

# Shaftesbury Town Council

Town Hall, Shaftesbury, Dorset. SP7 8LY

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**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 committee to be held on **Tuesday 11<sup>th</sup> November 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. 20 minutes has been allocated for this purpose.

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.

	<b>Agenda Item</b>
1.	<b>Apologies for Absence</b> To receive apologies for absence and consider reasons for non-attendance
2.	<b>Declarations of Interest</b> To receive declarations of any pecuniary interests
3.	<b>Minutes</b> To approve the minutes of the Planning and Highways Committee meeting held on 14 <sup>th</sup> October 2014 <i>Minutes are available at the Town Council offices or <a href="http://www.towncouncil.shaftesburydorset.com">www.towncouncil.shaftesburydorset.com</a></i>
4.	<b>Planning Applications</b> To consider the Council's response to Planning Consultations contained in report 1114/PH/04
5.	<b>Planning and Inspectorate Decisions</b> To receive and note the planning and inspectorate decisions report 1114/PH/05 attached To discuss any matter relating to enforcement of planning conditions and determinations

Agenda Item	
6.	<b>Officer Reports</b> Report 1114/PH/06 attached
7.	<b>Licensing</b> Report 1114/PH/07 attached
8.	<b>Bypass Corridor</b> Report 1114/PH/08 attached



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

**To be held on Tuesday 11<sup>th</sup> November 2014**

**In the Council Chamber, Town Hall, Shaftesbury at 6.00 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.	2/2014/1283/FUL	Dorset Healthcare, Westminster Memorial Hospital	Install 1 No. replacement window and sliding door and carry out associated internal and external alterations. Erect external pergola and Brise Soliel to provide passive solar shading. Install external louvres to existing boiler room and external mounted A/C condenser units. Replace roof over covering over OT Room.	Agent: The Relph Ross Prternship Ltd
4.2.	2/2014/1284/LBC			
4.3.	2/2014/1286/HOUSE	Mr & Mrs A N Sawrey-Cookson, Abbey House Abbey Walk	Install 1 No. dormer window.	Agent: Proctor Watts Cole Rutter
4.4.	2/2014/1306/HOUSE	Mr and Mrs R Thompson, Yew Tree Cottage, 22 New Road	Erect 1 No. garage (demolish existing garage).	Agent: A C Southey RIBA
4.5.	2/2014/1312/HOUSE	Mr B Ede, Long House, 23A Bimport	Erect conservatory and carport	Agent: Western Design Architects

4.6.	2/2014/1317/VARIA	Persimmon Homes, Phase 5 Land East Shaftesbury Gower Road	Variation of condition No. 1 to substitute disabled unit 26 to plot 111 with a single garage within plot 57, which adjoins the south west elevation of plot 58, with a double garage (type 58) and further amendments detailed with planning statement.	Agent: Not listed
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**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 05**

**Tue 11 November 2014**

**District Ref 1114/PH/05**

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

Page No : 1

' E ' Endorsed by District 'ED' Endorsed Delegated

**GRANTED PLANNING PERMISSIONS**

<b>CD 2/2014/0596/HOUSE</b>	Granted	Manor Close
District COMMENT GRANTED. Schedule of conditions available to view at <a href="http://www.dorsetforyou.com">www.dorsetforyou.com</a>		Local COMMENT The committee objected to the application due to the loss of parking and overdevelopment of an area where there is already a demonstrable issue with parking and congestion leading to concerns of road safety.
<b>CD 2/2014/0763/LBC</b>	Granted	Abbey House
District COMMENT GRANTED. Schedule of conditions available to view at <a href="http://www.dorsetforyou.com">www.dorsetforyou.com</a>		Local COMMENT Members objected to the application due to the sensitivity of the location and it being out of keeping with the character of the area.
<b>ED 2/2014/1015/FUL</b>	Granted	Workshop 14 - 16A Bell Street
<b>ED 2/2014/1082/HOUSE</b>	Granted	22 French Mill Lane
<b>ED 2/2014/1096/HOUSE</b>	Granted	14 Laneside

**REFUSED PLANNING PERMISSIONS**

<b>CD 2/2014/0760/HOUSE</b>	Refused	The Old Dairy
District COMMENT REFUSED The proposed development by reason of its location, design, form, scale, massing materials, and dimensions are not considered to safeguard the significance of the grade II listed heritage asset and its setting. This is contrary to the saved policies 1.1, 1.7, 1.8, 1.21, 1.23 and 2.11 of the adopted North Dorset District Wide Local Plan 2003, and the National Planning Policy Framework sections 7, 11 and 12.		Local COMMENT Members had no objection to the application



