



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 22nd November 2016 commencing at 7:00pm.

Members Present:

Councillor Taylor (Vice-Chair)
Councillor Hall

Councillor Brown
Councillor Proctor

Officers Present:

Claire Commons, Interim Deputy Town Clerk

In Attendance:

One member 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. There were no matters raised

PH63 Apologies

Apologies were accepted from Councillor Austin due to health matters and Councillor Lewer due to being on holiday.

PH64 Declarations of Interest and Dispensations

No declarations of interest were declared or dispensations received. All members were invited to declare any interests throughout the meeting if the need arose. Councillor Proctor declared an interest in application 2/2016/1532 Abbey House as his company was the architect. Mrs Commons declared an interest in application 2/2016/1676 as the applicant was a friend.

PH65 Minutes

It was **RESOLVED** to approve the minutes of the meeting held on 18th October 2016 as a correct record and they were duly signed.

PH66 Planning Applications

Officer report 1116PH04 was received. The Committee **RESOLVED** to submit observations to North Dorset District Council as detailed at **Appendix A**.

PH67 Tree Applications

Officer report 1116PH05 was received. The Committee **RESOLVED** to submit observations to North Dorset District Council as detailed at **Appendix B**.

PH68 Planning Decisions, Appeals and Enforcement.

Officer report 1116PH06 was received and noted. It was **RESOLVED** to write to the Planning Authority requesting that the Planning Authority should review the Secretary of State’s planning approval and the North Dorset District Council’s planning brief for the Persimmon Development to check how the scheme as built and the remaining two parcels meet the 6-acre rule and to establish the number of residents in the houses occupied to date, in order to determine, using the 6-acre rule, the amount of open space that should be provided in the last phases.

PH69 Highways and Footpaths

Officer report 1116PH07 was received and noted.

PH70 Cycleways

Officer report 1116PH08 was received and noted. It was **RESOLVED** to arrange a meeting of the cycleways working group, to look at the site for Coppice Street and to look at options for the Shaftesbury to Motcombe part of the Shaftesbury to Gillingham cycleway.

PH71 Officer Report

Officer report 1116PH09 was received and noted.

PH72 Items for Next Meeting

Officer report 1116PH10 was received. Items identified for inclusion on future meetings of the Committee were;

- Neighbourhood Plan
- Bell Street Carpark

There being no further business, the meeting was closed at 9.06pm

Signed Date

Shaftesbury Town Council				
Date :- 02/12/2016				Page 1
Observations on the following Planning Applications				
Application No	Date Recd	Case Officer	Applicant Name	Location
No Objection on the following applications;				
2/2016/1063/ADV				
	09/11/2016		HSBC	2 The Commons Shaftesbury SP7 8JX
Proposal : Erect 1 No. non-illuminated fascia sign, 1 No. non-illuminated hanging sign, 1 No. non-illuminated wall mounted nameplate and 2 No. non-illuminated vinyl signs				
Observations : The Committee had no objections to this application.				
2/2016/1475/HOUSE				
	26/10/2016	Mr Peter Walters	Mr And Mrs R Dazely	8 French Mill Lane Shaftesbury SP7 8EU
Proposal : Construct steps, retaining wall and form 1 No parking space, amending vehicular and pedestrian access				
Observations : The Committee had no objections to this application.				
2/2016/1562/FUL				
	26/10/2016	Mr Robert Lennis	Mr Peter Toogood	Land South Of 14 Wincombe Business Park Shaftesbury SP7 8
Proposal : Erection of building for use as dance school, Business (B1) or Storage and Distribution (B8)				
Observations : The Committee had no objections to this application.				
2/2016/1676/HOUSE				
	15/11/2016		Mr And Mrs Thrift	8 Magdalene Lane Shaftesbury SP7 8BH
Proposal : Erect single storey and first floor rear extensions				
Observations : The Deputy Town Clerk declared an interest as the applicant was a friend. She remained in the room but did not speak to the item.				
The Committee had no objections to the application.				
Support on the following applications;				
2/2016/1532/LBC				
	26/10/2016	Ms Penny Canning	Mr Nigel Sawrey-Cookson	Abbey House Abbey Walk Shaftesbury SP7 8BB
Proposal : Remove modern fire place surround and re-instate stone mantle piece. Carry out any associated internal alterations.				
Observations : 7.47pm Councillor Proctor left the room as he had declared an interest in this application.				
The Committee supported the application.				
7.48pm Councillor Proctor returned to the meeting.				

Shaftesbury Town Council

Page 3

Date :- 02/12/2016

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>
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Objection on the following applications;

2/2016/0629/FUL

31/10/2016	Hannah Smith	Renaissance Retirement Ltd	ATS Euromaster Ltd New Road Shaftesbury SP7 8QH
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Proposal : Amended Plans submitted:

Demolish existing ATS garage, erect 28 No. sheltered apartments for the elderly including communal facilities, access, car parking and landscaping.

