

# Shaftesbury Town Council

Town Hall, Shaftesbury, Dorset. SP7 8LY

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To: Members of Shaftesbury Town Council's Planning and Highways Committee (PH), Councillors Austin, Brown, Lewer, Proctor, Taylor, Todd. All other recipients for information only.

You are required to attend a meeting of the Planning and Highways Committee for the transaction of the business shown on the agenda below.

To be held at 7.00pm on Tuesday 21 November 2017 in the Council Chamber, Shaftesbury Town Hall

Claire Commons, 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

- 1 APOLOGIES ..... 2**  
To receive and consider for acceptance, apologies for absence
- 2 DECLARATIONS OF INTEREST ..... 2**  
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.
- 3 MINUTES ..... 2**  
To confirm as a correct record, the minutes of the previous meeting of the Planning and Highways Committee.
- 4 PLANNING APPLICATIONS ..... 3**  
To consider responses to planning applications identified for return to the Planning Authority, to include but not be limited to: 26 High Street and 33 Beaufoy Close
- 5 CHRISTY'S LANE AUDIT ..... 5**  
To consider update regarding Christy's Lane Traffic
- 6 WILTSHIRE LOCAL PLAN REVIEW ..... 7**  
To respond to the Wiltshire Local Plan Review
- 7 OFFICER REPORT ..... 10**  
To receive any correspondence and updates relating to the work of the committee, to confirm the date of the next meeting and to identify matters for inclusion on the agenda.

(End)

**Administration for a meeting of the Planning and Highways Committee  
To be held at 7.00pm on Tuesday 21 November 2017 in the Council Chamber,  
Shaftesbury Town Hall**

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**1 Apologies**

To receive and consider for acceptance, apologies for absence

**1.1 Apologies received to date**

1.1.1 Councillor Austin due to family commitments.

**2 Declarations of Interest**

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.

**2.1 Declarations of Interest received to date**

2.1.1 There have been no declarations received at the point of papers being issued.

**3 Minutes**

To confirm as a correct record, the minutes of the previous meeting of the Planning and Highways Committee.

**3.1 Minutes to be adopted**

3.1.1 17<sup>th</sup> October 2017

**Report 1117PH4 to a meeting of the Planning and Highways Committee  
To be held at 7.00pm on Tuesday 21 November 2017 in the Council Chamber,  
Shaftesbury Town Hall**

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## **4 Planning Applications**

To consider responses to planning applications identified for return to the Planning Authority, to include but not be limited to: 26 High Street and 33 Beaufoy Close

### **4.1 Recommendation**

- 4.1.1 That the Committee provides its observations on the below mentioned applications and any further applications received before the date of the meeting.

### **4.2 Background**

- 4.2.1 Shaftesbury Town Council is a statutory consultee for planning applications which is provided with 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 applications.
- 4.2.2 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.
- 4.2.3 Members are asked to consider for each applications shown at **Appendix A**, whether they support the application or object to it. Consideration should be given to matters relating to planning law and also to local knowledge.
- 4.2.4 More guidance on how to comment on planning applications can be found at <http://planninghelp.org.uk/improve-where-you-live/how-to-comment-on-a-planning-application>. Applications can be viewed online at <http://planning.north-dorset.gov.uk/online-applications/>, or the relevant link in Appendix A
- 4.2.5 Shaftesbury Town Council is not a statutory consultee for tree applications and is no longer automatically advised of applications being considered. The Council may still make comments on those it is aware of in the planning system.

### **4.3 Financial Implications**

- 4.3.1 There are no financial implications arising from this report

### **4.4 Legal Implications**

- 4.4.1 There are no legal implications arising from this report

(End)

Report Author:  
Claire Commons, Town Clerk

Appendix A. Planning Applications to include but not limited to:

[2/2017/1483/FUL - 26 High Street Shaftesbury SP7 8JG](#)

Installation of external, floor-mounted air-condenser unit and internal works relating to installation of associated services.

Applicant Name Coffee#1

Agent Name Boyer

[2/2017/1484/LBC - 26 High Street Shaftesbury SP7 8JG](#)

Installation of external, floor-mounted air-condenser unit and internal works in relation to installation of associated services. Carry out all internal/external works in connection with installation of the air condenser.

