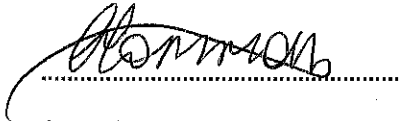


Shaftesbury Town Council

Planning and Highways Committee

There will be a meeting of the Planning and Highways Committee on Tuesday 8th October at 7.00pm in the Council Chamber. Prior to and following the meeting there will be a ten minute public consultation period if there are members of the public present who wish to speak.

All members of the Committee are summoned to attend for the purpose of considering and resolving upon the business to be transacted at the meeting as set out hereunder and are reminded that the Council has a general duty to consider the following matters in the exercise of any of its functions: the three aims of the general duty of the Public Sector Equality Duty (eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Equality Act 2010, advance equality of opportunity between people from different groups and foster good relations between people from different groups), Crime and Disorder, Health and Safety and Human Rights.



Claire Commons
Committee Clerk

2nd October 2013

Committee Members : Councillor J Lewer (Chairman)
Councillor P Proctor (Vice-Chairman)
Councillor S Clinch
Councillor J Pestell
Councillor R Tippins

01 APOLOGIES FOR ABSENCE

To receive and note apologies for absence.

02 DECLARATIONS OF INTEREST

Members are reminded of their obligations under the Localism Act 2011 to declare any pecuniary interests or dispensations to participate in the meeting.

03 PLANNING APPLICATIONS

03.1 **2/2013/0907** Plot Ref :- Type :- Listed
Applicant Name :- Mrs A Noakes Date Received :- 12/09/2013
Parish :- Central Date Returned :-
Location :- 69 Bimport Agent R Paley Associates
Shaftesbury
Proposals :- Remove part landing ceiling, install pull-down staircase and create storage area in attic by installing an RSJ, ridge beam, plasterboard ceiling, handrail and boarded floor. (Regularisation of works).
Observations :-

03 . 2 **2/2013/0960** Plot Ref :- Type :- Full
Applicant Name :- Wessex Developments Ltd Date Received :- 25/09/2013
Parish :- Grosvenor Date Returned :-
Location :- 96 Sweetmans Road Agent S E Way
 Shaftesbury
 Dorset
Proposals :- Erect 1 No. dwelling.
Observations :-

03 . 3 **2/2013/1008** Plot Ref :- Type :- Householde
Applicant Name :- Ms A Carter Date Received :- 27/09/2013
Parish :- Underhill Date Returned :-
Location :- 8 Breach Lane Agent Westleigh Design
 Shaftesbury
Proposals :- Erect 1 No. two storey extension and form parking area.
Observations :-

03 . 4 **2/2013/1037** Plot Ref :- Type :- Listed
Applicant Name :- P Jordan Date Received :- 24/09/2013
Parish :- Underhill Date Returned :-
Location :- Gold Hill Cottage Agent
 2-4 St James Street
 Shaftesbury
Proposals :- Install 1 No. window to ground floor and carry out associated
 internal and external alterations
Observations :-

03 . 5 **2/2013/1074** Plot Ref :- Type :- Listed
Applicant Name :- Mr N Pocklington Date Received :- 26/09/2013
Parish :- Underhill Date Returned :-
Location :- 63 St James Street Agent Proctor Watts Cole Rutter
 Shaftesbury
Proposals :- Carry out internal & external alterations including replace roof of
 rear lean-to and install rooflight, enlarged window, external
 insulation and painted render; enclose rear canopy area; remove
 downstairs bathroom and partition walls to enlarge kitchen; re-
 locate first floor partition wall to enlarge bathroom; and install 3 No.
 replacement windows.
Observations :-

03 . 6 **2/2013/1087** Plot Ref :- Type :- Disch cond
Applicant Name :- Persimmon Homes Date Received :- 26/09/2013
Parish :- Christy's Date Returned :-
Location :- Parcel 1, Phase 2, Land n Agent
 A30
 N&S Mampitts Lane
 East of Shaftesbury

Proposals :- Discharge of Condition No. 22 - No part of the development within a Development Parcel that includes a Local Area of Play ("LAP") or a Locally Equipped Area of Play ("LEAP") as identified in the Parameters Assessment Plan P.0139_87-2B shall be commenced unless there has been submitted to and approved in writing by the local planning authority from Planning Permission 22001/0415.

