

**Shaftesbury Town Council**  
**Planning and Highways Committee**

To: All Members of the Town Council

You are hereby summoned to a meeting of the Planning and Highways Committee to be held on Tuesday 29th April 2014 at 6.30pm in the Mayors Parlour. Members 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  
23rd April 2014

Members of the public are welcome to attend meetings of the Council and Committees, unless specifically excluded due to the confidential nature of the business. Enquiries to Claire Commons on 01747 852420 or email [clairecommons@shaftesburytowncouncil.co.uk](mailto:clairecommons@shaftesburytowncouncil.co.uk)

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

01                      APOLOGIES FOR ABSENCE

To receive and consider for acceptance apologies from those unable to attend.

02                      DECLARATIONS OF INTEREST

- a) To receive declarations of interest in respect of matters contained in this agenda, in accordance with the provisions of the Local Government Act 1972 in respect of officers and the Localism Act 2011 in respect of members.
- b) To receive any dispensation requests received by the Town Clerk and not previously considered.

03                      OPEN FORUM

Members of the public are invited to address the Committee. Time will be limited to three minutes per person and should relate only to matters on this agenda. If you wish to ask the Council a question(s) and receive a reply in the meeting, please submit your questions to the Clerk by Friday April 25th (midday), to allow time for your question(s) to be researched. Question(s) asked on the night may have to be given a written reply at a later date.

04                      PLANNING APPLICATIONS

04 . 1	<b>2/2014/0092</b>	Plot Ref :-	Type    Householde
	Applicant Name :- Mr W Carpenter		Date Received :- 03/04/2014
	Parish :- Christy's		Date Returned :-
	Location :- 47 Fairlane	Agent    Derek Ford Design	
	Shaftesbury		
	Dorset		

Proposals :- Erect two storey rear extension and erect first floor side extension over garage (demolish existing conservatory).

Observations :-

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04 . 2	2/2014/0227	Plot Ref :-	Type Full
	Applicant Name :- Mr D Griffin-Shepherd		Date Received :- 28/03/2014
	Parish :- Central		Date Returned :-
	Location :- Fleur de Lys Bleke Street Shaftesbury	Agent none / self	
	Proposals :- Application to modify Condition No.3 from Planning Permission No. 2/2008/0921 to allow residential use, not tied to the hotel business.		

Observations :-

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04 . 3	2/2014/0375	Plot Ref :-	Type Full
	Applicant Name :- Shaftesbury Municipal Almshous		Date Received :- 10/04/2014
	Parish :- Underhill		Date Returned :-
	Location :- Chubbs House Salisbury Street Shaftesbury	Agent BTA Architects	
	Proposals :- Extend and convert existing bedsit accommodation to provide one bedroom apartments. (Alternative scheme to that previously approved by Planning Permission 2/2013/0184/PLNG).		

Observations :-

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04 . 4	2/2014/0402	Plot Ref :-	Type Householde
	Applicant Name :- Mr & Mrs R & E Hine		Date Received :- 07/04/2014
	Parish :- Underhill		Date Returned :-
	Location :- Mortier House New Road Shaftesbury	Agent Proctor Watts Cole Rutter	
	Proposals :- Raise roof to extend first floor accommodation and erect single storey extension (demolish conservatory).		

Observations :-

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04 . 5	2/2014/0404	Plot Ref :-	Type Householde
	Applicant Name :- Mr and Mrs M Cannon		Date Received :- 22/04/2014
	Parish :- Underhill		Date Returned :-
	Location :- 14 St James Street Shaftesbury Dorset	Agent Mr R Bagnall	
	Proposals :- Erection of rear one and a half storey and single storey extension.		