Applicant Name Coffee#1

Agent Name Boyer

[2/2017/1482/ADV - 26 High Street Shaftesbury SP7 8JG](#)

Erect 1 No. non-illuminated fascia sign and 1 No. non-illuminated hanging sign.

Applicant Name Coffee#1

Agent Name Boyer

[2/2017/1696/LBC - The Rear Courtyard 26 High Street Shaftesbury SP7 8JG](#)

Erect 1 No. non-illuminated fascia sign and 1 No. non-illuminated projecting sign and carry out external alterations in connection to this.

Applicant Name Coffee#1

Agent Name Boyer

[2/2017/1713/HOUSE - 33 Beaufoy Close Shaftesbury Dorset SP7 8PT](#)

Erect two storey extension.

Applicant Name Mr R Kendall

Agent Name Bell Associates Architectural Planning

Report Author:  
Claire Commons, Town Clerk

**Report 1117PH5 to a meeting of the Planning and Highways Committee  
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## **5 Christy's Lane Audit**

To consider update regarding Christy's Lane Traffic

### **5.1 Recommendation**

5.1.1 To Recommend to Full Council to commission a Traffic Study to obtain data in relation to the traffic on Christy's Lane and a case relating to the bypass corridor.

### **5.2 Background**

5.2.1 At it's meeting on 18<sup>th</sup> October, the Planning and Highways Committee agreed to invite a traffic consultant to view Christy's Lane to provide an accurate cost of an audit for recommendation to Council.

5.2.2 The consultant attended, and his assessment was that a formal tender would need to be prepared in order to provide an accurate cost.

5.2.3 An alternative provider has been approached and returned an estimate of £4,000 - £5,000. The outline of the work would be;

5.2.3.1 Looking in to historical data for the roads in and out of Shaftesbury to measure the traffic flows, and how it has changed throughout time. This will be information that we may need to request from Highways.

5.2.3.2 Automated Traffic Counters would be installed on the 5 main roads in/out of Shaftesbury to track current traffic flow.

5.2.3.3 Any additional development plans would be looked into in order to estimate what increase in traffic there would potentially be.

5.2.3.4 The Gillingham Southern Development may have an impact on traffic flow in Shaftesbury, which would be looked at also. It is understood that there is a traffic model as part of Gillingham's masterplan framework.

5.2.4 The Council will need to look at the local plan review documents to be able to give a time frame of when the audit needs to be done by, and to find out any comments regarding why it is proposed to remove the bypass from the plan.

### **5.3 Financial Implication**

5.3.1 £5,000 from Professional Fees.

### **5.4 Legal Implication**

5.4.1 The Council has the power to obtain professional advice in specialist matters.

### **5.5 Risk**

5.5.1 The Risk of carrying out the assessment is that the council spends money and which does not result in sufficient information to effect a change in the proposals for the Local Plan bypass corridor.

5.5.2 The risk of not carrying out the assessment is that the Council misses an opportunity to provide a professional case for the protection of the bypass corridor.

(End)

Report Author:  
Claire Commons, Town Clerk

**Report 1117PH6 to a meeting of the Planning and Highways Committee  
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**6 Wiltshire Local Plan Review**

To respond to the Wiltshire Local Plan Review

**6.1 Recommendation**

6.1.1 To provide a formal response to the Wiltshire Council Local Plan Review.

**6.2 Background**

6.2.1 Wiltshire Council are consulting on the Local Plan review.

6.2.2 The consultation letter is provided at Appendix B and all the consultation documents and supporting evidence are available on this link: <http://www.wiltshire.gov.uk/planning-policy-local-plan-review>

6.2.3 The Shaftesbury Eastern Bypass is identified in this document as a policy to be amended/reviewed. Please refer to page 35 of the consultation document for the details.

