



**To: Members of Shaftesbury Town Council's Planning and Highways Committee,**  
Councillors: Lewer (Chair), Francis (Vice-Chair), Austin, Proctor, Taylor, Wegwermer

All other recipients for information only.

You are required to attend an extraordinary meeting of the Committee to be held **at 7.00pm** on **Tuesday 1<sup>st</sup> September 2015** in the **Council Chamber, Shaftesbury Town Hall** for the transaction of the business shown on the agenda below.

**Stephen Holley**

**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 Councillors 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, the Council requests that intention to record proceedings is brought to the Chairman's attention prior to the start of the meeting.

Agenda Item	
<b>01. Apologies</b>	To receive and consider for acceptance, apologies for absence
<b>02. Declarations of Interest and Dispensations</b>	Members and Officers are reminded of their obligations to declare interests in accordance with the Code of Conduct 2012. The Clerk will report any dispensation requests received.
<b>03. Minutes</b>	To confirm as a correct record, the minutes of the previous meeting of the Committee held on Tuesday 11 <sup>th</sup> August 2015.

Agenda Item	
<b>04. Planning Applications</b>	<b>p3</b>
To consider responses to the schedule of planning applications contained in report 0915PH04 attached, for return to the Planning Authority.	
a. 2/2015/0425/FUL - Land On The North West Side Of 6 Paddock Close SP7 8DD	
b. 2/2015/0598/OUT - Land At E386668 N124209 Littledown Shaftesbury Dorset	
c. 2/2015/0999/ADV - Connells 34 High Street Shaftesbury Dorset SP7 8JG	
d. 2/2015/1013/LBC - 17 Gold Hill Shaftesbury Dorset SP7 8HB	
e. 2/2015/1079/HOUSE - 21 Layton Lane Shaftesbury Dorset SP7 8EY	
f. 2/2015/1126/FUL - Blackmore Vale Farm Cream Ltd Wincombe Lane SP7 8QD	
g. 2/2015/1005/LBC - The Old Dairy Paynes Place New Road Shaftesbury Dorset	
h. 2/2015/1054/HOUSE - Abbey House Abbey Walk Shaftesbury Dorset SP7 8BB	
i. 2/2015/1055/LBC - Abbey House Abbey Walk Shaftesbury Dorset SP7 8BB	
<b>05. Planning Decisions, Appeals and Enforcement</b>	<b>p7</b>
a. To receive and note the Planning and Appeals decisions report 0915PH05 attached.	
b. To receive list of any Enforcement Cases from the Planning Authority and consider any other matters relating to enforcement of planning conditions and determinations.	
<b>06. Licensing</b>	<b>p9</b>
To consider response to the licence application by Shaftesbury Football Club. Report 0915PH06 attached	
<b>07. Minerals and Waste Planning Consultation</b>	
To consider response to the Bournemouth, Dorset and Poole Minerals and Waste Planning Consultation. Report 0815PH07 from 11 <sup>th</sup> August P&H agenda set refers.	
<b>08. Community Infrastructure Levy Consultation</b>	<b>p13</b>
To consider response to the Community Infrastructure Levy consultation. Report 0915PH08 attached	
<b>09. North Dorset Local Plan Consultation Part 1</b>	<b>p15</b>
To consider response to the North Dorset Local Plan Part 1 consultation on the proposed main modifications. Report 0915PH09 attached	
<b>10. Committee projects for 2016/17 budget setting</b>	<b>p17</b>
To consider any projects for inclusion in the budget setting process for 2016/17. Report 0915PH10 attached.	
<b>11. Officer Report</b>	
To receive any correspondence or updates relating to the work of the Committee. Report 0915PH11 to follow if required.	

(End)



**Report to the Meeting of Shaftesbury Town Council's  
Planning and Highways Committee  
to be held at 7.00pm on Tuesday 1<sup>st</sup> September 2015  
in the Council Chamber, High Street, Shaftesbury**

**PLANNING APPLICATIONS**

**1. Purpose of Report**

To consider responses to the schedule of planning applications identified below for return to the Local Planning Authority, North Dorset District Council.