Observations :-

04 . 6      2/2014/0419      Plot Ref :-      Type Householde  
Applicant Name :- Mr and Mrs Noraika      Date Received :- 09/04/2014  
Parish :- Grosvenor      Date Returned :-  
Location :- 17 Tollgate Park      Agent Bell Associates  
Shaftesbury  
Dorset  
Proposals :- Erect first floor side extension.  
Observations :-

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05      PLANNING AND INSPECTORATE DECISIONS

- a) To receive the planning and inspectorate decisions
- b) To discuss any matter relating to enforcement of planning conditions and determinations

06      TOWN CENTRE ENHANCEMENT

- a) To consider committee's agreement to distribute flyers to residents and businesses on Salisbury Street relating to the proposed change to on-road parking.
- b) To consider committee's response to letter from Mrs Roberts regarding the history of the Town Centre Enhancement.

07      HIGHWAYS AND FOOTPATHS

- a) To consider the committee's response to a request for the fingerpost signing the Abbey Ruins to be placed in the centre of the planter and bench on the High Street.
- b) To receive and note the road closure notice for:  
Dinah's Hollow - members should note that although the closure notice applies until 14th May 2014, it has been advised that there is a likely requirement to extend beyond this period.  
Various roads, Motcombe area.

08      UPDATES

- a) To report any significant information on matters not included on this agenda or delegated to a working group, such information to be received but not debated.
- b) To agree any attendances required at meetings additional to those scheduled in the Council's calendar.

09      CORRESPONDENCE

To receive any correspondence relating to the business of the Planning and Highways Committee.





## SHAFTESBURY TOWN COUNCIL

### MEETING OF THE PLANNING & HIGHWAYS COMMITTEE

Tuesday 29<sup>th</sup> April 2014

#### Agenda item 04

Report title:	Planning Applications
Report author:	Claire Commons, Committee Clerk
Purpose of report:	To provide members with additional information relating to the applications to be considered
Statutory Authority:	n/a
Financial Implication:	n/a

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#### The role of the committee

The committee is a statutory consultee which is provided the opportunity to make observations on planning applications within its parish. These observations are reported back to the planning authority, North Dorset District Council, in order that they can make an informed decision when determining the application. The committee may request that an application is considered by the planning authority's Development Management Committee if there are matters of particular concern or which would be better considered during debate.

#### Viewing Planning applications

The planning applications listed in the agenda can be viewed online at <http://plansearch.north-dorset.gov.uk/swiftlg/apas/run/wphappcriteria.display>. In addition, the office holds 1 paper copy of each application which can be viewed by arrangement at the office.

#### Recommendation

Members are asked to consider for each application, whether they support the application or object to it. Consideration should be given to matters relating to planning law and also to local knowledge. More guidance on how to comment on planning applications can be found at <http://www.planninghelp.org.uk/improve-where-you-live/how-to-comment-on-a-planning-application> or on the reverse of this report are some considerations to bear in mind when considering the committee's observations. If the committee resolves to object to an application, reasons supporting that observation should be provided.

Planning Considerations

Appearance and Character of the area or street, including the design and materials of buildings, landscaping and tree loss  
Other environmental issues e.g. noise  
Traffic generation and road safety  
Employment and the local economy  
Impact on public services  
Effects on the landscape and the need to protect special areas  
Impact of a building on its neighbours

Other Material Considerations

Private interests  
Other regulatory codes  
Retention of an existing use  
Financial Considerations  
'Enabling development'  
Planning gain  
Precedent  
Planning history of a site  
Ulterior purpose  
Predetermination, bias, conflict of interest  
Personal hardship  
Particular occupier  
Alternative sites  
Policy  
Racial discrimination  
Hazardous development  
Consistency in decision making  
Public concerns about safety

History

Planning application history where available for the applications on this agenda are appended to this report. Members are reminded that although the history of planning applications on a particular site may provide them with a 'bigger picture', they are to provide observations on the details of the current application only.

Note: The history for application 2/2014/0227, Fleur de Lys predates the Town Council's software for recording applications therefore the history is available as a hard copy attached to the plans in the Town Council offices.

