



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 18th April 2017 commencing at 7:00pm.

Members Present:

Councillor Brown (Chair)
 Councillor Taylor

Councillor Lewer
 Councillor Proctor

Officers Present:

Barbara Carter, Project and Compliance & Information Officer

In Attendance:

Seven 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 2/2017/0435: 11-13 Bell Street, Shaftesbury SP7 8AR – speaking on behalf of the Shaftesbury Arts Centre and their application for additional facilities for workshops, dressing room and an arts and dance studio, supporting the application especially due to the need for additional pitches.
- Application 2/2015/1456: Land at E387470 N1422346, Higher Blandford Road, Cann – Letter written in opposition and objections raised in respect of additional traffic problems and to the proposed changes to the road layout being proposed to enable heavy goods vehicles to travel south along the B3081/C13. It was suggested that a travel audit be carried out, which was being considered by Council.
- Application 2/2017/0421 – 1 Bimport, Shaftesbury SP7 8AT: objection raised due to the proposed entrance being too close to the road on a blind corner.
- Correspondence in respect of land at Ankitils Farm was discussed and objections raised that the proposal was not included in either the Local Plan or the Neighbourhood Plan. It was confirmed that a majority of the site was in Cann Parish. The proposer commented that they would be happy with on two dwellings and the car park for the school. It was also suggested that the school be

consulted on ways of easing the congestion at the beginning and end of the school day. The Committee was of the opinion that it would not support an application, when formally submitted to the Local Planning Authority.

PH104 Order of Business

It was **AGREED** to amend the order of business to consider applications 2/2017/0435, 2/2017/0436, 2/2015/1456 and correspondence in respect of Ankitils Farm as the first items under Planning Applications.

PH105 Apologies

Apologies were accepted Councillor Austin due to medical grounds and Cllr Hall was absent.

PH106 Declarations of Interest and Dispensations

No dispensations had been received. All members were invited to declare any interests throughout the meeting if the need arose. Councillor Proctor declared an interest in applications 2/2017/0435, 2/2017/0436 and 2/2017/0534 as his company was the architect. Councillor Lewer declared an interest in 2/2017/0534 as the owner was a friend.

PH107 Minutes

It was **RESOLVED** to approve the minutes of the meeting held on 14th March 2017 as a correct record and were duly signed.

PH108 Planning Applications

Officer report 0417PH04 was received. The Committee **RESOLVED** to submit observations to North Dorset District Council as detailed at **Appendix A**.

PH109 Tree Applications

Officer report 0417PH05 was received. The Committee **RESOLVED** to request the Tree Group's observations before submitting to North Dorset District Council as detailed at **Appendix B**.

PH110 Highways and Footpaths

Officer report 0417PH06 was received. The Committee **AGREED** to recommend that for Parcel 6 the road names should continue as Maple Road and Anstee Road, including the cul-de-sac's off of those roads. Parcel 7 be named Snowdrop Wynde.

PH111 Car Park Signage and Tourist Signage

Officer report 0417PH07 was received. The Committee **RESOLVED** that a workshop take place inviting members of the Council and a representative from the Chamber of Commerce, Tourist Information and the Open Spaces Group, to determine signage to promote Shaftesbury's heritage and for the benefit of visitors to the Town. Officers would contact the Cattle Market in order to determine what days were being used for sales.

PH111 Officer Report and Future Meetings of the Committee

Officer report 0417PH08 was received and noted.

The next Cycleways meeting would be taking place on 19th March and a report would be presented at the next meeting.

There had been a delay in the heritage lighting in St James, due to Listed Building Consent being required.

Objectives for the Committee for the next period would be formulated from the Strategic Plan agreed at Council on 11th April 2017.

It was noted that the next meeting of the Committee was scheduled for 30th May 2017.

There being no further business, the meeting was closed at 8.50pm

Signed

Date

Appendix A

[2/2017/0435/FUL – 11-13 Bell Street, Shaftesbury, SP7 8AR](#)

Erect 3 Storey replacement extension (demolish existing), to include extending fly tower, roofing works and P V panels. Internal works – form new opening in stone wall to form minstrels gallery and carry out associated internal and external alterations.

Applicant: Shaftesbury Arts Centre

Agent: Proctor Watts Cole Rutter

Observations: The Committee **SUPPORTED** the application.

