

	Agenda Item
6.	Solar Farm Report 1014/PH/06 attached
7.	Eastern Development Report 1014/PH/07 attached.



**A Report from the Acting Committee Services Officer to
a Meeting of the Planning and Highways Committee.**

To be held on Tuesday 14th October 2014

In the Council Chamber, Town Hall, Shaftesbury at 7.00 pm

PLANNING APPLICATIONS

1. PURPOSE OF REPORT

1.1. For observations to be returned to the planning authority.

2. RECOMMENDATION

2.1. The Committee provides its observations on the below mentioned applications

3. BACKGROUND

3.1. Planning applications can be viewed online at <http://planning.north-dorset.gov.uk/online-applications/> or at the Town Hall Offices.

3.2. Observations must relate to material planning considerations relevant to the applications themselves.

4. APPLICATIONS

4.1.	2/2014/1015/FUL	Mr & Miss JD and C Hine, 14-16A Bell Street	Convert existing workshop to 1 No dwelling and install 2 No rooflights	Agent: Proctor Watts Cole Rutter
4.2.	2/2014/1044/HOUSE	Mr N House, 1 Westminster Close	Erect conservatory	Agent: Newglaze Windows Ltd
4.3.	2/2014/1053/LBC	Dorset Healthcare, Westminster Memorial Hospital	Install 1 No. replacement window to first floor and carry out associated internal and external alterations.	Agent: The Relph Ross Prternship Ltd
4.4.	2/2014/1055/FUL	Mr & Mrs A Berry, Mampitts Farm	Change of use of part of existing farm office to an office to run a water pipe renewal service business	Agent: Paul Dance Limited
4.5.	2/2014/1060/HOUSE	Mr & Mrs Watkins, 3 The Venn	Erect side and rear extensions (demolish conservatory)	Agent: Pierre Jordaan Architect
4.6.	2/2014/1079/FUL	Mr Mark Whitlock, 46 Salisbury Street	Erect 1 No. dwelling	Agent: Proctor Watts Cole Rutter
4.7.	2/2014/1082/HOUSE	Mr R Truscott, 22 French Mill Lane	Erect double garage/car port with storage above (demolish existing garage).	Agent: Room Review

4.8.	2/2014/1096/HOUSE	Mr A Cunningham, 14 Laneside	Erect two storey and single storey extensions.	Agent: None
4.9.	2/2014/1107/FUL	Ms J Sanderson, Land at Yeatmans Lane	Erect 1 No. dwelling (incorporating existing outbuilding) and modify vehicular access.	Agent: None
4.10.	2/2014/1113/LBC	Ms R Wingate, 22-24 High Street	Install 1 No. replacement window and carry out associated external alterations.	Agent: Proctor Watts Cole Rutter
4.11.	2/2014/1186/FUL	Virginia Hayward Ltd, Littledown Business Park	Demolish existing building, erect two storey office building and form additional parking	Agent: Brimble Lea & Partners

5. FINANCIAL IMPLICATIONS

5.1. There are no financial implications

6. LEGAL IMPLICATIONS

6.1. The Council is a statutory consultee on planning applications and is thereby invited to provide observations but does not hold any power to determine the applications themselves.

6.2. The observations made will be those of the corporate body as determined through the democratic process.

End.
Richard Chapman
Town Clerk

Author of Report
Claire Commons
Acting Committee Services Officer

NOTIFICATIONS OF PLANNING DECISIONS FROM North Dorset District Council

Minute Ref 1014/PH/04

Tue 14 October 2014

District Ref

' C ' Contrary to District 'CD' Contrary Delegated '
D ' Delegated

Page No : 1

' E ' Endorsed by District 'ED' Endorsed Delegated

GRANTED PLANNING PERMISSIONS

ED 2/2014/0579/FUL	Granted	High House
ED 2/2014/0877/FUL	Granted	40A Wincombe Business Park
ED 2/2014/1005/LBC	Granted	Westminster Memorial Hospital

