

## Shaftesbury Town Council Planning and Highways Committee

**Minutes of a meeting of the Planning and Highways Committee held on Tuesday the  
11th March 2014 at 7.00pm in the Council Chamber.**

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

Also in Attendance :- Mrs Claire Commons (Committee Clerk)  
12 members of the public

### 01 APOLOGIES

Cllr Cook was absent from the meeting.

### 02 DECLARATIONS OF INTEREST

a) Cllr Proctor had declared an interest in item 4.3, 22 St James Street as his company was the architect to the applicant and remained absent from the room.

b) There were no dispensations received and not previously considered.

Cllr Lewer PROPOSED, Cllr Tippins SECONDED and it was unanimously RESOLVED to bring item 4.3, 22 St James forward to follow item 3.

### 03 OPEN FORUM

Mr Marteau spoke regarding item 4.3 22 St James Street objecting that it contravened National Planning Policy Framework 132, affects the setting of listed buildings and is visible from the heritage trail, contravenes British Standard BS:5837:2012 by virtue of being too close to protected trees and contravenes North Dorset Local Plan Policy SB4 as it is visible and intrusive from higher and lower ground and extends the urbanisation of the area.

A neighbour of the property spoke regarding item 4.3 22 St James Street objecting that the tree report in the application stated that a beech tree was in the curtilage of the applicant and yet it was in his own property and furthermore the development had damaged the root system of his tree.

Mr Hunt spoke on behalf of the applicant expressing that they had taken professional and legal advice and spoken with neighbours prior to building and had kept records of that advice. He asked on behalf of the applicants that the committee support the application.

Mr Shepherd spoke regarding item 4.3, 22 St James as his property was adjacent to the applicant and he had not been approached in relation to the proposal. He echoed the first two speakers at the meeting and that as the building had been erected without approval it was illegally placed. The chairman responded that the committee would consider the application on its own merits as if it had not been built therefore the application being retrospective would not be a consideration.

### 04 PLANNING APPLICATIONS

04- 1	2/2014/0148	Plot Ref :-	Type :-	Householde
	Applicant Name :- Mr A Perkins		Date Received :-	14/02/2014
	Location :- 22 St James Street Shaftesbury Dorset SP7 8HE		Date Returned :-	11/03/2014
	Proposal :	Erect garden building (retrospective).		
	Observations :	Members objected to the application and requested that it be referred to the Development Management Committee at North Dorset District Council. It was requested that planning consideration be given to the appearance and character of the area and North Dorset Local Plan Policy SB4.		

04B PLANNING APPLICATIONS

Standing orders were suspended to allow members of the public to speak on matters concerning the next agenda item, Land At E 385940 N122542.

Mrs Simpson spoke in objection to the application expressing her view that the site was too small for the development shown, that the boundary shown was misleading as access would be via the access to the Millennium Garden. She expressed concern at the diminished view from the Millennium Garden and that the development was not in keeping with the character of the street.

Mrs Ford spoke in agreement with Mrs Simpson.

Mr Ede spoke in accord with Mrs Simpson adding that the views were a major issue for the conservation area.

A member of the public spoke in accord with Mrs Simpson that the elevation facing the road was out of keeping. He also expressed concern at the loss of parking and increased need for parking which would be generated by the development noting that that particular part of St James was already at 'breaking point'.

Mr Grey spoke as owner of the adjacent building objecting that the development was very close to his boundary and he had concern about how the building may affect his foundations. He objected that he would suffer a loss of light as a result of the proposal.

Standing orders were reinstated for the committee to resume its deliberations.

04B- 1	2/2014/0104	Plot Ref :-	Type :-	Full
	Applicant Name :- Mrs J Edwards		Date Received :-	13/02/2014
	Location :- Land At E 385940 N 122542 St James Street Shaftesbury SP7		Date Returned :-	11/03/2014
	Proposal : Erect 1 No. two storey dwelling (demolish existing garage).			
	Observations : Members objected to the application and requested that it be referred to the Development Management Committee at North Dorset District Council. It was requested that planning consideration be given to the appearance and character of the street, that the proposal was disproportionate for the size of the plot, that the development relied upon the Millennium Garden's access for its own access, the impact of the building on its neighbours, increased traffic and the loss of parking in an already narrow street with on-street parking			

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04B- 2	2/2014/0133	Plot Ref :-	Type :-	Advert
	Applicant Name :- Blue Cedar Homes		Date Received :-	25/02/2014
	Location :- Former site of Old Brow 73 Bimport Shaftesbury SP7		Date Returned :-	11/03/2014
	Proposal : Erect non-illuminated sign (retrospective).			
	Observations : Members objected to the application as being excessive in size and considered that an advertisement of 25% would be more acceptable considering the conservation area status of the location.			

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04B- 3	2/2014/0212	Plot Ref :-	Type :-	Householde
	Applicant Name :- Ms A Carter		Date Received :-	03/03/2014
	Location :- 8 Breach Lane Shaftesbury Dorset SP7 8LE		Date Returned :-	11/03/2014
	Proposal : Erect 1 No. two storey extension and form parking area.			
	Observations : The committee had no objection to the application however requested that the gable pitch be in sympathy with either side .			

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05 PLANNING AND INSPECTORATE DECISIONS

a) The planning and inspectorate decisions were received and noted

b) Members considered the advertisement banner placed at Castle Hill and advertisements on railings at Butts Mead House and requested that these be brought to the attention of the District Council as it was believed advertisement consent had not been sought.

06 CHAIRMAN'S URGENT BUSINESS

Cllr Tippins updated members on the proposals under discussion for the town centre to be a 20mph limit and for parking to be moved from one side of Salisbury Street to the other. Cllr Clinch asked that any proposals be discussed with the Carnival Committee to ensure that they did not impact on the carnival events.

The Meeting closed at : 8:15pm

Signed :

Chairman Date:

On behalf of :-

Shaftesbury Town Council