Observations :-

03.7	2/2013/1090	Plot Ref :-	Type :- Householde
	Applicant Name :- Sir John & Lady Studdard	Date Received :- 26/09/2013	Date Returned :-
	Parish :- Underhill	Agent Proctor Watts Cole Rutter	
	Location :- Layton House 23 Layton Lane Shaftesbury		
	Proposals :- Extend and alter existing garden building		
	Observations :-		

04 PLANNING AND INSPECTORATE DECISIONS

To receive and note the planning and inspectorate decisions.

05 TOWN CENTRE ENHANCEMENT

To review the current position of the enhancement scheme and determine the next steps. (This item will be spoken to by the chairman)

06 BUS STOP PROVISION

To commence preliminary discussions regarding bus stop provision in Bell Street Carpark. (This item will be spoken to by Cllr Proctor)

07 CORRESPONDENCE

08 CHAIRMAN'S URGENT BUSINESS



NOTIFICATIONS OF PLANNING DECISIONS FROM North Dorset District Council

Minute Ref 04

Tue 8 October 2013

District Ref

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

Page No : 1

GRANTED PLANNING PERMISSIONS

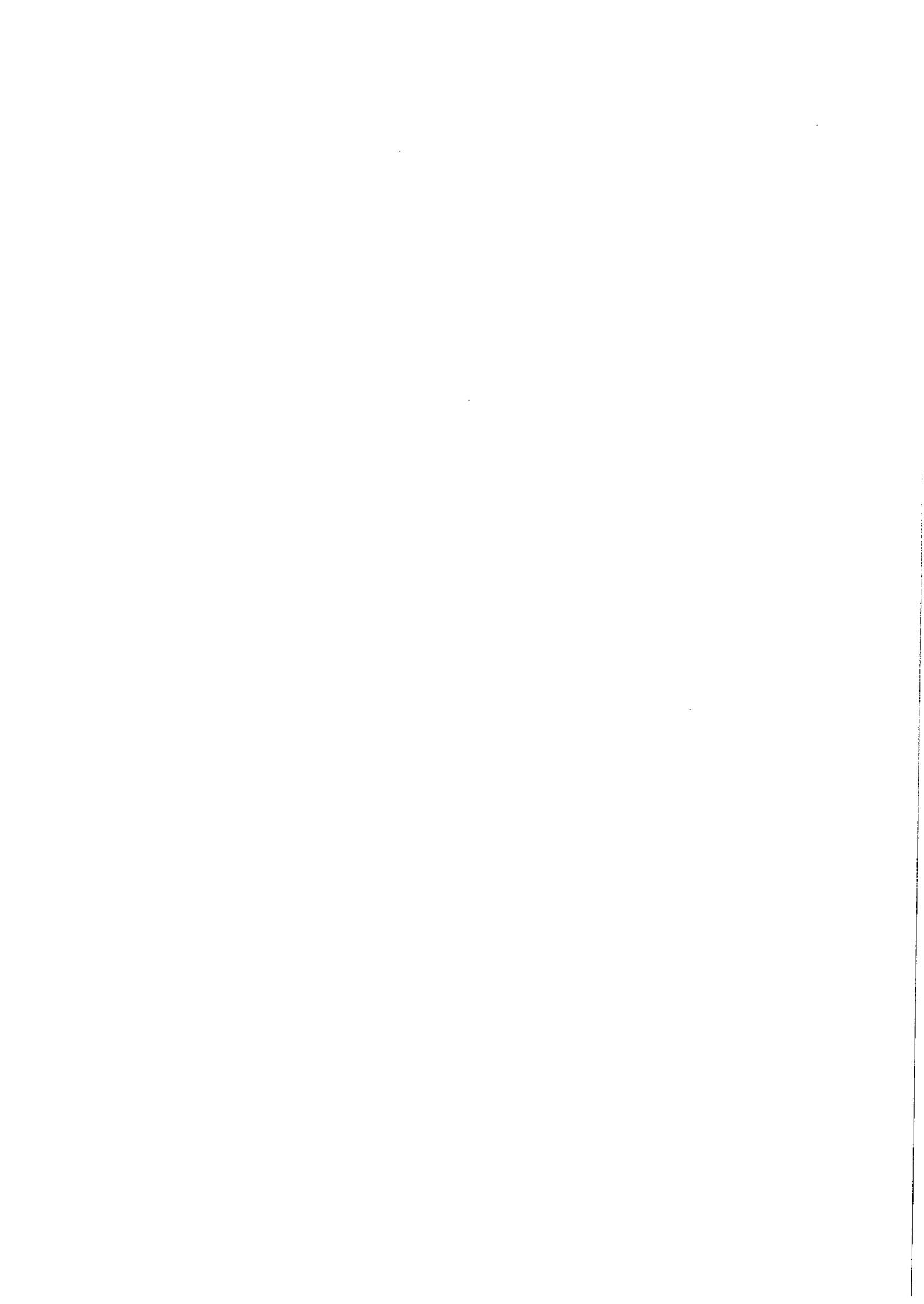
C 2/2013/0692	Granted	5 Hawthorn Close
District COMMENT	GRANTED	Local COMMENT OBJECTION due to the impact of the visual amenity, the side extension did not provide architectural merit and the extra curtilage inhibited access at the back of the property.
2/2013/0806	Granted	73 St James Street
C 2/2013/0852	Granted	Parcel 5 Land East Shaftesbury
District COMMENT	GRANTED. Notes provided.	Local COMMENT OBJECTION. The committee objected due to the considerable difference from the original Master Plan. It was AGREED to write to NDDC expressing concerns. It was also AGREED to request an audit to be carried out of the changes undertaken so far from the original Master Plan. ACTION: Cllr Tippins to make request of Mr Ede.

