



**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 26<sup>th</sup> April 2016 commencing at 7:00pm.

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**Members Present:**

Councillor Lewer (Chair)  
Councillor Proctor

Councillor Jackson (for part of the meeting)  
Councillor Taylor (Vice-Chair)

**Absent:**

Councillors Austin and Brown

**Officers Present:**

Claire Commons, Committee Services Officer

**In Attendance:**

Two 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 2/2016/0556 British Red Cross, it was asked if there were any grounds for refusing an application as it was for an additional charity shop.
- Application 0287 Mampitts Farm, concern was expressed that there was a lot of development on that location.
- Application 0361 Minster House, it was asked whether work had already started prior to obtaining permission.

**PH102 Apologies**

Apologies were accepted from Councillor Austin due to personal commitments and Councillor Brown due to vacation.

**PH103 Declarations of Interest and Dispensations**

Councillor Proctor declared a Disclosable Pecuniary Interest in planning application 2/2016/0234/FUL – 1 Grosvenor Road and 2/2016/0278/VARIA – Camelia Cottage, as his company was the architect. Councillor Proctor later withdrew from the meeting for the duration of discussion on these applications. All members were invited to declare any interests throughout the meeting if the need arose.

**PH104 Minutes**

It was **RESOLVED** to approve the minutes of the meeting held on 22<sup>nd</sup> March 2016 with one amendment to the date of the meeting and they were duly signed.

**PH105 Planning Decisions, Appeals and Enforcement**

Officer report 0416PH05 was received and noted.

**PH106 Highways and Footpaths**

Officer Report 0416PH06 was received and noted. Concerns were raised in relation to Shooters Lane, its retaining wall and the leaf litter arising from the overhanging trees and soil debris and stones which fall from the banks either side. It was asked that DCC Highways prepare an ongoing scheme for the care of Shooters Lane, including repairing the wall and replacing missing sections.

**PH107 NDDC Draft Policy for Street Naming and Numbering**

Officer report 0416PH07 was received. It was considered that, where possible house numbers should be used instead of names in order to make finding properties easier. An example was given, of the properties on the Eastern Development which front onto the A30.

7:25pm Councillor Mark Jackson arrived.

**PH108 Planning Applications**

Officer report 0416PH04 was received. The Committee **RESOLVED** to submit observations to North Dorset District Council as detailed at **Appendix A**.

**PH109 Officer Report**

Officer report 0416PH08 was received and the following notes made.

Correspondence:

Town Centre Bollards – It was noted that the Town Council would be permitted to paint the bollards at crossing points yellow in order to make them more visible to the partially sighted. It was agreed to pursue the matter further with the RNIB. The Council would consider heat shrink collars which should wear better than paint. Request DCC to replace missing bollard outside Chaffers (at Narrows)

Sweetmans Road – An email regarding HGV's using Sweetman's Road as a shortcut was received and it was agreed to write a polite letter to businesses on the Longmead Industrial Estate asking that their lorries and suppliers access the estate via the main road.

Local Plan Policies – An email was received from the Civic Society regarding 'saved' policies in the Local Plan, a response was read out from the Neighbourhood Planning Group giving details and providing assurance that all required policies had been retained.

Updates:

Road Safety Audit – It was agreed to progress with obtaining prices for a Road Safety Audit for Christy's Lane. The Committee would consider whether to commission such a survey carefully when all available information was gathered.

Lions Mouth – No further information was available in relation to the condition of the Lions Mouth

Speed Indicator Device (SID) – The Committee considered an offer by Melbury and Cann Parish Council for the hire of a mobile SID. The Committee agreed to investigate further and also give some consideration to joining Speedwatch.

**PH110 Items for Next Meeting**

Officer report 0416PH09 was received. It was confirmed that the next meeting was scheduled to be held on 24<sup>th</sup> May 2016.

It was agreed that the only item of business would be Planning Applications unless anything time sensitive arose.

There being no further business, the meeting was closed at 9:00pm

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Signed

Date

Shaftesbury Town Council

Date :- 27/04/2016

**Observations on the following Planning Applications**

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
<b>No Objection on the following applications;</b>				
<b>2/2016/0234/FUL</b>	21/03/2016		Dr Geoffrey Cockerell	Kingsettle 1 Grosvenor Road Shaftesbury SP7 8DP
<b>Proposal :</b> Change of use of dwelling ground floor to dental surgery. Continue to use first floor as residential. Erect replacement porch and replace render and windows. Amend existing vehicular access by widening to 4.5m.				
<b>Observations :</b> The Committee had no objection to the application.				
<b>2/2016/0254/LBC</b>	18/04/2016		British Red Cross	26 High Street Shaftesbury SP7 8JG
<b>Proposal :</b> Internal alterations relating to ceiling repairs, erecting stud walls, floor refinishing, new internal fire door and lighting.				
<b>Observations :</b> The Committee had no objections to the application.				
<b>2/2016/0276/HOUSE</b>	01/04/2016	Mr Phillip Janaway	Mr & Mrs Barnes	6 Oxencroft Shaftesbury SP7 8EE
<b>Proposal :</b> Erect single storey rear extension.				
<b>Observations :</b> The Committee had no objections to the application.				
<b>2/2016/0278/VARIA</b>	31/03/2016	Mrs Rachel Noke	Mrs Rachel Calvocoressi	Camelia Cottage Magdalene Lane SP7 8BQ
<b>Proposal :</b> Variation of Condition No. 2 of Planning Permission 2/2014/1573/HOUSE to substitute the approved dwg no.P01 with P01 Rev.D and dwg no.P02 with P02 Rev.A to facilitate changes to rear eaves height and window details.				
<b>Observations :</b> The Committee had no objections to the application.				
<b>2/2016/0324/HOUSE</b>	01/04/2016	Mr Phillip Janaway	Mr and Mrs McEvoy	10 Badger Walk Shaftesbury SP7 8FY
<b>Proposal :</b> Erect conservatory				
<b>Observations :</b> The Committee had no objections to this application.				
<b>2/2016/0361/LBC</b>	19/04/2016		Mr Alan Walton	Minster House 2 The Commons Shaftesbury SP7 8JU
<b>Proposal :</b> Remove existing chimney breast and carry out associated works in connection to this.				
<b>Observations :</b> The Committee had no objection to the application.				