**A Report from the Acting Committee Services Officer to
a Meeting of the Planning and Highways Committee.**

To be held on Tuesday 9 September 2014

In the Council Chamber, Town Hall, Shaftesbury at 7.00 pm

Officer Report

1. PURPOSE OF REPORT

1.1. For information

2. RECOMMENDATION

2.1. To receive and note.

3. ITEMS TO NOTE

- 3.1. Road Traffic Regulation Act 1984, Temporary Closure of B3091, St James Street to Kitt Hill, Cann. (see appendix A)
- 3.2. Public Meeting relating to future development and in particular the impending development North East of Shaftesbury. That a public meeting is being arranged for the week commencing 20th October 2014 with Shaftesbury Town Council, North Dorset District Council and Dorset County Council. The purpose of the meeting to reflect the stages and actions which have led to the site being promoted for development. Council representatives will also describe how North Dorset District Council is seeking to distribute housing within the district.

End.
Richard Chapman
Town Clerk

Author of Report
Claire Commons
Acting Committee Services Officer



PUBLIC NOTICE

Dorset County Council

TEMPORARY CLOSURE OF B3091, ST JAMES STREET TO KITT HILL, CANN

DORSET COUNTY COUNCIL has made an Order under Section 14 [1] of the Road Traffic Regulations Act 1984, as amended. All vehicles will be prohibited from proceeding along B3091, from the junction with St James Street to the junction with the access road to Holm and Ivy Farm, Cann, a distance of approximately 840 metres. The order is needed in order to comply with Health and Safety Regulations, which require the provision of safe working areas and to minimise the likelihood of danger to Highway Users. It will come into operation on the Saturday 25th October 2014 until 02nd November 2014 between the hours of 09:30 & 16:30hrs, daily, duration of 9 days. But it will remain in force for 18 months and can be extended, with the approval of the Secretary of State for Transport, if necessary.

This order will enable A Plant Lux on behalf of British Telecom safe access to the overhead cables to install a service.

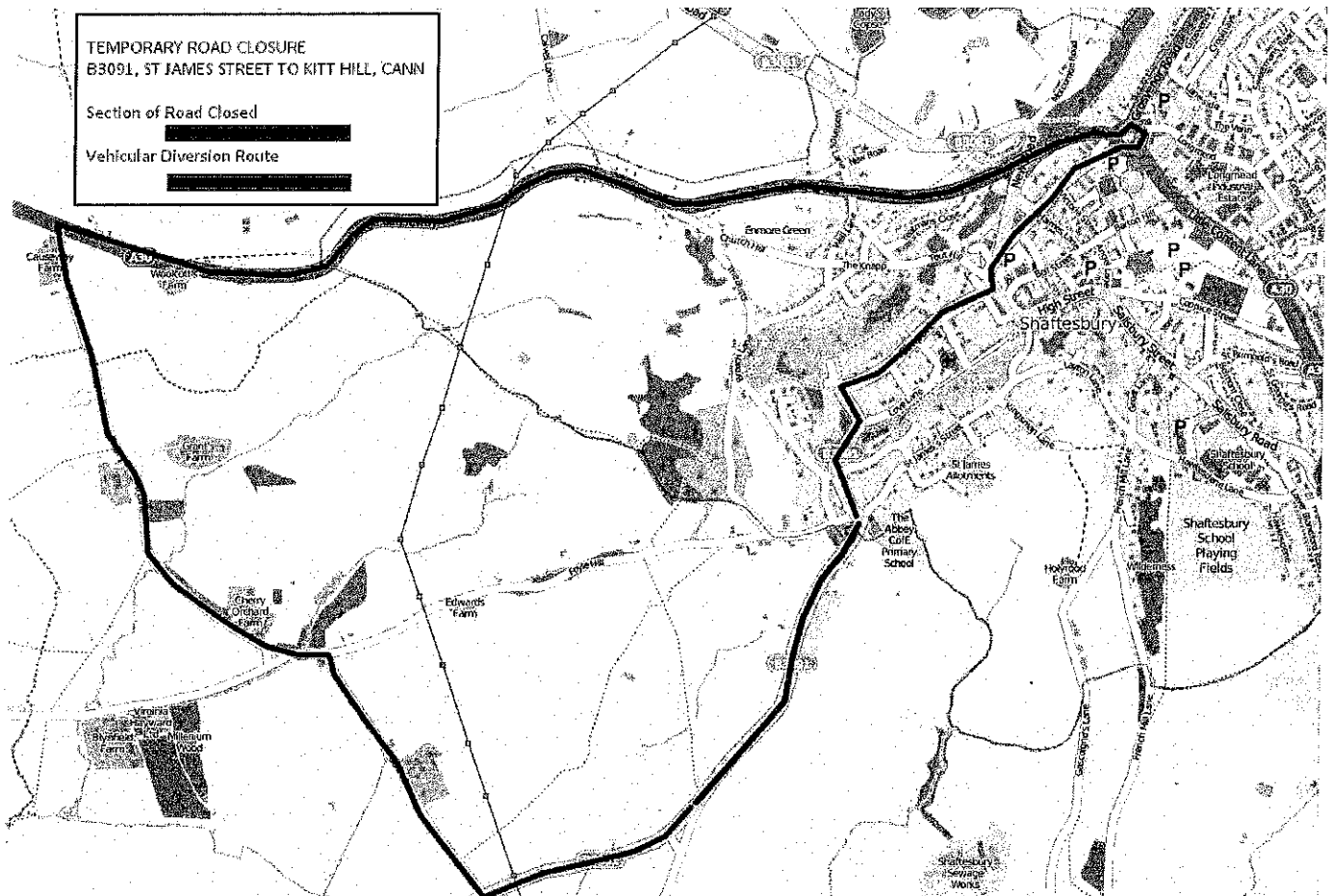
Alternative Route;