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*Discuss with Dorset County Council as to whether the bypass is still planned and still deliverable.*

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**6.3 Legal Implications**

6.3.1 There are no legal implications arising from this report

**6.4 Financial Implications**

6.4.1 There are no financial implications directly arising from this report

**6.5 Risk**

6.5.1 There is a risk that the needs of the town will not be represented if the Council does not respond to the consultation.

(End)

Report Author:  
Claire Commons, Town Clerk

06 November 2017

Spatial Planning  
Economic Development and  
Planning  
Wiltshire Council  
County Hall  
Bythesea Road  
Trowbridge  
Wiltshire  
BA14 8JN

Our reference: 171107\_WLPR

Dear Sir/Madam

**Help shape Wiltshire's plans to 2036: [Wiltshire Local Plan Review](#)**

The Council is reviewing the Wiltshire Core Strategy (adopted January 2015), which sets out planning policies for the development and use of land in the county over the period to 2026 and is used in the determination of planning applications. In future communications, this will be referred to as the Wiltshire Local Plan Review.

It is necessary to commence work on the review now to ensure that, in line with Government policy, we maintain an up to date plan for Wiltshire that plans over an appropriate timeframe for the new homes, jobs and infrastructure needed to support Wiltshire's communities while protecting the local environment.

We are seeking your views on the scope of the review and the issues the Council should consider in planning for the period to 2036. The review will involve the preparation of a Joint Spatial Framework with Swindon Borough Council. At this stage, no decisions have been made on the future locations for growth and development.

The following consultation documents have been prepared.

**Wiltshire Local Plan Review: Consultation Paper**

The consultation paper sets out the proposed scope of the Wiltshire Local Plan Review. It explains that the new homes, employment land and associated infrastructure needed to support growth over the period 2016 to 2036 are to be addressed in the review. It also considers: where an update of existing Wiltshire Core Strategy development management policies may be needed to ensure their continued consistency with Government national policy; how to consolidate older 'saved' policies from former Wiltshire district council local plans; and new policies to plan positively for town centres in Wiltshire.



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## Swindon and Wiltshire Joint Spatial Framework: Issues Paper

The Joint Spatial Framework is being prepared jointly with Swindon Borough Council and will guide the overall pattern of development across the wider area of the two councils, setting out the distribution of new jobs, homes and infrastructure. It will provide evidence to inform the councils' individual local plan reviews. The Issues Paper has been prepared to stimulate discussion early in the plan making process. It invites comments on the proposed methodology, scope and objectives of the Joint Spatial Framework and strategic issues in the proposed housing market areas. It is supported by profiles of the proposed new housing market areas at Chippenham, Salisbury, Swindon and Trowbridge. The document includes specific questions on which the Council would like to hear your views.

The Council is also inviting representations on a **draft Sustainability Appraisal Scoping Report**. This proposes a Sustainability Appraisal Framework, including objectives and decision aiding questions, to be used in the assessment of draft policies and proposals as part of the plan making process.

### How to comment

The consultation runs from 9:00am on Tuesday 7 November 2017 until 5:00pm on Tuesday 19 December 2017.

All the consultation documents and supporting evidence are available on this link:  
<http://www.wiltshire.gov.uk/planning-policy-local-plan-review>

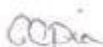
Copies of the consultation documents can also be viewed during normal opening hours at the Council's main offices at Monkton Park (Chippenham), Bourne Hill (Salisbury), County Hall (Trowbridge) and at all Wiltshire Council libraries.

Comments can be returned via the following means:

- Online via the Council's dedicated consultation portal:  
[http://consult.wiltshire.gov.uk/portal/spatial\\_planning](http://consult.wiltshire.gov.uk/portal/spatial_planning)
- By email using the representation form available on the web site and returned to [spatialplanningpolicy@wiltshire.gov.uk](mailto:spatialplanningpolicy@wiltshire.gov.uk); or
- By post in writing to: Spatial Planning, Economic Development & Planning, Wiltshire Council, County Hall, Bythesea Road, Trowbridge, Wiltshire, BA14 8JN.