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**To be held on Tuesday 11<sup>th</sup> November 2014**

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**Officer Report**

**1. PURPOSE OF REPORT**

1.1. For information

**2. RECOMMENDATION**

2.1. To receive and note.

**3. ITEMS TO NOTE**

3.1. Executive Decision Notice, Land South A30. Attached at Appendix A.

3.2. SLCC - New Rules offer further Green Belt protections

Published 17th October 2014

The Government today (16 October 2014) strengthened the policy on planning for waste facilities such as recycling plants making clear that companies and councils looking to build these should first look for suitable sites and areas on brownfield land.

Today's new rules also changes the previous policy, and means councils can no longer give special consideration to locational needs, or the wider economic benefits the site could bring, over other considerations, as justification for building waste facilities on green belt land.

The Government want to ensure the green belt would continue to offer a "strong defence" against urban sprawl in our towns and cities, and brings waste into line with the policies on other development, where approval should only be given in very special circumstances, and brownfield sites should be sought in the first instance.

[www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/364278/141015\\_National\\_Planning\\_Policy\\_for\\_Waste.pdf](http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/364278/141015_National_Planning_Policy_for_Waste.pdf)

**Protecting the green belt**

The new policy follows new guidance published earlier this month, which reaffirms how councils should use their local plan, drawing on protections in the National Planning Policy Framework, to protect the green lungs around towns and cities.

Green belt boundaries should only be altered in exceptional cases, through the preparation or review of the Local Plan.

This is on top of a range of measures the government has already taken to protect the green belt.

These include:

- abolishing the previous administration's top-down regional strategies
- selling surplus brownfield land for redevelopment
- introducing more flexible planning rights so empty and underused buildings can be brought back into productive use

Local Plans are now at the heart of the reformed, democratic planning system, so councils can decide where development should and shouldn't go in consultation with local people.

3.3. Wiltshire development on the Shaftesbury border. The Clerk will speak to this item.

End.  
Richard Chapman  
Town Clerk

Author of Report  
Claire Commons  
Acting Committee Services Officer





## FORM D



## EXECUTIVE DECISION NOTICE

<b>Service Area</b>	Asset Management
<b>Subject</b>	Land South of A30, Shaftesbury
<b>Decision</b>	To continue to negotiate with Persimmon Homes to Exercise its option to purchase District Council allocated employment land south A30, Shaftesbury.
<b>Decision Taker(s)</b>	Cllr Michael Roake
<b>Designation</b>	Portfolio Holder
<b>Date of Decision</b>	
<b>Reason for the Decision</b>	Promotion or improvement of economic wellbeing, specifically to promote the economic development of the allocated employment land.
<b>Alternative Options considered and rejected</b>	To conclude that the Option Agreement has lapsed.
<b>Consultees</b>	General Manager; Legal
<b>Budget Implications</b>	The Option Agreement defines the basis upon which the land valuation is to be agreed. The alternative option (to conclude that the Option Agreement has lapsed) may provide a larger capital receipt for the Council.
<b>Legal Implications</b>	The Option Agreement is legally binding on both Persimmon and NDDC. Deviation from the Option Agreement would need to be agreed by both Parties or otherwise decided.

<b>Conflict of Interest</b>	None
<b>Reference Documents</b>	Option Agreement

**Signed:** .....

**Date:** .....

**Designation:** Portfolio Holder

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a Meeting of the Planning and Highways Committee.**

**To be held on Tuesday 11<sup>th</sup> November 2014**

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**Licensing**

**1. PURPOSE OF REPORT**

1.1. For decision.

**2. RECOMMENDATION**

2.1. To consider if the committee has any objection to the application.

**3. BACKGROUND**

- 3.1. A licensing application has been submitted for a dispatch centre for the distance sale of alcohol. Members will note that although the licensee is in Donhead St Mary and therefore falling within the Wiltshire authority, the premises is located at Wincombe Business Park thereby under the auspices of North Dorset District Council.
- 3.2. Application summary is attached at appendix B
- 3.3. The full application is unable to be printed, please let the Clerk or Committee Services Officer know if you wish this to be sent to you electronically.