The alternative route, which will be sign posted, is as follows; from the northern end of the closure proceed north along the B3091, St Johns Hill, to the junction with High Street, Shaftesbury. Turn left onto High Street, Shaftesbury and continue to the junction with Halmes Lane. Continue north easterly along Bleke Street to Ivy Cross roundabout. At the roundabout take the 1st Exit onto the A30, signposted Yeovil, Sherborne and continue west for approximately 1.8 miles to the junction with Cherry Orchard Lane, signposted H.M.P Guys Marsh. Turn left onto Cherry Orchard Lane, and proceed south for approximately 1 mile to the junction with Coles Lane. Turn right onto Coles Lane and continue south to the junction with the B3091. Turn left onto the B3091 and proceed westerly to the southern end of the closure. The reverse route applies.

If you would like further information about the work being undertaken please call A-plant Lux on 03700 500792. For the information concerning this notice please call Dorset Highways' road space management team on 01305 221020.

MIKE HARRIES, Director for Environment and the Economy, County Hall, DORCHESTER, Dorset, DT1 1XJ

Any person who uses or permits the use of a vehicle in contravention of the order will be liable on summary conviction to a fine not exceeding £1,000.



**A Report from the Acting Committee Services Officer to
a Meeting of the Planning and Highways Committee.**

To be held on Tuesday 14th October 2014

In the Council Chamber, Town Hall, Shaftesbury at 7.00 pm

Solar Farm

1. PURPOSE OF REPORT

1.1. For decision

2. RECOMMENDATION

2.1. That the Committee recommends a policy position in regard to the proposed Solar Farm on land North of Shaftesbury.

3. ITEMS TO NOTE

- 3.1. The Solar Farm is in Wiltshire and therefore Shaftesbury Town Council is not a statutory consultee
- 3.2. The Planning and Highways Committee made its observations to Wiltshire Council on 12th August 2014 objecting to the proposal due to its location being on the reserved bypass corridor and expressing objection to the lack of consultation of Shaftesbury Town Council (*Minute reference 09*)
- 3.3. The case officer at Wiltshire Council has asked for an extension for the determination of the application (14/06350/FUL), as the original target determination date set by the Council was 30th September 2014. This extension will be until the 17th October.
- 3.4. In acknowledgement of the reserved bypass corridor, the developer has provided a written undertaking to take out insurance to protect against the bypass being brought forward in its construction.
- 3.5. The Council has already resolved a policy statement in regards to the bypass corridor;
That the Council's policy position regarding the bypass is;
- No development in the corridor in Dorset or Wiltshire
 - No housing development takes place which would be served by the bypass until that part of the bypass between the A350 at Littledown and the A30 (including all access points as planned)
 - The Council supports the whole bypass route from Wiltshire through to Blandford