REFUSED PLANNING PERMISSIONS

C 2/2013/0682	Refused	Grosvenor Hotel
District COMMENT	REFUSED - The cumulative impact of implementing the previously approved hatch and the creation of a new door opening along the same wall would lead to a significant loss of historic fabric that is contrary to both the NPPF and the North Dorset Local Plan as outlined under policy 1.21.	Local COMMENT NO OBJECTION

OTHER PLANNING DETAILS

2/2013/0803	Withdrawn	New Lane Farmhouse
2/2013/0804	Withdrawn	New Lane Farmhouse



This accompanies the planning decisions report.

Town and Country Planning Act 1990

Town & Country Planning (Development Management Procedure) (England) 2010

APPROVAL OF RESERVED MATTERS

This permission does not carry any approval or consent which may be required under any enactment, byelaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990.

Application No: 2/2013/0852/PLNG

Date Registered: 6 August 2013

Location of Development:

Parcel 5 Land East Of Shaftesbury, Gower Road, Shaftesbury, Dorset

Description of Development:

Erect 7 No dwellings, form estate roads and landscaping (Reserve Matters following Outline Permission No. 2/2002/0415). (Amendments to previous layout approvals no additional dwellings.)

In pursuance of their powers under the above mentioned Act, North Dorset District Council, **HEREBY APPROVE** the matters reserved in the **OUTLINE PLANNING PERMISSION NUMBER** and contained in the above application.

