



Shaftesbury Town Council

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

Councillors: P Proctor (Vice-Chair), S Clinch, J Duthie, W Harvey, Cllr Pestell, Cllr Madgwick

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 16th December 2014 in the Guildhall, Shaftesbury Town Hall commencing at 6.00pm** for the transaction of the business shown on the agenda below.

Claire Commons

Acting Committee Services Officer

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.

Agenda Item	
1.	Election of Chair To elect Chair of the Planning and Highways Committee (for the remainder of the municipal year) and vice-chair if applicable.
2.	Apologies for Absence To receive apologies for absence and consider reasons for non-attendance
3.	Declarations of Interest To receive declarations of any pecuniary interests
4.	Minutes To approve the minutes of the Planning and Highways Committee meeting held on 11 th November 2014 <i>Minutes are available at the Town Council offices or www.towncouncil.shaftesburydorset.com</i>
5.	Planning Applications To consider the Council's response to Planning Consultations contained in report 1214/PH/05

Agenda Item	
6.	<p>Planning and Inspectorate Decisions</p> <p>To receive and note the planning and inspectorate decisions report 1214/PH/06 attached</p> <p>To discuss any matter relating to enforcement of planning conditions and determinations</p>
7.	<p>Enmore Green Roads</p> <p>Report 1214/PH/07 attached</p>
<p>At this point in the proceedings, time permitting, the meeting will adjourn until 7pm</p>	
8.	<p>Barratt Homes</p> <p>To consider planning application 2/2014/1350/FUL, Barrat Homes, Land at E 387256 N 123908 Wincombe Lane, Shaftesbury.</p>



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

To be held on Tuesday 16th December 2014

In the Council Chamber, Town Hall, Shaftesbury at 6.00 pm

ELECTION OF CHAIRMAN

1. PURPOSE OF REPORT

- 1.1. For decision

2. RECOMMENDATION

- 2.1. The Committee appoints from within its members, a chairman. If by virtue of the appointment the position of Vice-Chairman becomes vacant, the Committee appoints from within its members, a Vice-Chairman.

3. BACKGROUND

- 3.1. A vacancy has arisen (November 2014) following the resignation of the previous chair. The committee needs to appoint a committee member to fulfil the role of chairman. A committee is not constituted until a chair has been appointed.
- 3.2. Members of the committee should nominate a chairman from within its members. Those nominated to stand will be asked if they accept the nomination, the committee will then vote by secret ballot.
- 3.3. Where more than two persons have been nominated for a position to be filled and none of those persons has received an absolute majority of votes in their favour, the name of the person having the least number of votes shall be struck off the list and a fresh vote taken. This process shall continue until a majority of votes is given in favour of one person.
- 3.4. Where by virtue of the vacancy being filled, another vacancy arises, the committee should proceed to elect to fill the newly made vacancy.

4. FINANCIAL IMPLICATIONS

- 4.1. There are no financial implications.

5. LEGAL IMPLICATIONS

- 5.1. There are no legal implications.

End.

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 16th December 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.	2/2014/1450/DOC	Persimmon Homes	Discharge of condition 22 – play facility details; and 52 – construction environmental management plan; following grant of Planning Permission No 2/2002/0415	Agent: not available
Note: NDDC are not currently accepting comments from the public on this application. This is provided for your information only.				
4.2.	2/2014/1302/FUL	Dr I Perry, The Old Rectory St Johns Hill, Shaftesbury	Erect replacement boundary wall including new vehicular access; and erect new boundary wall to existing parking area with pedestrian access (part retrospective)	Agent: Classic Architecture Company
4.3.	2/2014/1303/LBC			
4.4.	2/2014/1357/LBC	Bath Travel, 14 High Street, Shaftesbury	Erect a bureau de change within the building	Agent: not available
4.5.	2/2014/1537/HOUSE	Mr & Mrs R Curtis, 80 Linden Park, Shaftesbury	Erect garage/carport/workshop	Agent: A C Southey RIBA

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.