**2. Recommendation**

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. 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.
- 3.2. 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.
- 3.3. Planning applications can be viewed online at <http://planning.north-dorset.gov.uk/online-applications/> or at the Town Hall offices.
- 3.4. 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.

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

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

3.6. 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.

3.7. 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.

<b>Planning Reference</b>	<b>Applicant and address</b>	<b>Detail</b>				<b>Agent / Architect</b>	<b>Ward Councillors</b>
<u>2/2015/0425/ FUL</u>	Wessex Developments.  Land on the North West Side of 6 Paddock Close	Erect 4 No. dwellings and block of 4 No. garages. Form vehicular access, parking and turning areas.				Sway Design	<u>East</u>  Francis Taylor Wegwermer
<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	
<u>2/2015/0598/ OUT</u>	Gleeson Developments  Land at E386668 N124209 Littledown	Develop land by the erection of 170 dwellings, including vehicle access from A350, public open space, play areas, landscaping, car parking, demolition of existing agricultural buildings, including ancillary works and associated infrastructure, (outline application to determine access and scale).				Terence O'Rourke Ltd	<u>West</u>  Austin Lower Proctor
<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	

<b>Planning Reference</b>	<b>Applicant and address</b>	<b>Detail</b>				<b>Agent / Architect</b>	<b>Ward Councillors</b>
<u>2/2015/0999/ADV</u>	Connells.  34 High Street	Replace signage as existing.				Kemp and Kemp LLP	<u>West</u>  Austin Lewer Proctor
<b>Reasons for Comment:</b>		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	
<u>2/2015/1013/LBC</u>	Mr & Mrs S Ferguson  17 Gold Hill	Remove and replace 1 No. door and window. Remove existing door to form window, remove existing window to form door and carry out associated internal and external alterations.				Architect Chartered Services	<u>West</u>  Austin Lewer Proctor
<b>Reasons for Comment:</b>		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	
<u>2/2015/1079/HOUSE</u>	Mr & Mrs Chaplin  21 Layton Lane	Erect single and two storey rear extensions and install 2 No. windows on east elevation				Wayne Card Architectural Services	<u>West</u>  Austin Lewer Proctor
<b>Reasons for Comment:</b>		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	
<u>2/2015/1126/FUL</u>	Blackmore Vale Farm Cream Ltd, Wincombe Lane	Erection of new cold store building including offices, workshop and ancillary accommodation.				GCP	<u>East</u>  Francis Taylor Wegwermer
<b>Reasons for Comment:</b>		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	

<b>Planning Reference</b>	<b>Applicant and address</b>	<b>Detail</b>				<b>Agent / Architect</b>	<b>Ward Councillors</b>
<u>2/2015/1005/LBC</u>	Mr & Mrs W&F Davis  The Old Dairy, Paynes Place, New Road	Erect single storey extension.				Proctor Watts Cole Rutter	<u>West</u>  Austin Lewer (Proctor)
<b>Reasons for Comment:</b>		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	
<u>2/2015/1054/HOUSE and 1055/LBC</u>	Mr A Sawrey-Cookson  Abbey House, Abbey Walk	Erect porch and associated steps. Remove existing staircase and install replacement. Remove 3 No. doors and replace with windows, reopen 2 external alterations.				Proctor Watts Cole Rutter	<u>West</u>  Austin Lewer (Proctor)
<b>Reasons for Comment:</b>		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

**Report to the Meeting of Shaftesbury Town Council's  
Planning and Highways Committee  
to be held at 7.00pm on Tuesday 1<sup>st</sup> September 2015  
in the Council Chamber, High Street, Shaftesbury**

**PLANNING DECISIONS, APPEALS AND ENFORCEMENT**

**1. Purpose of Report**

- 1.1. To receive and note Planning Decisions, Appeals and Enforcement Cases.
- 1.2. To consider any other matters relating to enforcement of planning conditions and determinations.