**4. FINANCIAL IMPLICATION**

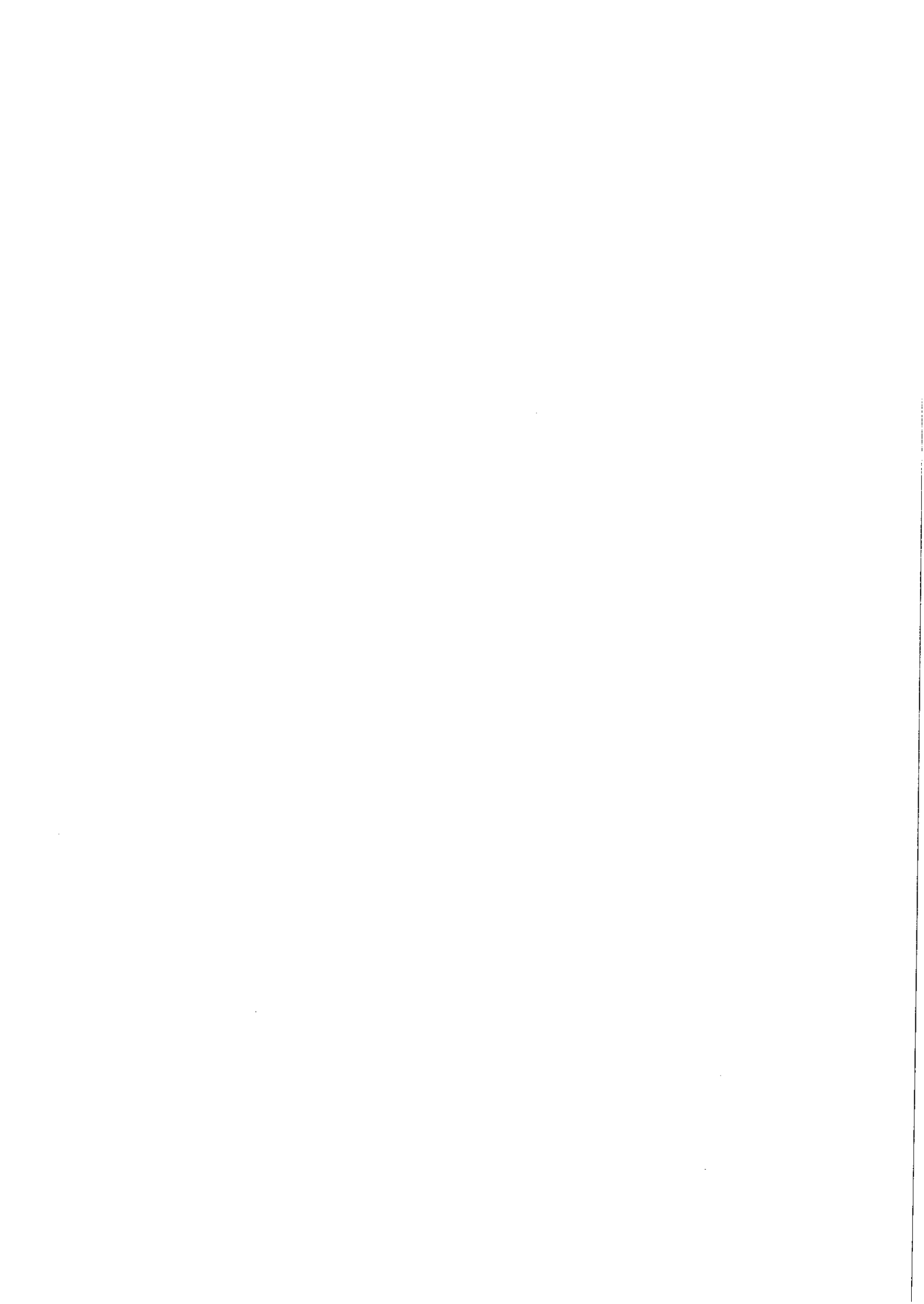
4.1. There are no financial implications pertaining to this report

**5. LEGAL IMPLICATIONS**

5.1. There are no legal implications for Shaftesbury Town Council pertaining to this report.

End.  
Richard Chapman  
Town Clerk

Author of Report  
Claire Commons  
Acting Committee Services Officer





and any premises licence to be granted or varied in respect of this application made by

The Donhead Apple Company Ltd

*[name of applicant]*

concerning the supply of alcohol at

24F Wincombe Business Park  
Shaftesbury  
Dorset  
SP7 9QJ

*[name and address of premises to which application relates]*

I also confirm that I am applying for, intend to apply for or currently hold a personal licence, details of which I set out below.