Should you require further information please phone spatial planning on 01225 713223 or email [spatialplanningpolicy@wiltshire.gov.uk](mailto:spatialplanningpolicy@wiltshire.gov.uk)

Yours faithfully



Georgina Clampitt-Dix  
Head of Spatial Planning  
Economic Development and Planning  
Wiltshire Council

**Report 1117PH7 to a meeting of the Planning and Highways Committee  
To be held at 7.00pm on Tuesday 21 November 2017 in the Council Chamber,  
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**7 Officer Report**

To receive any correspondence and updates relating to the work of the committee, to confirm the date of the next meeting and to identify matters for inclusion on the agenda.

**7.1 Correspondence**

- 7.1.1 Nettle Bed corner and B3081, thank you letter for the support gaining clarification on whose responsibilities the Beech trees growing on the edge of Nettle Bed corner. (Appendix C)
- 7.1.2 Traffic on the roads surrounding the High Street driving with lack of consideration and dangerous speeds. Suggesting that the 20mph zone includes all the roads running off Barton Hill and Bell Street and that the Access Only sign to Barton Hill from Christy's Lane is reinstated. (Appendix D)
- 7.1.3 Early notice of the Local Plan Review Issues and Options consultation which will begin on 27 November, Consultation date and venue for Shaftesbury is – Wednesday 29 November 2017. 10am to 7pm, Guildhall Town Hall

**7.2 Updates**

- 7.2.1 Any additional updates will be provided at the meeting.

(End)

Report Author:  
Claire Commons, Town Clerk

## Appendix C.

I wrote recently to NDDC about extending the 20 mph speed limit in Shaftesbury town centre. In their reply to my they said it was not their responsibility to address my concerns so I am repeating them to you in the hope that you might respond to extend the 20 mph speed restrictions in the town.

The 20 mph restriction in the High Street is welcome but I can see that an unintended consequence is that drivers seem invited to speed up immediately as soon as they reach the 30 mph signs in Angel Lane, Victoria Street, Mustons Lane, Barton Hill, Bell Street, Haines Lane, Parsons Pool, Bimport, etc.

I have lived in Barton Hill for twenty years and now experience higher volumes of traffic with the town's expanding population and dangerous speeds and manoeuvres around the crossroad corners of Angel Lane, Victoria Street, Barton Hill and Bell Street.

Please can you agree to reinstate the Access Only signage to Barton Hill from Christy's Lane. The removal of the signage and replacement with a 30 mph signage has damaged the environment and safety of Barton Hill.

Many school children and parents with buggies use the streets, some without pavements, and it would be helpful if the 20 mph zones included all the roads running off Barton Hill and Bell Street to alert drivers to ensure the safety of pedestrians. As I mentioned, the 30 mph signs that I understand are obligatory on the reverse of the 20 mph signs seem to invite disregard of pedestrians and lack of awareness of residents' access to their front doors.

## Appendix D.

**Dorset County Council. Public Notice Nettle Bed Nursery. 21<sup>st</sup> March 2011.  
Re. Trees on Nettle Bed Corner involving 3,4,5,6,7,8 and 9 Households.**

Thank you for your Official Letter of 4<sup>th</sup> October in reply to my / our concern that Beech Trees growing on the edge of Nettle Bed Corner having the potential to suddenly fall across the B3081.

It was good of you to respond to clarify this worrying situation it is what I always hoped for following the Dorset County Council Public Notice of 21<sup>st</sup> March 2011 to receive an Official view from County Hall, Dorset Highways. Thank You.

For you kindly make known that these Beech Trees formally a hedge pose no immediate risk, however your Community Highways Teams will provide ongoing monitoring of the situation and if necessary issue enforcement notices.

Thank you also for clarifying that these Trees are not located on land owned by County Council and therefore the ultimate responsibility of the landowner. I am very grateful for this ruling. In the absence of the original Developer of Nettle Bed Nursery Estate it is fair to say and reasonable to assume responsibility involves Nos 3,4,5,6,7,8 and 9 Households each owning garages abounding these Beech Trees and right of access to a rear pathway along side the trees also a duty to maintain path and hedge.

If I may copy your letter so as update my immediate neighbours of your ruling so that they can provide financially for what will be an involved future expense of felling these Trees, which will most probably involve traffic management.