**2. Recommendation**

That the Committee receives and notes the report and refers any additional matters to the Planning Authority.

**3. Background**

- 3.1. As a Statutory Consultee on planning applications, Shaftesbury Town Council provides its observation on every planning application within and affecting the Town. These observations inform the Planning Officers and Planning Committee at the relevant Planning Authority (usually North Dorset District Council) in their determinations on each application.
- 3.2. The Committee can benefit from noting the decisions made on applications to inform its own decision making and may inform Town Council policy decisions in the future to preserve matters of importance to the Town. Decision notices are available online at <http://planning.north-dorset.gov.uk/online-applications/> or at the Town Hall offices.

**4. Planning Decisions**

<b>Planning Reference</b>	<b>Applicant and address</b>	<b>Detail</b>	<b>Town Council Observation</b>	<b>Planning Authority Determination</b>
2/2014/1350/ FUL	Barratt Homes, Land at Wincombe Lane	Erect 191 No. dwellings with garages and parking, form vehicular access, landscaping, open space and associated works.	Detail of objection available in the minutes of 26 <sup>th</sup> May 2015	Granted (awaiting written notification)
2/2015/0220/ LBC	11 Salisbury Street	Install staircase, plasterboard, skirting boards and fixings of architraves (regularisation of works)	No Objection	Granted
2/2015/0570/ LBC	8 Church Lane	Remove and replace 3 No. windows, Velux rooflight, gutter and outlet and carry out associated external alterations.	No Objection	Granted

<b>Planning Reference</b>	<b>Applicant and address</b>	<b>Detail</b>	<b>Town Council Observation</b>	<b>Planning Authority Determination</b>
2/2015/0909/ ADV	Virginia Hayward  Littledown Business Park	Erect 4 No. internally illuminated box signs and 4 No. non-illuminated freestanding flat signs.	No Objection	Granted

**5. Appeals**

There are no appeals to report.

**6. Enforcement**

- 6.1. There are no enforcement cases to report from North Dorset District Council.
- 6.2. To consider matters of enforcement to follow up with the Planning Authority.

**7. Financial Implications**

There are no financial implications arising from this report

**8. Legal Implications**

There are no legal implications arising from this report.

End.

Report Author:

Claire Commons

Committee Services Officer



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**LICENSING**

**1. Purpose of Report**

To consider response to the licence application by Shaftesbury Football Club.

**2. Recommendation**

That the Committee receives and notes the report and considers any responses to the Licensing Authority.

**3. Background**

- 3.1. Shaftesbury Town Council has received notification of a licence application from Shaftesbury Football Club (**Appendix A**).
- 3.2. The Council is invited to provide any comment on the application prior to a decision being made by the Licensing Authority (North Dorset District Council).

**4. Financial Implications**

There are no financial implications arising from this report

**5. Legal Implications**

There are no legal implications arising from this report.

End.

Report Author:

Claire Commons

Committee Services Officer

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North Dorset District Council  
Food, Safety and Licensing

You are here » Home » Licensing Act Premises Search » Detail » **Application**

## Licensing Act 2003 - Premises Licence Register as at 09:11 on 25 August 2015

### Shaftesbury Town FC

Coppice Street, Shaftesbury, Dorset, SP7 8PD

**Open application 019071 which is a Online - New Application**

### Applicant(s)

<b>Full Name:</b>	Mr Steven Andrew Coffen
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### Designated Premises Supervisor

<b>Full Name:</b>	Shaftesbury Town FC LTD
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### Permitted Activities

- an exhibition of a film
- an indoor sporting event
- a performance of live music
- any playing of recorded music
- a performance of dance
- entertainment of a similar description to that falling within a performance of live music, any playing of recorded music or a performance of dance
- provision of late night refreshment
- the supply of alcohol