Personal licence number

LN/009192

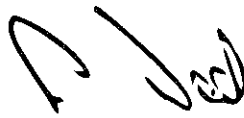
*[insert personal licence number, if any]*

Personal licence issuing authority

Wiltshire Council

*[insert name and address and telephone number of personal licence issuing authority, if any]*

Signed



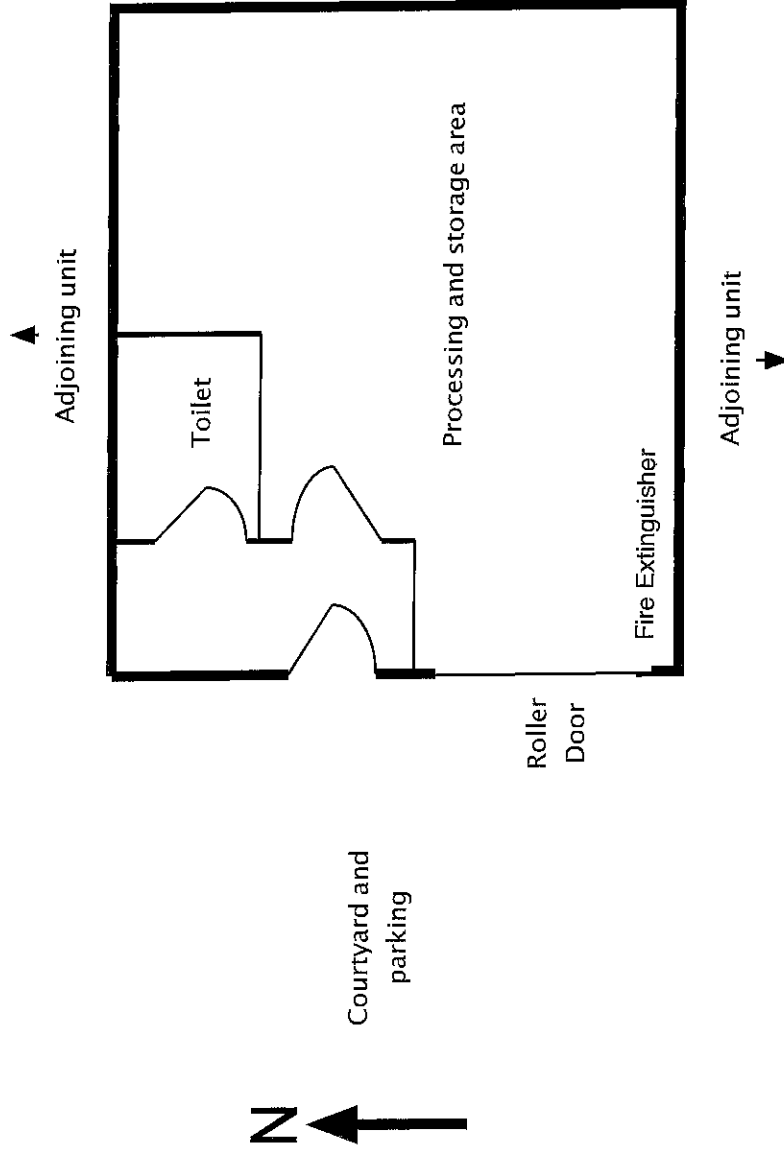
Name (please print)

