



To: Members of Shaftesbury Town Council's Planning and Highways Committee,
Councillors: Anthony Austin, Piers Brown, George Hall, John Lewer, Phil Proctor, Lester Taylor

All other recipients for information only.

You are required to attend a meeting of the Committee to be held **at 7.00pm on Tuesday 7th June 2016 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
01. Election of Chairman and Vice-Chairman To elect the Chairman and Vice-Chairman of the Committee from within its members
02. Apologies To receive and consider for acceptance, apologies for absence
03. Declarations of Interest and Dispensations 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.
04. Minutes To confirm as a correct record, the minutes of the previous meeting of the Committee held on Tuesday 24 th May 2016.

Agenda Item

05. Planning and Tree Applications

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To consider responses to the Planning Applications listed below, for return to the Planning Authority.

1. 2/2016/0590/ADV – New Unit at Ivy Cross Development, Grosvenor Road
2. 2/2016/0603/FUL – 10 St James Street, Shaftesbury SP7 8HA
3. 2/2016/0622/FUL – 44 Sweetmans Road, Shaftesbury SP7 8EH
4. 2/2016/0726/VARIA – 12-24 Coppice Street Shaftesbury SP7 8PD
5. 2/2016/0738/VARIA – 21 St James Street Shaftesbury SP7 8HF
6. 2/2016/0768/HOUSE - 14 Haimes Lane Shaftesbury SP7 8AJ
7. 2/2016/0762/CATREE - Abbey House Abbey Walk Shaftesbury Dorset SP7 8BB

Report 0616PH05 attached

06. Planning Decisions, Appeals and Enforcement

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1. To receive and note the Planning and Appeals decisions
2. To receive a list of Enforcement Cases from the Planning Authority and to consider any other matters relating to enforcement of planning conditions and determinations.

Report 0616PH06 attached

07. Highways and Footpaths

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1. To receive details of road and footpath closures or diversions.
2. To receive details of gullies and road defects logged for maintenance

Report 0616PH07 attached

08. Officer Report

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To receive any correspondence and updates relating to the work of the Committee.

Report 0616PH08 attached

09. Items for next meeting

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1. To confirm the date of the next meeting of the Committee
2. To identify matters for inclusion on the agenda for the next meeting.

Report 0616PH09 attached

(End)

**Report to the Meeting of Shaftesbury Town Council's
Planning and Highways Committee
to be held at 7.00pm on Tuesday 7th June 2016
in the Council Chamber, High Street, Shaftesbury**

PLANNING AND TREE APPLICATIONS

1. Purpose of Report

To consider responses to the planning applications identified in the schedule 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 and tree 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. Representations from the Shaftesbury Open Spaces Group and the Shaftesbury Tree Group will be invited.
- 3.4. Planning applications can be viewed online at <http://planning.north-dorset.gov.uk/online-applications/> or at the Town Hall offices.
- 3.5. 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'	

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

4. **Applications**

- 4.1. Planning applications to be considered are detailed at **Appendix A**. Members may wish to use the following key to mark the applications listed with their reasons for comment against planning applications;

1	Biodiversity	10	Landscape
2	Design	11	Local or Government Policy
3	Economic Benefits	12	Noise/Disturbance
4	Effect on the Appearance of Area	13	Other
5	Flooding Issues	14	Overlooking/Loss of Privacy
6	Height	15	Parking
7	Heritage	16	Residential Amenity
8	Impact on Access	17	Road Safety
9	Impact on Light	18	Traffic or Highways
		19	Trees

- 4.2. This list is taken from the online comments form on the Planning Portal. Additional comments may be made and other considerations may be taken into account.
- 4.3. Tree applications to be considered are detailed at Appendix B. Members need not be so formal in the structure of the comments. Consideration should be given to the significance of the tree(s), condition, conservation area, impact of removal / retention, impact of coppicing or crown lifts. Other considerations may be given as appropriate to individual applications.