At : 11:08

**History of Applications by :- Chubbs Almshouses**

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Application No : 2/2012/00026

Type : Full

Applicant : Mr Alan Parish  
Shaftesbury Municipal Almshous  
Longmead  
Shaftesbury  
Dorset  
SP7 8PL

Location : Chubbs Almshouses  
33 Salisbury Street  
Shaftesbury  
SP7 8EL

**Proposal :** Erect 4 No. one bedroom apartments and 1 No. one bedroom maisonette.

**Observations :** NO COMMENT - members requested that the application was considered by committee at North Dorset District Council as the committee were unable to reach a majority vote.

**Status :** 1 Granted

**Decision Date :** 17 July 2012

**Conditions :**

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Application No : 2/2013/0184

Type : Full

Applicant : Shaftesbury Municipal Almshous  
Longmead  
Shaftesbury  
Dorset  
SP7 8PL

Location : Chubbs Almshouses  
Salisbury Street  
Shaftesbury  
SP7

**Proposal :** Extend and convert existing bedsit accommodation to provide one bedroom apartments

**Observations :** NO OBJECTION

**Status :** 1 Granted

**Decision Date :** 29 May 2013

**Conditions :** GRANTED

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At : 11:11

**History of Applications by :- Mortier House**

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Application No : 2/2010/01046

Type : Full

Applicant : Mr Gordan Hine  
Mortier House  
New Road  
Shaftesbury  
Dorset  
SP7 8QL

Location : Mortier House  
New Road  
Shaftesbury  
SP7 8QL

**Proposal :** Erect single storey dwelling (demolish existing outbuilding)

**Observations :** No objection

**Status :** 1 Granted

**Decision Date :** 19 January 2011

**Conditions :** 1.The proposed development respects the character of the setting and amenity of nearby dwellings. the development is considered acceptable as an independant dwelling capable of separate occupation and as such no annexe condition is necessary. The overall development accords with Policies 1.2, 1.8, 2.6, 4.3 & 4.5 of the North Dorset District Wide Local Plan (First Revision)

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**NOTIFICATIONS OF PLANNING DECISIONS FROM North Dorset District Council**