### Premises Open Hours Granted

Saturday to Sunday

**Time From Time To**

### Activities - Times Granted

**Time From Time To**

#### B. Exhibition of films (Indoors)

Sunday  
Monday  
Tuesday  
Wednesday  
Thursday  
Friday to Saturday

#### C. Indoor sporting event

Sunday  
Monday  
Tuesday  
  
Wednesday  
Thursday  
Friday to Saturday

#### E. Performance of live music (Indoors & Outdoors)

Sunday  
Monday  
Tuesday  
Wednesday  
Thursday  
Friday to Saturday

**F. Playing of recorded music (Indoors & Outdoors)**

Sunday  
Monday  
Tuesday  
Wednesday  
Thursday  
Friday to Saturday

**H. Entertainment of a similar description to that falling within E, F, or G (Indoors & Outdoors)**

Sunday  
Monday  
Tuesday  
Wednesday  
Thursday  
Friday to Saturday

**I. Late night refreshment (Indoors & Outdoors)**

Saturday to Sunday

**J. Supply of alcohol for consumption ON and OFF the premises**

Saturday to Sunday

**Additional Conditions**

Additional Conditions-1

**Make A Representation...**

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**Report to the Meeting of Shaftesbury Town Council's  
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to be held at 7.00pm on Tuesday 11<sup>th</sup> August 2015  
in the Guildhall, High Street, Shaftesbury**

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**MINERALS AND WASTE PLANNING CONSULTATION**

**1. Purpose of Report**

To receive to the Bournemouth, Dorset and Poole Minerals and Waste Planning Consultation.

**2. Recommendation**

That the Committee considers its response to the Bournemouth, Dorset and Poole Minerals Waste Planning Consultation.

**3. Background**

3.1. Shaftesbury Town Council has been made aware of an upcoming consultation into the Bournemouth, Dorset and Poole Minerals and Waste Planning.

3.2. The consultation started on 15<sup>th</sup> July 2015 and full details of this consultation were provided to members at the last meeting of the Planning and Highways Committee on 21<sup>st</sup> July 2015. It was agreed to revisit this item at the meeting of the Committee on 11<sup>th</sup> August following due consideration of the information provided.

3.3. The two emerging planning documents being consulted on are:

The Minerals Sites Plan, which includes preferred sites for mineral extraction, an area of search for sand and gravel and further guidance on mineral site safeguarding; and

The Draft Waste Plan, which contains the spatial strategy, vision, objectives, policies and site specific options to address the key waste management needs that have been identified.

3.4. The consultation is being carried out online at:

[www.dorsetforyou.com/mineral-sites](http://www.dorsetforyou.com/mineral-sites) and [www.dorsetforyou.com/waste-plan](http://www.dorsetforyou.com/waste-plan)

3.5. Consultation documents as provided to Shaftesbury Town Council are appended to this document (**Appendix A**).

**4. Financial Implications**

There are no financial implications arising from this report

**5. Legal Implications**

There are no legal implications arising from this report.

End.

Report Author:

Claire Commons

Committee Services Officer

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**Report to the Meeting of Shaftesbury Town Council's  
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**COMMUNITY INFRASTRUCTURE LEVY**

**1. Purpose of Report**

To consider response to the Community Infrastructure Levy consultation.

**2. Recommendation**

That the Committee considers the Community Infrastructure Levy charging schedule and submits its response to the consultation.