5. **Financial Implications**

None arising directly 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.
- 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

04 . 1	2/2016/0590/ADV	Plot Ref :-	Type Advert
	Applicant Name :- The MSG Group		Date Received :- 19/05/2016
	Parish :- West		Date Returned :-
	Location :- New Unit at Ivy Cross Dev Grosvenor Road Shaftesbury	Agent	Hattress DS One Architects
	Proposals :- Erect 3 No. internally illuminated fascia signs and 1 No. non-illuminated projecting sign.		
	Observations :-		
04 . 2	2/2016/0603/FUL	Plot Ref :-	Type Full
	Applicant Name :- Ms Wimhurst		Date Received :- 24/05/2016
	Parish :- West		Date Returned :-
	Location :- 10 St James Street Shaftesbury Dorset	Agent	Mr John Sackett
	Proposals :- Replace 2 No. first floor windows, 1 No. ground floor window on front elevation and 1No. first floor window on rear elevation.		
	Observations :-		
04 . 3	2/2016/0622/FUL	Plot Ref :-	Type Full
	Applicant Name :- Mr B Hughes		Date Received :- 20/05/2016
	Parish :- East		Date Returned :-
	Location :- 44 Sweetmans Road Shaftesbury Dorset	Agent	Roger Hill Architects
	Proposals :- Erect 1 No. dwelling and form new vehicular access to serve the existing dwelling.		
	Observations :-		
04 . 4	2/2016/0726/VARIA	Plot Ref :-	Type Variation
	Applicant Name :- Churchill Retirement Living		Date Received :- 20/05/2016
	Parish :- West		Date Returned :-
	Location :- 12-24 Coppice Street Shaftesbury Dorset	Agent	Planning Issues Ltd
	Proposals :- Variation of Condition No. 2 of Planning Permission 2/2015/1238 to create an additional one bedroom apartment, reduce parapet wall, amend render to painted brick and increase balcony on the western elevation.		
	Observations :-		
04 . 5	2/2016/0738/VARIA	Plot Ref :-	Type Variation
	Applicant Name :- Ms T Goodricke		Date Received :- 18/05/2016
	Parish :- West		Date Returned :-
	Location :- 21 St James Street Shaftesbury Dorset	Agent	
	Proposals :- Variation of Condition No. 2 of Planning Permission 2/2015/1871 to omit three course back drip at the top of the stack and reuse original stone cappings.		
	Observations :-		

Your Ref:
Our Ref: 2/2016/0762/CATREE
Ask For: Ms Charlotte Williams



Date: 27th May 2016

North Dorset District Council
Nordon
Salisbury Road
Blandford Forum
Dorset DT11 7LL

Shaftesbury TC
Town Clerk
Shaftesbury Town Council
Town Hall
Shaftesbury
Dorset
SP7 8JE

01258 484220
www.dorsetforyou.com

enquiries@shaftesburytowncouncil.co.uk

Dear Sir/Madam

Location:	Abbey House, Abbey Walk, Shaftesbury, Dorset, SP7 8BB
Proposal:	T1 - Yew - Reduce the overall crown by 1m T2 - Holly - Reduce in height by 2m T3 - Conifer - Remove completely T4 - Conifer - Remove completely T5 - Conifer - Remove completely T6 - Holly - Reduce the height by 2m T7 - Judas - Remove the stem leaning against wall T8 - Laurel hedge - Remove completely, replace with Lime pleaching.

Please be advised that we have received an application for tree works in a Conservation Area as detailed above.

The current Regulations require that local people are given the opportunity to comment on the proposals. We will therefore notify local ward councillors, the parish or town council and local residents that they can view the application at www.dorsetforyou.com/planning/applications/search, click on North Dorset District Council – and enter the reference number to search. Please note that the documents will be uploaded within 2 working days.