**Minute Ref 05a**

**Tue 29 April 2014**

**District Ref**

'C' Contrary to District 'CD' Contrary Delegated '  
D' Delegated

Page No : 1

'E' Endorsed by District 'ED' Endorsed Delegated

**GRANTED PLANNING PERMISSIONS**

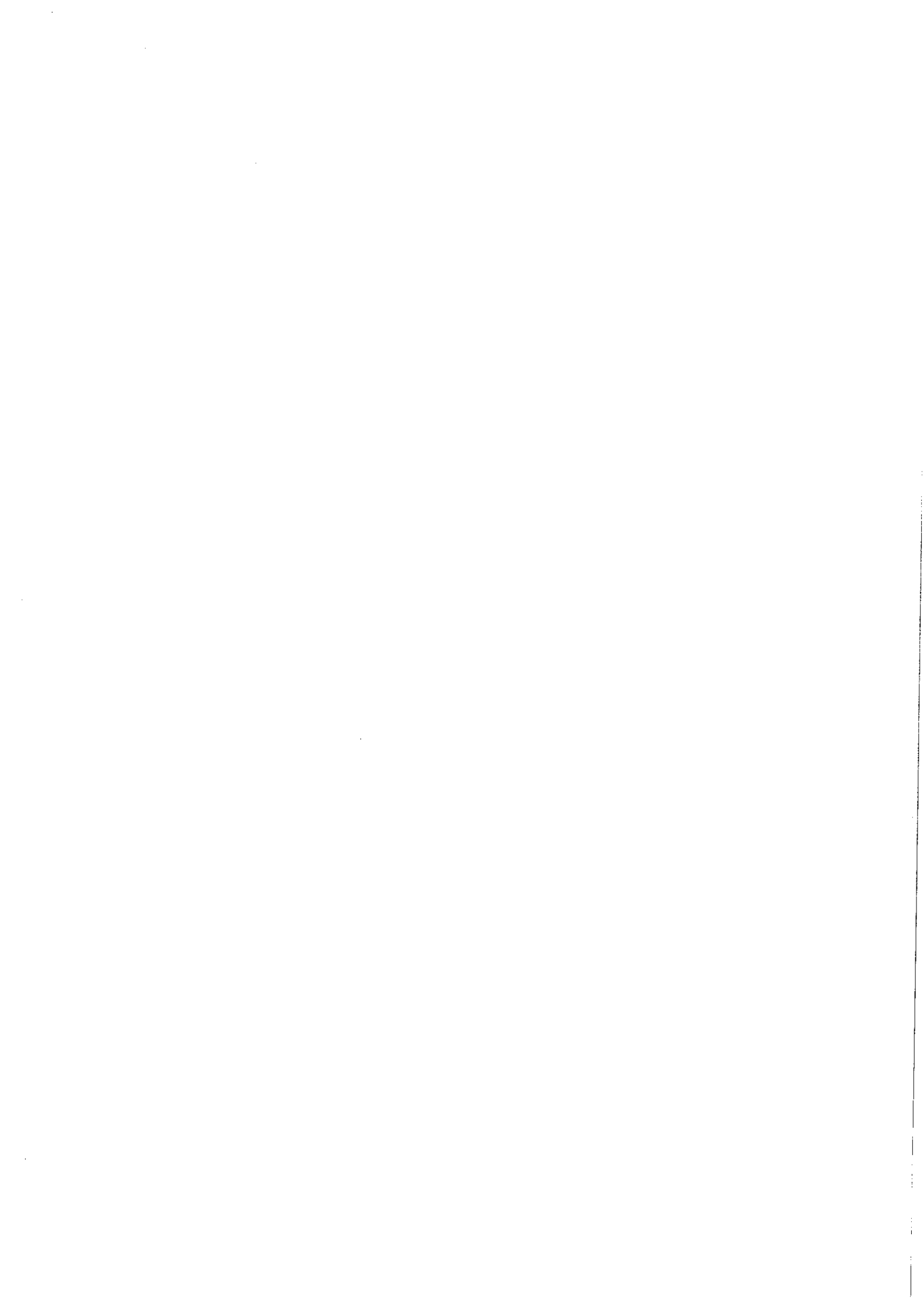
ED 2/2013/0828	Granted	Grosvenor Hotel
CD 2/2013/1339	Granted	17 Bell Street
District COMMENT GRANTED. Schedule of conditions available to view at <a href="http://www.dorsetforyou.com">www.dorsetforyou.com</a>		Local COMMENT Members objected to the application as it contravened policy SB1 by virtue of being unsympathetic to the surrounding properties. In addition, members considered this was overdevelopment of the area and detrimental to the visual amenity of the area.
ED 2/2014/0035	Granted	Ivy Cross Stores
ED 2/2014/0129	Granted	Walled Garden
CD 2/2014/0133	Granted	Former site of Old Brow
District COMMENT GRANTED. Schedule of conditions available to view at <a href="http://www.dorsetforyou.com">www.dorsetforyou.com</a>		Local COMMENT 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.

**REFUSED PLANNING PERMISSIONS**

E 2/2014/0148	Refused	22 St James Street
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**OTHER PLANNING DETAILS**

2/2013/1351	Withdrawn	46 Salisbury Street
2/2013/1366	Withdrawn	10 Fair Lane
2/2013/1397	Withdrawn	4 Rutter Close





## SHAFTESBURY TOWN COUNCIL

### MEETING OF THE PLANNING & HIGHWAYS COMMITTEE

Tuesday 29<sup>th</sup> April 2014

Agenda item 06a

Report title:	Town Centre Enhancement
Report author:	Claire Commons, Committee Clerk
Purpose of report:	To provide members with additional information relating to the applications to be considered
Statutory Authority:	n/a
Financial Implication:	n/a

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Below is the text proposed for a flyer to be distributed to Shaftesbury residents and businesses on Salisbury Street. The committee is asked to consider its agreement to the flyer and its distribution. A hard copy of the flyer will be tabled on the night.