**3. Background**

- 3.1. North Dorset District Council is preparing a Community Infrastructure Levy (CIL) charging schedule. The CIL is a charge that local authorities in England can now place on new development in their area. The money generated through the levy will contribute to the funding of infrastructure to support growth.
- 3.2. CIL money does not need to be used for providing infrastructure on the site it is collected from. The relationship therefore between a site's infrastructure requirements and level of contributions made is broken although any infrastructure which is directly required as a result of a development will continue to be sought through Section 106, as will affordable housing provision. S106 obligations will therefore remain alongside CIL but will be restricted to that infrastructure required to directly mitigate the impact of a proposal. The regulations restrict the use of planning obligations to ensure that individual developments are not charged for the same items of infrastructure through both planning obligations under S106 and CIL.
- 3.3. A preliminary draft charging schedule has been developed by the Council. This sets out the proposed charging rates for North Dorset and comments are now invited on the preliminary draft charging schedule. The consultation period starts on 24th July 2015 and ends on 18<sup>th</sup> September 2015. No representations will be accepted after this.
- 3.4. The preliminary draft charging schedule, supporting documents and consultation response form are available online – [www.dorsetforyou.com/northdorsetcil](http://www.dorsetforyou.com/northdorsetcil)
- 3.5. Representations received on the preliminary draft charging schedule will be taken into consideration in preparing the draft charging schedule. Following an additional period of consultation on this document, the draft charging schedule will then be submitted for examination in public by an independent inspector.
- 3.6. If you have any questions, please contact the Planning Policy team on Tel: 01258 484219

**4. Financial Implications**

There are no financial implications arising directly from this report, but in the longer term

the implementation of CIL would result in less opportunity for 'planning gain' than is currently derived from s.106 agreements.

**5. Legal Implications**

There are no legal implications arising from this report.

End.

Report Author:

Claire Commons

Committee Services Officer



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**NORTH DORSET LOCAL PLAN PART 1**

**1. Purpose of Report**

To consider response to the North Dorset Local Plan Part 1, consultation on the proposed main modifications.

**2. Recommendation**

That the Committee considers the North Dorset Local Plan Part 1, Main Modifications Consultation – 24<sup>th</sup> July 2015 to 18<sup>th</sup> September 2015, and submits its response to the consultation.

**3. Background**

- 3.1. Following the Hearing into the Local Plan the Inspector, Mr David Hogger, has written to North Dorset District Council (NDDC) advising of issues which were discussed and which he considers would be appropriately dealt with as Main Modifications.
- 3.2. NDDC has agreed to publish proposed Main Modifications and to invite any representations.
- 3.3. Consultation documents, supporting documentation and consultation response forms are available online [www.dorsetforyou.com/northdorsetlocalplanmainmod](http://www.dorsetforyou.com/northdorsetlocalplanmainmod)
- 3.4. Any representations need to be received by the Council no later than 18<sup>th</sup> September 2015.
- 3.5. Please note that any representation considered under these arrangements should relate to a Main Modification. Other matters, including matters previously raised and/or dealt with at the Hearing but where the Inspector is making no recommendation as a Main Modification will not be regarded as appropriately falling within the ambit of this consultation and will not be included.
- 3.6. Representations received on the Main Modifications will be collated and passed to the Inspector, after the consultation closing date, for his consideration.
- 3.7. If you have any questions, please contact the Planning Policy team on Tel: 01258 484214.

**4. Financial Implications**

There are no financial implications arising from this report

**5. Legal Implications**

There are no legal implications arising from this report.

End.

Report Author:

Claire Commons

Committee Services Officer

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**COMMITTEE PROJECTS FOR 2016/17 BUDGET SETTING**

**1. Purpose of Report**

To consider projects and associated budgets for 2016/17 for recommendation to the Council.

**2. Recommendation**

That the Committee identifies projects for 2016/17 for recommendation to the Council as part of the budget setting process.

**3. Background**

- 3.1. Good financial control is required in order to protect the public purse. To aid in this, forward planning of required projects ensures that adequate financial provision is made for the Council to carry out its duties and any powers it wishes to exercise.
- 3.2. The Committee should consider any projects for the forthcoming year and identify any financial implications for inclusion in the budget setting process for 2016/17.
- 3.3. Reference to the Committee's Terms of Reference may help identify areas for projects to be carried out by the Committee.

**4. Financial Implications**

There are no financial implications identified within this report. Officers will research the Financial Implications of project proposals in time to be fed into the budget setting process.

**5. Legal Implications**

Local Government Finance Act 1992 s41 provides the power for a Town Council to raise a precept.

End.

Report Author:

Claire Commons

Committee Services Officer

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