

**Report to the Meeting of Shaftesbury Town Council's
Planning and Highways Committee
to be held at 7.00pm on Tuesday 16th June 2015
in the Guildhall, High Street, Shaftesbury**

PLANNING APPLICATIONS

1. Purpose of Report

To consider responses to the schedule of planning applications identified below, and any further applications received before the date of the meeting, for return to the Local Planning Authority, North Dorset District Council.

2. Recommendation

- 2.1. That the Committee allocates specific wards to Committee members for reviewing applications
- 2.2. That the Committee provides its observations on the below mentioned applications and any further applications received before the date of the meeting.

3. Background

- 3.1. The Committee has historically split by ward the responsibility by ward for looking at the detail of planning applications. This is to enable two Councillors to examine the application in detail and to present their findings to the Committee for recommendation.
- 3.2. Due to the recent boundary and ward changes, each ward should have three members responsible for its applications. This not only guards against an application not having a recommendation in the event of a Councillor's absence, but also provides a second opinion on the application which may provide the Committee with more information to consider without the need for all Committee members to view all applications.
- 3.3. Shaftesbury Town Council is a statutory consultee which is provided the opportunity to make observations on planning applications within its parish boundary. These observations are reported back to the planning authority in order that it can make an informed decision when determining the application.
- 3.4. The Committee may request that an application be considered by the planning authority's Development Management Committee if there are matters of particular concern or which would be better considered during debate.
- 3.5. Planning applications can be viewed online at <http://planning.north-dorset.gov.uk/online-applications/> or at the Town Hall offices.
- 3.6. Members are asked to consider for each application, whether they support the application or object to it. Consideration should be given to matters relating to planning law and also to local knowledge. More guidance on how to comment on planning applications can be found at <http://www.planninghelp.org.uk/improve-where-you-live/how-to-comment-on-a-planning-application>. The table below gives some matters to bear in mind when considering the Committee's observations.

Material Planning Considerations	Not Material Planning Considerations	Not Material Planning Considerations but there <i>may</i> be exceptions
Residential amenity – living conditions	Property values	Views
Traffic and parking issues	Land ownership	Preferred alternative land uses
Noise, Vibration, Soundproofing, Contamination, Land Stability and Flood Risk	Boundary disputes	Personal circumstances
Hours of Operation – Restrictions	Party Wall and Joining on	Economic viability
Design, Materials, Windows etc	Private views	
Harm to the environment	‘there are too many already’	

3.7. If the Committee resolves to object to an application, reasons supporting that objection should be provided.

3.8. Members are reminded that although the history of planning applications on a particular site may provide them with a ‘bigger picture’, they are to provide observations on the details of the current application only. Members are therefore not automatically provided with the history of a site but may ask for it from the office if they feel it is pertinent to their observations on the current application.

3.9. Committee members responsible for providing observations on planning applications in specific wards, do so in addition to any representation that the ward members may make. Residents may choose to put their views on an application through the office, their ward councillor or the Committee member who is representing that ward on the Planning Committee.

4. Applications

4.1. Members may use the blue boxes below each application to mark the reasons they may wish to object to an application or to mark the reasons observed at Committee.

Planning Reference	Applicant and address	Detail				Agent / Architect	Ward Councillors
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 rear accessed from existing car park. (Outline application with all matters reserved)				A C Southey	<u>West</u>
<u>Reasons for Comment:</u>		Biodiversity	Design	Economic Benefits	Effect on Appearance of the Area	Flooding Issues	
Height	Heritage	Impact on Access	Impact on Light	Landscape	Local or Gov’t Policy	Noise / Disturbance	
Other	Overlooking / Loss of Privacy	Parking	Residential Amenity	Road Safety	Traffic or Highways	Trees	

Planning Reference	Applicant and address	Detail				Agent / Architect	Ward Councillors
2/2015/0602/FUL	Mr B Crook, 6 Wincombe Business Park	Erect workshop extension				Rose Engineering	<u>East</u>
Reasons for Comment:		Biodiversity	Design	Economic Benefits	Effect on Appearance of the Area	Flooding Issues	
Height	Heritage	Impact on Access	Impact on Light	Landscape	Local or Gov't Policy	Noise / Disturbance	
Other	Overlooking / Loss of Privacy	Parking	Residential Amenity	Road Safety	Traffic or Highways	Trees	
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.	<u>West</u>
Reasons for Comment:		Biodiversity	Design	Economic Benefits	Effect on Appearance of the Area	Flooding Issues	
Height	Heritage	Impact on Access	Impact on Light	Landscape	Local or Gov't Policy	Noise / Disturbance	
Other	Overlooking / Loss of Privacy	Parking	Residential Amenity	Road Safety	Traffic or Highways	Trees	
2/2015/0641/LBC	Ms T Green, 23 St James Street	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	<u>West</u>
Reasons for Comment:		Biodiversity	Design	Economic Benefits	Effect on Appearance of the Area	Flooding Issues	
Height	Heritage	Impact on Access	Impact on Light	Landscape	Local or Gov't Policy	Noise / Disturbance	
Other	Overlooking / Loss of Privacy	Parking	Residential Amenity	Road Safety	Traffic or Highways	Trees	
2/2015/0692/FUL	Shaftesbury School, Playing Fields, Hawkesdene Lane	Form 5 No. tennis courts, erect 3.6m high fencing and floodlighting to courts.					<u>West</u>
Reasons for Comment:		Biodiversity	Design	Economic Benefits	Effect on Appearance of the Area	Flooding Issues	
Height	Heritage	Impact on Access	Impact on Light	Landscape	Local or Gov't Policy	Noise / Disturbance	
Other	Overlooking / Loss of Privacy	Parking	Residential Amenity	Road Safety	Traffic or Highways	Trees	

Planning Reference	Applicant and address	Detail				Agent / Architect	Ward Councillors
2/2015/0771/LBC	Abbeyfield, Pepperell House, Bleke Street	Alterations to wash-room to include installing extract fan.				Michael Lawson	<u>West</u>
<u>Reasons for Comment:</u>		Biodiversity	Design	Economic Benefits	Effect on Appearance of the Area	Flooding Issues	
Height	Heritage	Impact on Access	Impact on Light	Landscape	Local or Gov't Policy	Noise / Disturbance	
Other	Overlooking / Loss of Privacy	Parking	Residential Amenity	Road Safety	Traffic or Highways	Trees	
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 weekdays (Monday to Friday inclusive) from planning permission 2/2014/1055)				Paul Dance Ltd	<u>East</u>
<u>Reasons for Comment:</u>		Biodiversity	Design	Economic Benefits	Effect on Appearance of the Area	Flooding Issues	
Height	Heritage	Impact on Access	Impact on Light	Landscape	Local or Gov't Policy	Noise / Disturbance	
Other	Overlooking / Loss of Privacy	Parking	Residential Amenity	Road Safety	Traffic or Highways	Trees	

5. Financial Implications

There are no financial implications arising from this report

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.

Report Author:

Claire Commons

Committee Services Officer