Any comments or views must be made to this office within **three weeks** of the date of the application and any valid views or comments will be carefully considered before a decision is made.

If no decision has been made by **6 July 2016** the applicant may carry out the works proposed as long as they do so within two years from the date of the application and do no more work than is set out in that application.

Carrying out unauthorised works is an offence under the current regulations and may lead to the Council taking legal action against those involved.

**Report to the Meeting of Shaftesbury Town Council's
Planning and Highways Committee
to be held at 7.00pm on Tuesday 7th June 2016
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 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 observations 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, Appeals and Enforcement

- 4.1. Attached at **Appendix A** is a list of planning decisions from North Dorset District Council.
- 4.2. Members are requested to take this opportunity to report any matters of enforcement that they may have raised with the Planning Authority outside the auspices of the committee and to consider if there are any other matters of enforcement, including adherence to planning conditions set out in grant of permission, to be raised with the Planning Authority.

5. Financial Implications

None arising directly from this report.

6. Legal Implications

None arising directly from this report.

End.

Report Author: Claire Commons
Committee Services Officer

NOTIFICATIONS OF PLANNING DECISIONS FROM North Dorset District Council

Minute Ref

Tue 7 June 2016

District Ref

* C * Contrary to District 'CD' Contrary Delegated
* D * Delegated
* E * Endorsed by District 'ED' Endorsed Delegated

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GRANTED PLANNING PERMISSIONS

ED 2/2015/1560/LBC	Granted	18 St James Street
2/2015/1884/HOUSE	Granted	2 Great Lane
ED 2/2015/1914/LBC	Granted	18 St James Street
ED 2/2016/0096/LBC	Granted	6 Love Lane
CD 2/2016/0191/FUL District COMMENT GRANTED. Further details available at http://planning.north-dorset.gov.uk/online-applications/	Granted	Land South of 14 Local COMMENT Objection. The Committee Objected to the application due to the area concerned being required for access for the site traffic to the Barratt Homes development. The Committee refused to comment on the 'change of use' as there were discrepancies between the application and the description of works.
ED 2/2016/0234/FUL	Granted	Kingsettle
ED 2/2016/0276/HOUSE	Granted	6 Oxencroft
CD 2/2016/0312/HOUSE District COMMENT GRANTED. Further details available at http://planning.north-dorset.gov.uk/online-applications/	Granted	25 Fairlane Local COMMENT The Committee objected to the application expressing concern that the first floor gable would be overlooking the neighbour's garden.
ED 2/2016/0324/HOUSE	Granted	10 Badger Walk
CD 2/2016/0346/FUL District COMMENT GRANTED. Further details available at http://planning.north-dorset.gov.uk/online-applications/	Granted	Ivy Cross Stores Local COMMENT The Committee objected to the application expressing concern of safety and odour for the residential units above.
ED 2/2016/0354/VARIA	Granted	Ivy Cross Stores

REFUSED PLANNING PERMISSIONS

CD 2/2015/1550/HOUSE District COMMENT REFUSED Further details available at http://planning.north-dorset.gov.uk/online-applications/	Refused	8 French Mill Lane Local COMMENT No Objection. The Committee had no objections to the application
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**Report to the Meeting of Shaftesbury Town Council's
Planning and Highways Committee
to be held at 7.00pm on Tuesday 7th June 2016
in the Guildhall, High Street, Shaftesbury**

HIGHWAYS AND FOOTPATHS

1. Purpose of Report

- 1.1. To receive details of road and footpath closures or diversions.
- 1.2. To note reported Highways defects repair log.

2. Recommendation

That the report be noted.