Gavin Tait

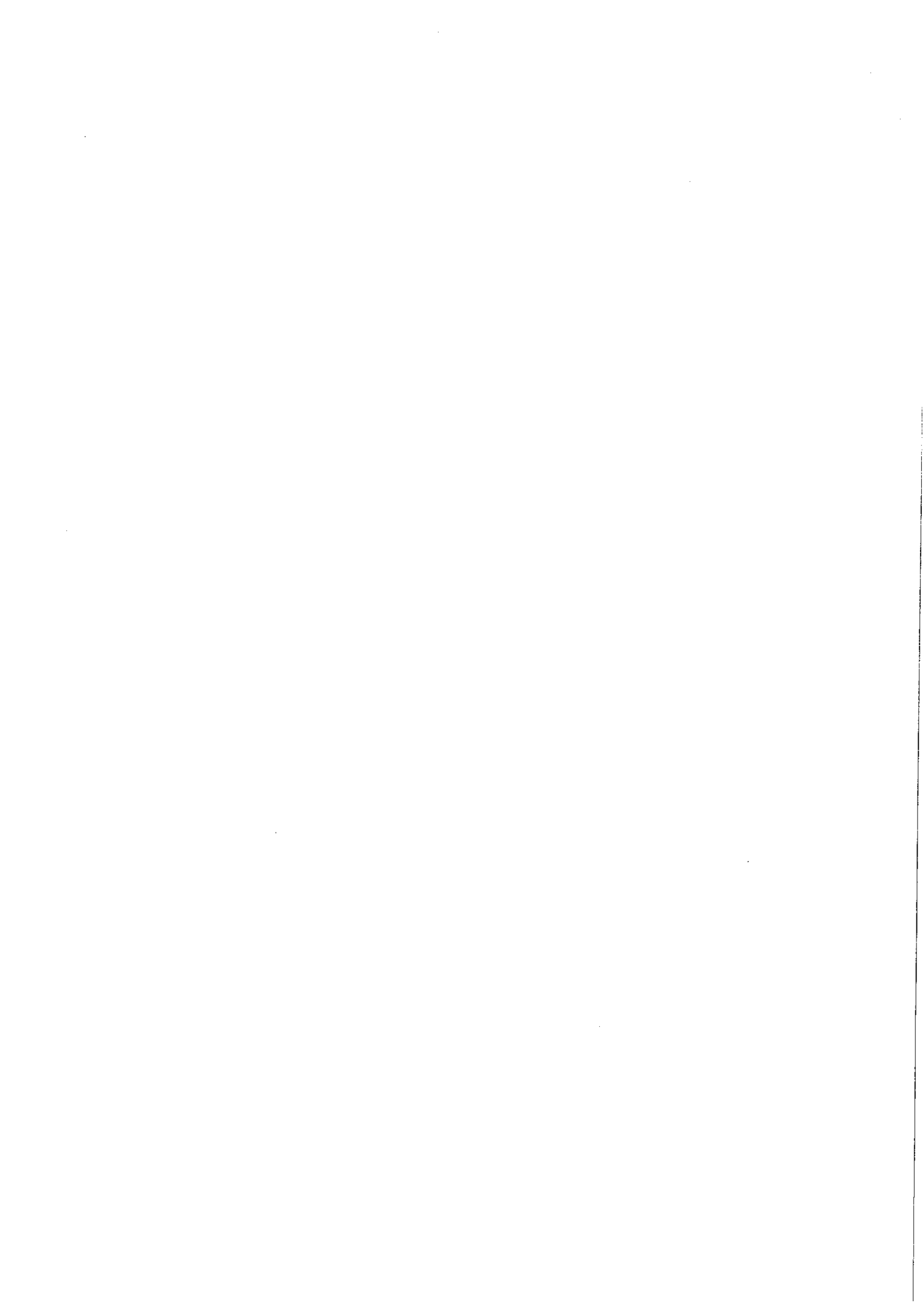
Date

30/10/14

# Plan of 24F Wincombe Business Park, Shaftesbury SP9 9QJ



Scale: 1:100 at A4





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**Bypass Corridor**

**1. PURPOSE OF REPORT**

1.1. For decision.

**2. RECOMMENDATION**

2.1. To nominate a member of the committee to attend the next meeting of the Cross Border Working Group for the purpose of discussing matters relating to the proposed Shaftesbury bypass corridor and for reporting back to Council.

**3. BACKGROUND**

3.1. A meeting was held on 5<sup>th</sup> November 2014 at the Town Council offices with a planning barrister in order to discuss the bypass corridor.

3.2. A solar farm development planning application is currently in with Wiltshire Council, its location is on the proposed bypass corridor.

3.3. It is recommended that a member of the Planning and Highways Committee attends the next meeting of the Cross Border Working Group in order to discuss the implication of this proposal on the bypass corridor and its impact on Shaftesbury.

3.4. A report from the Cross Border Working Group will be made back to Council.

**4. FINANCIAL IMPLICATION**

4.1. There are no financial implications pertaining to this report

**5. LEGAL IMPLICATIONS**

5.1. There are no legal implications for Shaftesbury Town Council pertaining to this report.

End.  
Richard Chapman  
Town Clerk

Author of Report  
Claire Commons  
Acting Committee Services Officer