Initial plans received 7/6/16

Observations : The Committee objected to this application and requested that it be considered by North Dorset District Council's Development Management Committee. Its reasons for objecting were;

" Kings Hill not adequate for the number of vehicles

Kings Hill is very narrow, the Committee considered that it would not adequately provide for the number of vehicles requiring access to the development, in particular larger vehicles such as delivery, emergency services, refuse collection. Contrary to NPPF 35

" Not sufficient Parking - must be self sufficient

Parking was not sufficient for the number of dwellings and would therefore be contrary to NPPF 39 and NDLP Policy 23

" Road Safety - Access to Kings Hill from Bleke Street

An already dangerous junction, the development would increase risk to road users and pedestrians contrary to NPPF 32.

" Parking for mobility scooters

The plans did not appear to provide adequate provision for parking, storing and charging mobility / electric scooters contrary to NPPF 35.

" Right of Access over Kings Hill

The Committee was unclear whether there was right of access over Kings Hill.

" Loss of employment

Loss of an employment site to housing.

The Committee considered the style of the development aesthetically good and asked that in considering amended plans for the development, the developer also considered as planning gain, the provision of an improved junction and safe crossing point.

The Town Council has not been made aware of any s.106 or CIL agreements in relation to this development.

In addition, the Committee considered the revised plans at its meeting last night and responded with the following comments;

The Committee was not happy with the fenestration, inappropriate for a significant building adjacent to a conservation area, the section nearest the Kings Arms has the most character and the rest of the building should be similar. There is too much render for such a prominent building and a significant proportion should be replaced with greenstone.

The Committee has requested that this applications is considered by the development management committee.

Appendix B

Shaftesbury Town Council Page 3

Date :- 02/12/2016 **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>
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Objection on the following applications;

2/2016/1604/CATREE

02/11/2016	Ms Charlotte Williams	Castle Gardens	Bimport Shaftesbury SP7 8GG
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Proposal : T1 - Beech - Remove single bough over public path (See photographs 2824,3936 & 2808)

T2, T3 and T4 - Beech - All tertiary tree growth in proximity/contact with the garage roofs be pruned back in order to provide 2m clearance for the building (See photographs 2810, 2812, 2814 and 2815)

Observations : The Committee objected to T1 but had no objections to T2-4

2/2016/1619/TPTREE

10/11/2016	Ms Charlotte Williams	Mrs B Bale	21 Imber Road Shaftesbury SP7 8RX
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Proposal : T1 - Ash - Reduce the end weight of the lowest primary branch extending north west and the other that extends south east by removing 4-5m from the ends. Reduce the remaining crown by 3-4m to produce a balanced shape. Remove any deadwood and torn branches.

(Please see application and supporting report for more information and reasons)

Observations : The Committee supported the comments provided by the Tree Group, that the work seemed excessive and it was hoped that the tree officer would advise appropriate remedial action.

No Objection on the following applications;

2/2016/1614/CATREE

03/11/2016	Ms Charlotte Williams	Mr Copley-Williams	Willows 23b Bimport Shaftesbury SP7 8AX
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Proposal : T1 - White Poplar - Fell.

Observations : The Committee had no objections to the application.

Shaftesbury Town Council

Page 5

Date :- 02/12/2016

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>
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No Comment on the following applications;

2/2016/1623/CATREE

07/11/2016	Ms Charlotte Williams	Mr Unwin		Broad Dene Hawkesdene Lane Shaftesbury SP7 8EX
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Proposal : T1 - T3 - Small Holly - Fell
 T4 - Small Sycamore - Fell
 T5 - T6 - Fir - Crown raise to 12ft
 T7 - Blue Cedar - Remove 2 over-extending branches overhanging apartment roof
 T8 - Small Shrub - Fell
 T9 - Acer - Crown raise to 8ft
 T10 - Laurel - Reduce to 8ft
 T11 - Monterey Cypress - Reduce by 15ft back to previous cuts
 T12 - Cherry - Reduce by 10ft
 T13 - Conifer - Reduce by 15ft

Observations : The Committee delegated to the Clerk to respond once advice had been received from the Tree Group.

2/2016/1642/CATREE

08/11/2016	Ms Charlotte Williams	Mr T Aldous		31 Breach Lane Shaftesbury SP7 8LE
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Proposal : T1 - Apple - Crown reduction. Intended height 4.5m and intended spread 3.5m (See photo's submitted with application)

Observations : The Committee delegated to the Clerk to respond once advice had been received from the Tree Group.

2/2016/1655/CATREE

11/11/2016	Ms Charlotte Williams	Mr C Pankhurst		The Farmhouse Well Lane Shaftesbury SP7
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Proposal : To re-apply as previous works decision expired - see notification, to regenerate Hawthorn to eventually form a layed hedge containing hedgerow trees.

Observations : The Committee delegated to the Clerk to respond once advice had been received from the Tree Group.

Signed _____ Date _____

Claire Commons Committee Officer