



**SHAFTESBURY TOWN COUNCIL**

**Planning and Highways Committee**

Minutes of a meeting of the Planning and Highways Committee held in the Council Chamber, High Street, Shaftesbury Dorset SP7 8LY on Tuesday 16<sup>th</sup> June 2015 commencing at 7:00pm.

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**Members Present:**

Councillor Lewer (Chair)  
Councillor Austin  
Councillor Taylor

Councillor Francis (Vice-Chair)  
Councillor Proctor

**Absent:**

There were no members absent

**Officers Present:**

Claire Commons, Committee Services Officer

In Attendance:

District Councillor Jefferson  
10 members of the public

**MINUTES**

**Public Participation**

Members of the public were invited to make representations to the Council on any matters relating to the work of the Council or to raise any issues of concern. The following matters were raised;

- Application 2/2015/0692 Tennis Courts at Shaftesbury School. Concern was expressed relating to the number and location of the floodlights. Concern was expressed about light pollution, that neighbours were already adversely affected by balls entering their gardens and people trespassing to retrieve them and this would most certainly increase with increased number of courts. Concern regarding parking for the courts and increased traffic on Hawkesdene Lane. Note was made of excessive noise when the courts were being used outside school hours and the anticipation that this would increase with the addition of more courts.
- Application 2/2015/0787 Mampitts Farm. Concern was expressed that extension of the operating hours would create traffic problems on the narrow lane and private right of way. The applicant spoke to explain that the extended hours were only to allow for exceptional circumstances and for workmen to arrive just before the business start time in order to be ready to leave at 7am, likewise to allow for potential hold ups on the return back to the yard. He clarified that the farm still

operated as a farm and the new barn was built to accommodate up-to-date farm machinery which couldn't be accommodated in the old farm buildings.

**PH08 Apologies**

All members were present

**PH09 Declarations of Interest and Dispensations**

Councillor Francis declared that she knew one of the objectors to application 2/2015/0787, Councillor Proctor declared an interest in application 2/2015/0641 as his company was its architect, Councillor Taylor declared that he was a near neighbour to application 2/2015/0316 19 Old Boundary Road. All members were invited to declare any interests throughout the meeting if the need arose.

**PH10 Planning Applications**

The Officer's report 0615PH03 and supplemental report v3 was received. The Committee **RESOLVED** to submit the following observations to North Dorset District Council:

Planning reference	Applicant and address	Detail	Agent / Architect
<b>Committee Observation</b>			
2/2015/0692/FUL	Shaftesbury School, Playing Fields, Hawkesdene Lane	Form 5 No. tennis courts, erect 3.6m high fencing and floodlighting to courts.	
<p><b><u>Objection.</u> The Committee Objected to the application on the grounds that the need for lighting indicated that most of the use would be during the evening giving greatly increased likelihood of noise nuisance. Furthermore the Committee objected due to problems with parking, road safety issues on Hawkesdene Lane and damage to the banks of Hawkesdene Lane due to passing cars needing to tuck into the hedgerow. The Committee objected to further light pollution extending to the south side of Hawkesdene Lane and objected to the expected increase of existing problems of trespassing to retrieve balls in private gardens. It was requested that the application be considered by North Dorset District Council's Development Management Committee.</b></p>			
2/2015/0787/ VARIA	Mr and Mrs Berry, Mampitts Farm, Mampitts Lane	Variation of Condition 2 to allow business use of land and building outside the hours of 07.00 and 17.00 on Saturdays and	Paul Dance Ltd
<p><b><u>Support.</u> The Committee supported the application on the condition that the Planning Authority modified the variation of permitted hours to 6.45 – 17.30 Monday to Friday only and allowing for exceptional circumstances which could include MOTs. The Committee invited Mr Berry to speak and he confirmed that he would be happy with that arrangement and would keep a log of exceptional circumstances.</b></p>			

Planning reference	Applicant and address	Detail	Agent / Architect
<b>Committee Observation</b>			
2/2015/0316/ OUT	King Alfred's Housing Association. 19 Old Boundary Rd	Demolish dwelling and develop land by the erection of a two storey block of 4 No. flats, with 4 No. parking spaces and an additional 7 No. parking spaces to the rear accessed from existing car park (Outline application with all matters reserved)	A C Southey
<b><u>No Objection.</u> The Committee had no objections to the application</b>			
2/2015/0602/ FUL	Mr B Crook, 6 Wincombe Business Park	Erect workshop extension	Rose Engineering
<b><u>No Objection.</u> The Committee had no objections to the application</b>			
2/2015/0613/ LBC & 0751/FUL	HSBC, 2 The Commons	Remove and replace existing external self-service machine and carry out associated external alterations.	Fouin and Bell Architects Ltd
<b><u>No Objection.</u> The Committee had no objections to the application</b>			
At this point in the meeting, Councillor Proctor left the room.			
2/2015/0641/ LBC	Ms T Green, 23 St James	Remove rear wall and partitions (retrospective) and floors. Install external flue and re-instate with new wall, floors and carry out associated internal and external alterations.	Proctor Watts Cole Rutter
<b><u>Support.</u> The Committee supported the application.</b>			
At this point in the meeting, Councillor Proctor re-entered the room.			
2/2015/0771/ LBC	Abbeyfield, Pepperell House, Bleke Street	Alterations to wash-room to include installing extract fan.	Michael Lawson
<b><u>No Objection.</u> The Committee had no objections to the application.</b>			
2/2015/0662/ HOUSE	7 Lower Blandford Road	Erect first floor extension	Wayne Card
<b><u>No Objection.</u> The Committee had no objections to the application.</b>			

Planning reference	Applicant and address	Detail	Agent / Architect
<b>Committee Observation</b>			
2/2015/0752/ VARIA	SMK Properties, Ivy Cross Stores, Grosvenor Road	Variation of condition No 2 – approved plans and drawings to allow additional parking, roller shutter and door to shop premises to planning permission 2/2012/1474	Bell Associates
<b><u>Objection.</u> The Committee objected to the application due to over-intensification of use, miscalculation of parking and incorrect location for a commercial operation.</b>			
2/2015/0735/ HOUSE	Mr A Cunningham, 14 Laneside	Erect double garage and single storey extension (demolish existing garage)	Harbourside Design
<b><u>No Objection.</u> The Committee had no objections to the application.</b>			
2/2015/0741/ LBC	Paynes Place Barn, New Road	Install satellite dish to gable wall (regularisation of works) Remove 2 No. flues, install 1 No. flue and venting tile in roof	Maurice Stainer
<b><u>No Objection.</u> The Committee had no objections to the application.</b>			

**PH11 Officer Report**

There was no correspondence or updates relating to the work of the Committee to report.

There being no further business, the meeting was closed at 8.22pm

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Signed

Date