3. Background

- 3.1. There have been no road closure or footpath diversion notices received, any that are received before the date of the meeting will be brought to the Committee's attention for noting.
- 3.2. The Planning and Highways Committee has requested that a log be maintained to show drains and gullies which are blocked and have been reported to Dorset County Council. Where Officers have also reported potholes and other road defects, there is no further information to report from the meeting of the 24th May 2016.
- 3.3. It is the Committee's preference that all problems with drains and gullies be reported to the office for onward reporting. Problems however can also be reported directly to Dorset County Council online at <https://ext.dorsetcc.gov.uk/default.aspx/RenderForm/?F.Name=WCqYMUWnUUL&HideAI> Members who choose to report a problem directly using this link will be provided with a log number by Dorset County Council, as confirmation of receipt. Members are requested to forward these to the office so that a single log can be kept for reporting. An additional email will be sent through on closure of any log, please also send this email through.

4. Financial Implications

None arising directly from this report.

5. Legal Implications

None arising directly from this report.

End.

Report Author:
Claire Commons
Committee Services Officer

**Report to the Meeting of Shaftesbury Town Council's
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OFFICER REPORT

1. Purpose of Report

To receive any correspondence and updates relating to the work of the Committee.

2. Recommendation

That the Committee receives and notes the report.

3. Correspondence

3.1 Event Bournemouth, Dorset and Poole Draft Minerals Sites Plan Update 2016

3.2 Bournemouth, Dorset and Poole Draft Waste Plan Update – Additional and Emerging Preferred Waste Site Allocations. The following email has been received;

I am writing to let you know that we are consulting on two emerging planning documents for an eight week period, ending at 5pm on 21 July 2016 these are:

The Draft Minerals Sites Plan Update 2016 is primarily an update of information that was presented in the 2015 Draft Mineral Sites Plan, and includes aggregate production figures for 2014, amendments to the aggregates Area of Search, amendments to some of the preferred site options and a new site which was proposed during the 2015 consultation.

The Draft Waste Plan Update – Additional and Emerging Preferred Waste Site Allocations contains six additional waste sites and, following further assessment work, a series of sites that are emerging as preferred for allocation in the final Waste Plan to address the key waste management needs that have been identified.

To aid this period of consultation we will be using an interactive version of the consultation document. You can comment on the plans by following the links below to the consultation portal pages.

www.dorsetforyou.com/mineral-sites www.dorsetforyou.com/waste-plan

Once registered, you will be able to log on to the system at any time to track the progress of the comments that you have made. To avoid receiving multiple emails in the future, please do not hesitate to contact us if you have already registered but have forgotten your log in details.

Various supporting documents and background papers are also available to download from our website

The Mineral and Waste Draft Plans can also be viewed at the offices of Dorset County Council, the Borough of Poole and Bournemouth Borough Council and offices of the district/borough councils.

4. Updates

None at the time of writing this report.

5. Financial Implications

None arising directly from this report.

6. Legal Implications

None arising directly from this report.

End.

Report Author:
Claire Commons
Committee Services Officer

**Report to the Meeting of Shaftesbury Town Council's
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FUTURE MEETINGS OF THE COMMITTEE

1. Purpose of Report

- 1.1. To confirm the date of the next meeting of the Committee.
- 1.2. To identify matters for inclusion on the agenda for the next meeting.

2. Recommendation

That the Committee notes the date of the next meeting of the Committee and identifies matters for inclusion on its agenda.

3. Date of next meeting

The next scheduled meeting of the Committee is 12th July 2016. It is noted that this five weeks on from the meeting of the 7th June and *should* be sufficient time to consider any applications received in the intervening period. If any applications are received which cannot be held until the 12th July, they may be considered by the General Management Committee on 21st June under its Terms of Reference or an extraordinary meeting of the Planning and Highways Committee may be called.

4. Items for next meeting

The Committee is requested to consider items for inclusion on the agenda for its next meeting in order to provide sufficient time for matters to be researched and reports written for issue with the agenda papers and in turn provide for greater transparency and informed decision making.

5. Financial Implications

None arising directly from this report.

6. Legal Implications

None arising directly from this report.

End.

Report Author:
Claire Commons
Committee Services Officer