To: Mr A Robinson,
Pegasus Group
Pegasus House
Querns Business Centre
Whitworth Road
Cirencester
Gloucestershire
GL7 1RT

Signed:

John Hammond

Applicant: Persimmon Homes South Coast
Limited

PLEASE REFER TO NOTES ENCLOSED

John Hammond
Development Services Manager

Dated: 20 September 2013

APPLICATION NUMBER 2/2013/0852/PLNG
Parcel 5 Land East Of Shaftesbury, Gower Road, Shaftesbury, Dorset
SCHEDULE OF CONDITIONS

**SUBJECT TO ATTACHED
SCHEDULE OF CONDITIONS**

APPLICATION NUMBER 2/2013/0852/PLNG
Parcel 5 Land East Of Shaftesbury, Gower Road, Shaftesbury, Dorset
SCHEDULE OF CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

SL01A, SL02T, LP01C, P.39-40_128-129e & p, P41ep, P.42eA & p P.130ep, GAR01, 02, 02S, ML01A, P0735_06A

2. The siting of any poles, lighting columns or similar obstructions in the visibility splays shall not be permitted unless otherwise agreed in writing with the Local Planning Authority in conjunction with the Local Highway Authority before work commences.

Reason: In the interests of highway safety in accordance with Policies 1.1, 1.8, 5.1, 5.2, 5.3, 5.4, 5.7, 5.8, 5.11 and 5.14 of the North Dorset District Wide Local Plan (First Revision).

3. All existing hedgerows shall be retained unless they are shown on the approved drawings as to be removed. All the hedgerows on and immediately adjoining the site shall be protected from damage for the duration of works on the site to the satisfaction (to be confirmed in writing) of the Local Planning Authority in accordance with BS 5837:2005 (Trees in relation to construction - recommendations) or any new Standard that may be in force at the time that development commences. In the five year period following the substantial completion of the development any hedgerow or parts thereof removed without the written consent of the Local Planning Authority or which die or become (in the opinion of the Local Planning Authority) seriously diseased or damaged, shall be replaced as soon as reasonably practical and not later than the end of the first available planting season, with plants of such size and species and in such positions as may be agreed with the Local Planning Authority. In the event of any disagreement the Local Planning Authority shall conclusively determine when the development has been completed, when site conditions permit, when planting shall be carried out and what plants, size and species are appropriate for replacement purposes.

Reason: To ensure the continuity of amenity afforded by existing hedgerows in accordance with Policy 1.40 of the North Dorset District Wide Local Plan (First Revision).

4. Before the development commences a scheme showing precise details of the construction and surfacing of all parking, servicing, paved or hard surfaced areas, shall be submitted to the Local Planning Authority. Any such scheme shall require approval to be obtained in writing from the Local Planning Authority. The approved scheme shall be implemented before the development is occupied.

Reason: In the interests of the orderly development of the site and the amenities of the area in accordance with Policy 1.8 of the North Dorset District Wide Local Plan (First Revision).

5. Prior to the commencement of development large scale details (not less than 1:10) of window enclosures and reveals, eaves, gables, porches, solar panels, external doors and reveals, dormers, garage doors and reveals and chimney stacks shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter accord with the approved details.

Reason: To ensure the development secures a high quality streetscape in accordance with Policies 1.8 and 2.5 of the Adopted North Dorset District Wide Local Plan (First

APPLICATION NUMBER 2/2013/0852/PLNG
Parcel 5 Land East Of Shaftesbury, Gower Road, Shaftesbury, Dorset
SCHEDULE OF CONDITIONS

Revision)

REASONS FOR DECISION / POLICY CONSIDERATIONS

1. In accordance with paragraphs 186 and 187 of the NPPF the Council, as local planning authority, takes a positive and proactive approach to development proposals focused on solutions. The Council works with applicants/agents in a positive and proactive manner by;
offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

The applicant/agent was updated of any issues after the initial site visit,
The applicant was provided with pre-application advice.
The applicant was provided with the opportunity to address issues identified by the case officer and permission was granted.

COMMENCEMENT OF DEVELOPMENT

The attention of the Applicant/developer is drawn to the fact that development pursuant to this planning permission may **not** lawfully commence unless and until **all** conditions requiring the consent, agreement or approval of schemes and/or details have first been submitted to and approved in writing by the Local Planning Authority. The Applicant/developer should be aware of their responsibility in this regard. If you have not already done so, you are advised to put arrangements in place for the timely submission of these requirements and to check that there are no omissions in terms of the details required. Failure to do so may render the development totally unauthorised and could result in **Enforcement Action** being taken by the Council.