Claire Commons

Acting Committee Services Officer

NOTIFICATIONS OF PLANNING DECISIONS FROM North Dorset District Council

Minute Ref 1214/PH/06

Wed 5 November 2014

District Ref

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

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' E ' Endorsed by District 'ED' Endorsed Delegated

GRANTED PLANNING PERMISSIONS

E 2/2013/0184	Granted	Chubbs House
CD 2/2014/0059	Granted	Lyons Walk
District COMMENT GRANTED. Schedule of conditions available to view at www.dorsetforyou.com		Local COMMENT This application was not received by Shaftesbury Town Council for consideration. The application was Granted by NDDC on 9th May 2014. The Committee considered the application but did not pass comment as the determination had already been made by the planning authority.
CD 2/2014/0060	Granted	Lyons Walk
District COMMENT GRANTED. Schedule of conditions available to view at www.dorsetforyou.com		Local COMMENT This application was not received by Shaftesbury Town Council for consideration. The application was Granted by NDDC on 9th May 2014. The Committee considered the application but did not pass comment as the determination had already been made by the planning authority.
ED 2/2014/0163/PLNG	Granted	Ivy Cross Stores
ED 2/2014/0419	Granted	17 Tollgate Park
ED 2/2014/0597LBC	Granted	Manor Close
2/2014/0614/HOUSE	Granted	14 St James Street
2/2014/0818/ADV	Granted	Bell Street United Church
ED 2/2014/0863/HOUSE	Granted	3 Kingsman Lane

REFUSED PLANNING PERMISSIONS

E 2/2013/0338	Refused	St Denis Lodge
C 2/2013/1037	Refused	Gold Hill Cottage
District COMMENT The sensitive nature of the Conservation Area and the Heritage Value of the Listed Building are required to be preserved and enhanced. The proposal is advanced without adequate justification and the implications for the structure and the historic fabric of the listed building do not appear to have been adequately considered. In this context it is considered that the form and design of the proposal fail to respect the significance of the heritage asset and would result in substantial harm to the fabric of the Listed Building, contrary to paragraphs 64,131, 132, 133 and 134 of the National Planning Policy Framework, and the proposal also fails Local Plan Policies 1.21 (Alterations to listed Buildings), 1.23 (Character of Listed Buildings) and 1.24 (Character of Conservation Areas).		Local COMMENT The committee wished to write in support of the application as it enhanced the property and was in keeping with the character of the street and similar buildings of a similar age.
CD 2/2013/1318	Refused	Minster House
District COMMENT REFUSED. The proposed development would neither preserve or enhance the character or appearance of the Shaftesbury Conservation Area or the setting of the adjacent listed buildings. Further information available from www.dorsetforyou.com		Local COMMENT The committee supported the application.

NOTIFICATIONS OF PLANNING DECISIONS FROM North Dorset District Council

Minute Ref 1214/PH/06

Wed 5 November 2014

District Ref

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

Page No : 2

' E ' Endorsed by District 'ED' Endorsed Delegated

REFUSED PLANNING PERMISSIONS

ED 2/2014/0412

Refused

27, 27a and 27b High Street

**A Report from the Acting Committee Services Officer to
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ENMORE GREEN ROADS

1. PURPOSE OF REPORT

1.1. For decision.

2. RECOMMENDATION

2.1. The Committee writes to Dorset County Council as per Notice of Motion 00006/1114/FC/18 with the removal of reference to the Town Centre.

3. BACKGROUND

3.1. Notice of Motion 00006/1114/FC/18 was presented to Council at its meeting of the 9th December 2014

3.2. It was Resolved to remove reference to the Town Centre from the Motion. It was then Resolved to refer the matter to the Planning and Highways Committee for decision.

4. FINANCIAL IMPLICATIONS

4.1. There are no financial implications

5. LEGAL IMPLICATIONS

5.1. There are no legal implications

End.

Claire Commons

Acting Committee Services Officer