[2/2017/0436/LBC – 11-13 Bell Street, Shaftesbury, SP7 8AR](#)

Erect 3 Storey replacement extension (demolish existing), to include extending fly tower, roofing works and P V panels. Internal works – form new opening in stone wall to form minstrels gallery and carry out associated internal and external alterations.

Applicant: Shaftesbury Arts Centre

Agent: Proctor Watts Cole Rutter

Observations: The Committee **SUPPORTED** the application.

[2/2017/0534/HOUSE – Gold Hill Cottage, 2-4 St James Street, Shaftesbury SP7 8HA](#)

Convert existing outbuilding into ancillary guest accommodation, and home office / studio, including a first floor balcony and decking area.

Applicant: Mr P Jordan

Agent: Proctor Watts Cole Rutter

Observations: The Committee had **NO OBJECTION** to the application

[2/2015/1456/OUT – Land at E387470 N1422346, Higher Blandford Road, Cann, Dorset](#)

Develop land for residential purposes, with associated open space and infrastructure. Form new vehicular and pedestrian accesses. (Outline Planning Application to determine Access).

Applicant: Shaftesbury LVA LLP

Agent: PCL Planning Ltd

Observations: The Committee stood by its previous responses in that:

1st Consultation response:

Objection. The Committee Objected to the application, the following reasons were given;

- " Not designated as building land, preserved in existing and emerging local plans.
- " Traffic study was undertaken while the road at Dinah's Hollow was closed therefore the data is flawed.
- " There is likely to be a knock on traffic implication to local roads due to anticipated congestion at the site entrance.
- " Infrastructure concerns, particularly schools and employment.
- " Concern was expressed that the sewage works may not be able to accommodate additional development and assurances were to be sought.

The Committee requested that the application be considered by the Development Management Committee.

Re-consultation response 12/01/16;

Objection. The Committee Objected to the application, the following reasons were given;

- " Not designated as building land, preserved in existing and emerging local plans.
- " Loss of open country and loss of trees.
- " There is likely to be a knock on traffic implication to local roads due to anticipated congestion at the site entrances.
- " Infrastructure concerns, particularly schools and employment.
- " Concern was expressed that the sewage works may not be able to accommodate additional development and assurances were to be sought.

The Committee requested that the Neighbourhood Planning Group identify the land to be designated an IOWA (Important Open/Wooded Area).

The Committee requested that the application be considered by the Development Management Committee.

2/2017/0421/FUL – 1 Bimport, Shaftesbury, SP7 8AT

Install 1 No. historic shopfront and any other associated work

Applicant: JKL (Enterprises) Ltd

Agent: Angel Architecture Ltd

Observations: **OBJECTION** – The Committee objected to the application on the grounds of Road safety – the footpath would be restricted on a narrow blind corner by the changes to the entrance.

2/2017/0422/LBC – 1 Bimport, Shaftesbury SP7 8AT

Install 1 No. historic shopfront and any other associated work

Applicant: JKL (Enterprises) Ltd

Agent: Angel Architecture Ltd

Observations: : **OBJECTION** – The Committee objected to the application on the grounds of Road safety – the footpath would be restricted on a narrow blind corner by the changes to the entrance.

2/2017/0519/HOUSE – 4 Imber Road, Shaftesbury SP7 8RX

Erect first floor extension.

Applicant: Mrs E Alahakoon

Agent: n/a

Observations: **OBJECTION** – The Committee objected to the application due to the impact on neighbours and the loss of daylight/sunlight.

[2/2017/0526/LBC – 8 Church Lane, Shaftesbury SP7 8JT](#)

Remove 1 No. rooflight. Replace rooflight and velux window with 2 No. conservation rooflights. Move SVP. Internal works to re-instate original bedroom; Remove 1 No. kitchen window and carry out internal and external alterations in association to this-incorporating works approved under 2/2015/0570/LBC.

Applicant: Mr P Smethurst

Agent: Gary Slater MCIAT

Observations: The Committee had **NO OBJECTION** to the application

Appendix B

[2/2017/0477/CATREE – 1 Stoney Path, Shaftesbury SP7 8HR](#)

- T1- Laurel - Fell
- T2 - Bay - Fell
- T3 - Ash - Fell (leaning)
- T4 - Thorn - Fell
- T5 - Cherry - Fell
- T6 - Cherry - Fell
- T7 - Pussy willow - Fell
- G8 - (x3) Prunus - Fell group of prunus trees

Observations: The Committee would contact the Tree Group for their comments before responding.

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