### **We want to make the Town Centre SAFER**

We have already agreed with the Highway Authority to reduce the speed limit in the High Street and upper Salisbury Street to 20mph.

We think it will help, if the car-parking near your house (between Angel Square and the Laundrette) is moved to the other side of the road. This would:

- I reduce the need to drive on pavements by improving visibility for motorists
- I reduce grid-lock in Angel Square by giving priority to traffic leaving the town centre
- I slow down traffic coming into town by making it give way
- I make the narrow pavement on the south side safer by putting the parked cars on that side

There would also be a sign near the Laundrette showing the 20mph limit, and warning of "Pedestrians in the Road". This is an inexpensive way to make the lower part of the town safer. We don't have the money to do anything more ambitious at this stage.

What is YOUR reaction to this proposal? Please show whether you agree with the following statements, by putting a number from 1 to 5 in the boxes, and comments as required.

1 = fully agree   2 = slightly agree   3 = don't know   4 = slightly disagree   5 = fully disagree

It would help the traffic flow

It would make the area safer

It would cause a nuisance to me because

I would come to a public meeting to discuss it

Please give any other comments about this proposal

Please note that we can deliver the 20mph zone and parking changes with the £30k funding that is left from the Town Enhancement project. Any further proposals for improving the Town Centre will have to be via a new project with new funding.

**Claire Commons**

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**From:** Cllr S Pritchard <cllrpritchard@hotmail.co.uk>  
**Sent:** 22 April 2014 17:25  
**To:** John Lewer (external)  
**Cc:** Claire Commons  
**Subject:** FW: Completion of the Shaftesbury Town Centre Enhancement Scheme Begun 2007  
**Categories:** P&H

This below is a P&H matter and as I have not been involved with it I am unable to offer a response to the email. Please can you on the councils behalf?

*Kind Regards*  
*Simon*

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**Cllr Simon Pritchard**  
**MAYOR OF SHAFTESBURY**

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From: shaftesburyvoice-organiser@hotmail.co.uk  
To: barbaracarter@shaftesburytowncouncil.co.uk; cllrproctor@gmail.com; gpjefferson@gmail.com; johnlewer@shaftesburytowncouncil.co.uk; josephpestell@shaftesburytowncouncil.co.uk; kstippins@aol.com; lesterdibben@shaftesburytowncouncil.co.uk; mervynjeffery@uwclub.net; michaelhicks@shaftesburytowncouncil.co.uk; mikemadgwick@shaftesburytowncouncil.co.uk; richardtippins@shaftesburytowncouncil.co.uk; simonpritchard@shaftesburytowncouncil.co.uk; steveclinch@shaftesburytowncouncil.co.uk; winifredharvey@shaftesburytowncouncil.co.uk  
Subject: Completion of the Shaftesbury Town Centre Enhancement Scheme Begun 2007  
Date: Sun, 6 Apr 2014 15:13:12 +0100

4 Cann Lodge Salisbury Road Shaftesbury Dorset SP7 8ER  
01747 854177

6th April 2014

To all Shaftesbury County, District and Town Councillors  
Shaftesbury  
Dorset

Dear Councillors

# Completion of the Shaftesbury Town Centre Enhancement Scheme Begun 2007

I am sending this to all councillors because, as more councillors are removing themselves from membership of Town Council committees and because this issue affects the whole town, the above scheme should in my opinion be addressed by the council as a whole. I formally request all councillors together to consider it as such.