End.
Richard Chapman
Town Clerk

Author of Report
Claire Commons
Acting Committee Services Officer

**A Report from the Acting Committee Services Officer to
a Meeting of the Planning and Highways Committee.**

To be held on Tuesday 14th October 2014

In the Council Chamber, Town Hall, Shaftesbury at 7.00 pm

Eastern Development

1. PURPOSE OF REPORT

1.1. For decision

2. RECOMMENDATION

2.1. That the Committee approves the following letter for submission to the District Council and forwards it to the next meeting of Council for noting.

The proposed letter to be submitted is;

Dear John, Stuart, David,

Thank you for meeting on Monday 22 September.

As promised, we have forwarded copies of Bernard Ede's analysis plans and our proposal for the restoration of the area of open spaces which have been lost in the previous phases of the Eastern Development.

I confirm the points made:

The Masterplan was produced after many years of consultations and meetings and was an approved plan. We do not accept that it was a mere guideline.

1. The consequent planning approvals (2/2002/0415 & /0880) required (Condition 22) that details of recreation spaces and equipment be agreed with the Planning Authority prior to development commencing. This has evidently been completely ignored, as it has proved impossible to install a single LEAP south of the Wildlife Corridor; this forced the only LEAP so far, serving over 280 houses, to be sited in the wildlife corridor itself, contrary to the Masterplan.
2. You stated that Shaftesbury Town Council has never objected to the amended planning applications. We strongly refute this point and the Clerk will be responding in more detail.
3. The analysis sheet demonstrates where Persimmon has extended development into recreation spaces and open areas to the extent of 1.9 Hectares – a significant incursion.
4. The Affordable housing proportion based on Persimmon's own marketing plans was 40% then 60% and then 80%. You asserted that the overall figure will be 44%. Please could you give the figures and calculations which support this statement
5. The huge proportion of social housing has resulted in most houses having children and many with more than the expected 2 children. The result is a massive over demand on recreation areas which makes the current under provision even more critical.

6. We are now at the stage where phases 6 and 7 are being discussed. We are stating publicly that we require the 1.9 hectares of lost space to be provided in these phases and have demonstrated our preferred layout.
7. This involves two green spaces in phase 6 (together amounting to 0.9 hectares). This actually creates some very attractive plots for Persimmon to build out. We also oppose the building of any houses at all on phase 7 (the remnants of the original school site), which we want be retained for community use. (We suggest a building which could act as a relief school in the short term, with possible conversion to commercial offices in the future)
8. We pointed out that the changes we propose approximate to the 1.9 hectares lost in previous phases; furthermore, the school site was never intended to take houses, so even with our proposals, Persimmon would still be better off than originally.
9. You stated that it would be difficult to "back-date" this correction to open space allocation. Our position is that we have objected vigorously and repeatedly to every erosion of the Masterplan, and it is your problem that you ignored us. Your assertion that you cannot stop Persimmon building on the whole of phases 6 and 7 cannot be accepted as this is akin to building out an approved development and then saying you now want to build on the approved recreation areas.

We would appreciate it if you would consult your colleagues and then meet with ourselves and district councillors.

We will be requesting a meeting with district councillors to ensure that Persimmon are made fully aware that the 1.9 hectares must be provided and as a matter of urgency the land must be landscaped and transferred to STC ownership so that it can be made available.

We also raised the issue of primary school provision which has become desperate in Shaftesbury and would confirm that no new housing should be provided (unless for the over 50s) until the school situation is resolved.

3. BACKGROUND

Members have been concerned about open space issues on the development east of the A350. An independent meeting was held with representatives from North Dorset District council with regards to this.

Mr Bernard Ede has prepared drawings highlighting the areas of green 'lost' in the translation from the masterplan to the current build. In an attempt to redress this, proposals have been drawn to regain a similar area of open space from parcels 6 and 7 of the Eastern Development.

End.
Richard Chapman
Town Clerk

Author of Report
Claire Commons
Acting Committee Services Officer