Shaftesbury Town Council

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<b>2/2016/0362/VARIA</b>	19/04/2016		Mr Alan Walton	Minster House 2 The Commons Shaftesbury SP7 8JU
<p><b>Proposal :</b> Variation of condition No. 2 to Planning Application Number: 2/2015/1350/FUL to enable adequate staircase to the first floor and provide improved accommodation space at ground floor it is proposed to remove the existing chimney breast. The chimney will remain at roof level and therefore the external elevations will remain unchanged. The removal of the chimney was approved as part of a previous application (2/2010/0135/PLNG approved 26/03/2010 &amp; 2/2010/0137/PLNG approved 25/03/2010).</p> <p><b>Observations :</b> The Committee had no objection to the application.</p>				
<b>2/2016/0466/ADV</b>	18/04/2016		British Red Cross	26 High Street Shaftesbury SP7 8JG
<p><b>Proposal :</b> Replace fascia sign and erect hanging sign</p> <p><b>Observations :</b> The Committee had no objection to the application. It was noted that there was no indication of the height of the hanging sign and asked that this be checked prior to erection.</p>				
<b>2/2016/0549/HOUSE</b>	15/04/2016		Mrs A Hawthorn	6 Ratcliffs Garden Shaftesbury SP7 8HJ
<p><b>Proposal :</b> Erect 2 No. single storey extensions and 2 No. porches. Form new vehicular access. (Demolish garage and porch. Close up existing vehicular access)</p> <p><b>Observations :</b> The Committee had no objections to the application.</p>				
<b>2/2016/0556/LBC</b>	18/04/2016		British Red Cross	26 High Street Shaftesbury SP7 8JG
<p><b>Proposal :</b> Replace fascia sign, erect hanging sign, alter the decorative colour of the shopfront from green to white and alter fabric on awning from green to red fabric. Carry out external alterations in association with this.</p> <p><b>Observations :</b> The Committee had no objections to the application.</p>				

Signed \_\_\_\_\_ Date \_\_\_\_\_

Claire Commons Committee Services Officer



Shaftesbury Town Council

Page 3

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**Objection on the following applications;**

**2/2016/0287/FUL**

07/04/2016

Mr A Berry

Mampitts Farm  
Mampitts Lane  
Shaftesbury  
SP7 8PG

**Proposal :** Erect livestock building

**Observations :** The Committee objected to the application raising concerns of additional traffic on a narrow lane in order to supply animal feed. The Committee also raised concerns of drainage of the slurry generated when the barn is in use.

**2/2016/0312/HOUSE**

11/04/2016

Mr S Guy

25 Fairlane  
Shaftesbury  
SP7 8RT

**Proposal :** Erect single storey extension and first floor extension above garage. (Demolish existing conservatory)

**Observations :** The Committee objected to the application expressing concern that the first floor gable would be overlooking the neighbour's garden.

**2/2016/0346/FUL**

15/04/2016

Pegasus Planning

Third State Pizza Company Ltd

Ivy Cross Stores  
Grosvenor Road  
Shaftesbury  
SP7 8DS

**Proposal :** Change of use from Retail (Class A1) to a Hot Food Takeaway (Class A5). Install extraction/ventilation equipment and carry out external alterations.

**Observations :** The Committee objected to the application expressing concern of safety and odour for the residential units above.

Signed \_\_\_\_\_ Date \_\_\_\_\_

Claire Commons Committee Services Officer

Shaftesbury Town Council

Page 4

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**Objection with referral to Development C on the following applications;**

**2/2016/0289/VARIA**

05/04/2016

Mrs Hannah Smith

Mr & Mrs Berry

Mampitts Farm  
Mampitts Lane  
Shaftesbury  
SP7 8PG

**Proposal :** Removal of Condition No. 4 of Planning Permission No. 2/2015/0787 that restricts the number of commercial vehicles that can be parked within the forecourt.

**Observations :** The Committee objected to this application on the grounds of traffic generation and congestion observing that the business appeared to have become too large for the location. It was requested that this application be considered by Committee.

Signed \_\_\_\_\_ Date \_\_\_\_\_

Claire Commons Committee Services Officer