At the Planning and Highways committee meeting at 6.15pm on Tuesday 25<sup>th</sup> March I, as a member of the public, was allowed to speak on the above issue. I supplied the 4 councillors present with a dossier of photocopied documents (itemized overleaf) going back to 2006 establishing the continuous concern about pedestrian safety, but I could not give the findings of my recent on-pavement consultation with pedestrians in March owing to the lack of available time and the view of the chairman that it had all been heard before. **So, no one in the chamber heard that, of the 120 valid written answers in my possession, 9 (nine) pedestrians considered specific crossings points a safe place to cross the road, and 111 pedestrians considered them not a safe place to cross the road.** My detailed summary of the consultation including pedestrians' recorded comments and suggestions, may be seen on [www.shaftesburyvoice.org.uk](http://www.shaftesburyvoice.org.uk).

At the same meeting, it was agreed to request from Dorset County Council the installation of 20mph signs in Shaftesbury, and it looks likely that this request will be granted. In no way do I wish my actions to adversely affect this very welcome speed limit which I would like to see extended to all residential areas of the town.

I understand that the time allowed for all necessary business to be gone through before the signs can be erected may amount to 9 or more months. In the interim I request that, given the evidence of concern, pedestrian safety be further reviewed by the whole Town Council, to match DCC's focus on traffic management. I formally request the Mayor to let me know your decision and your response to my consultation so far, for other parties' information.

Yours sincerely

Mrs P A Roberts

Copies to Barbara Carter Acting Deputy Town Clerk, Shaftesbury Voice Supporters  
and interested members of the public who have been in touch with me.

**Itemised dossier of photocopied documents supplied to 4 members of the Planning and Highways  
Committee of Shaftesbury Town Council on Tuesday 25<sup>th</sup> March 2014**

1. "Your Dorset" 2006 announcing DCC's plans for " more pedestrian-friendly areas in the heart of the town", "to reduce the current domination of traffic " and "to introduce 'shared' spaces for both pedestrians and motorists."
2. Pie charts to Miles Butler at DCC in 2006 before the DCC decided on the scheme showing analysis of opinion of in public-run consultation as 131 respondents in the town : 95% opposed the enhancement scheme, 1% supported it, 2% offered qualified support and 2% gave insufficient information to make a decision.
3. Western Gazette front page 04.07.2007: Pedestrian safety will not be put at risk. Dave Diaz of DCC "insists that the safety of pedestrians is paramount and that all concerns have, in fact, been dealt with. ... The scheme is designed to reduce traffic speed and make the town more pedestrian friendly... through the introduction of shared road and pavement surfaces. The cost is stated as £478,000.
4. BVM July 2008. Nancy Hawthorne aged 9yrs and her friends campaign to have zebra crossings returned. Dave Diaz promises "When the entire scheme has been completed, hopefully, by the end of this year, we will be carrying out a full review and will be inviting residents to share their views on the enhancements, and possible future improvements." Andy Ackerman promises the petition would not be put on the shelf and forgotten. Nothing more was heard.
5. Andy Ackerman, Head of Highways DCC is thanked for coming to Shaftesbury on 21<sup>st</sup> July 2008 to collect the children's petition with 2142 signatures asking for the zebra crossings to be put back, and asked what had been decided. No reply known.
6. To Mr Spivey, Project Manager, DCC on 1<sup>st</sup> December 2009 letter and photographs of traffic in Salisbury Road where new parking arrangements force traffic to mount the pavements in order to progress past oncoming traffic. No reply.
7. Letter 6<sup>th</sup> December 2013 from Mrs Ann Brooks, as both driver and pedestrian, highlighting poor signage of pedestrian priority, bad siting of pinchpoints, thoughtless and possibly illegal parking, and stating the advantages of pedestrian crossings in making drivers and pedestrians feel much safer.

The above is some of the evidence known to Mrs P A Roberts  
and should not be regarded as comprehensive.







# PUBLIC NOTICE

Dorset County Council

## TEMPORARY CLOSURE OF VARIOUS ROADS, MOTCOMBE AREA

DORSET COUNTY COUNCIL has made an Order under Section 14 [1] of the Road Traffic Regulations Act 1984, as amended. All vehicles will be prohibited from proceeding along [1] Lox Lane, Ham from the junction with the A30, Sherborne Causeway to the junction with Gillingham Road, Shaftesbury a distance of approximately 1,000 metres. [2] Turnpike Road from the junction with Gillingham Road, Shaftesbury to the junction with The Street, Motcombe a distance of approximately 2,000 metres. The order is needed in order to comply with Health and Safety Regulations, which require the provision of safe working areas and to minimise the likelihood of danger to Highway Users. It will come into operation on the [1] & [2] 12<sup>th</sup> May 2014 until the 23<sup>rd</sup> May 2014, between the hours of 08:00hrs & 17:00hrs daily, a duration of 10 days. The road closures at the locations above will take place between the dates stated above; however, only one road will be closed at any one time. The roads will be open outside of these times, and also over the weekend. Please note that the dates are a window of opportunity, and the roads may not be closed for the whole duration stated above. The closure is also weather dependant. But it will remain in force for 18 months and can be extended, with the approval of the Secretary of State for Transport, if necessary.

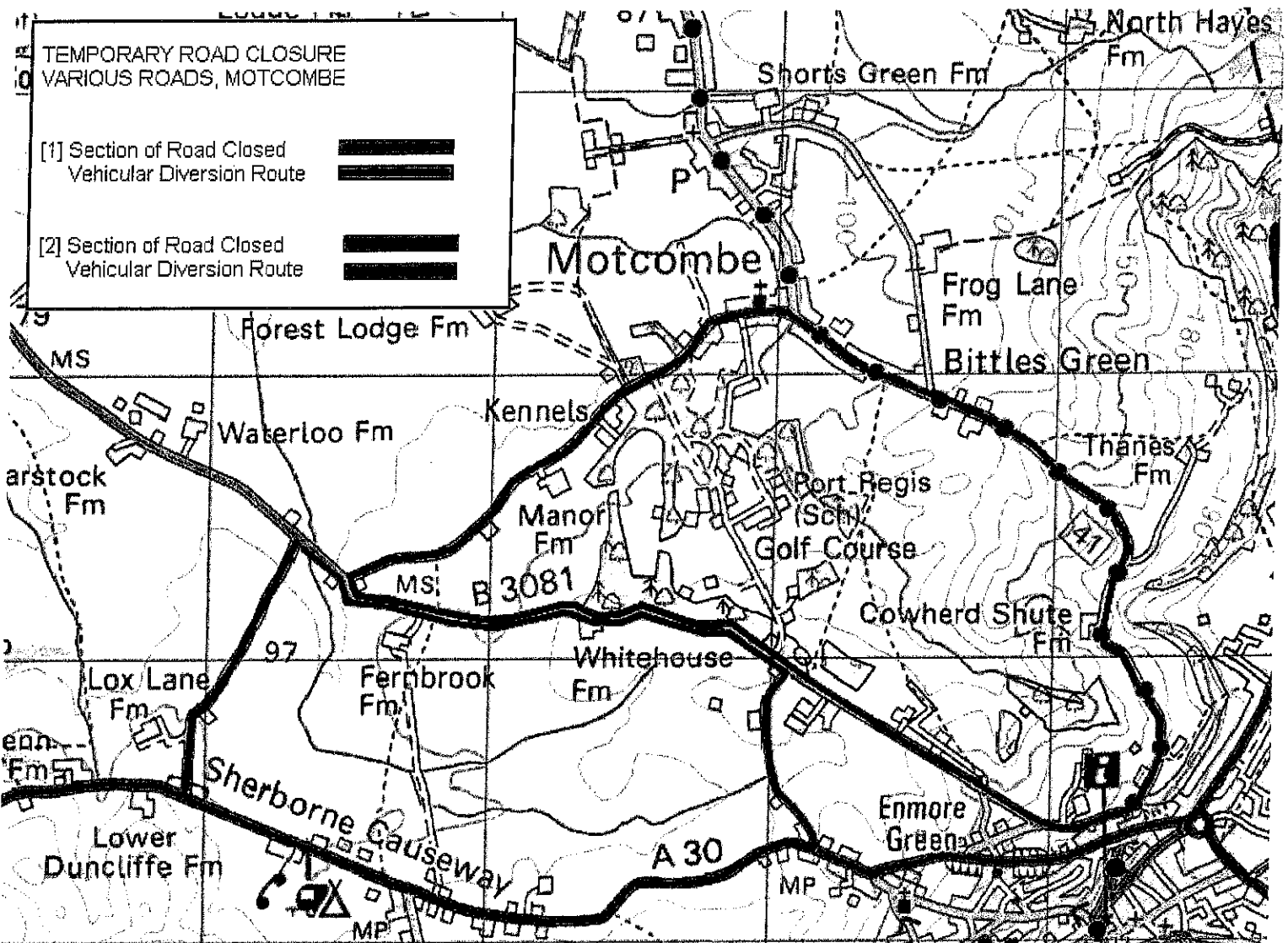
This order will enable Dorset County Council to carry out carriageway maintenance and resurfacing works.

A locally signed diversion route will be put in place to enable traffic to travel around the closed sections.

If you would like further information about the work being undertaken, please call Dorset Highways Operation team on 01305 228100. For further information concerning this order please call Dorset Highways road space management team on 01305 221020.

23<sup>rd</sup> April 2014

MIKE HARRIES, Director for Environment and the Economy, County Hall, DORCHESTER, Dorset, DT1 1XJ  
Any person who uses or permits the use of a vehicle in contravention of the order will be liable on summary conviction to a fine not exceeding £1,000.



**TEMPORARY CLOSURE OF DINAH'S HOLLOW, MELBURY ABBAS**

DORSET COUNTY COUNCIL has issued a Notice under Section 14 [2] of the Road Traffic Regulations Act 1984, as amended. All vehicles will be prohibited from proceeding along Dinah's Hollow, Melbury Abbas from the junction with B3081, Higher Blandford Road, Cann to the junction with West Lane, Melbury Abbas, a distance of approximately 1,000 metres. The Notice is needed in order to comply with Health and Safety Regulations, which require the provision of safe working areas and to minimise the likelihood of danger to Highway Users. It came into operation on the 24<sup>th</sup> April 2014 until 14<sup>th</sup> May 2014, a period of 21 days. The notice will be in operation for 21 days.

This notice will enable Dorset County Council to investigate the stability of the banks due to safety concerns. This is an extension to the previous notice.

**Alternative Route;**

The alternative route, which will be sign posted, is as follows; From the Southern end of the closure at the junction with West Lane, continue South, along Melbury Street, for approximately 7.5 miles to the roundabout at the junction with the A350. At the roundabout, take the 3<sup>rd</sup> exit onto the A350, signposted Sturminster Newton & Shaftesbury. Continue westward on the A350, then following the A350, North for approximately 10 miles to the 'Royal Chase Roundabout' Shaftesbury. At the roundabout take the 3<sup>rd</sup> exit, signposted A30, Salisbury & Ludwell. Continue East on the A30, for approximately 170 metres, taking the right hand lane, to turn right onto the B3081, signposted Melbury Abbas. Turn right onto the B3081, and continue South on the B3081, to the junction with Dinah's Hollow and the Northern end of the closure. The reverse route applies.

If you would like further information about the work being undertaken, please call Dorset Highways Operation team on 01305 228100. For further information concerning this notice please call Dorset Highways road space management team on 01305 221020.

24<sup>th</sup> April 2014

MIKE HARRIES, Director for Environment and the Economy, County Hall, DORCHESTER, Dorset, DT1 1XJ  
 Any person who uses or permits the use of a vehicle in contravention of the order will be liable on summary conviction to a fine not exceeding £1,000.

