

Shaftesbury Town Council
Planning and Highways Committee

DRAFT

Meeting of the Planning and Highways Committee held on Tuesday the
11th July 2014 at 7.00pm in the Mayor's Parlour

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

Also in Attendance :- Mrs Claire Commons, Committee Clerk
Mr Bernard Ede in an advisory capacity
DCllr Pritchard

01 Public Recess

The following matters were raised:

- * The proposed solar farm on the Wiltshire border - it was agreed to consider the detail of this at a workshop in the middle of July
- * Cranborne Drive, the District Councillor had no objections to the application and noted the neighbour's support for the work.

02 APOLOGIES

Cllr Harvey set her apologies due to a conflicting engagement.

03 DECLARATIONS OF INTEREST

a) Members and Officers were reminded that at the start of the meeting they should declare any known interests in any matter to be considered, and also during the meeting if it becomes apparent that they have an interest in the matters being discussed. (LGA 1972 and Localism Act 2011). There were none declared

b) There were no dispensation requests received by the Clerk to be considered.

04 EASTERN DEVELOPMENT (agenda item 6)

Members considered the draft proposals relating to Parcels 6 and 7 of the Eastern Development which had been presented by Tetlow King in September 2013. The following points were noted:

* That the plans were pre-application for discussion only at this point, no further application had been submitted to the knowledge of the Town Council.

* That the areas of green identified in the master plan had been significantly reduced and the housing density appeared to have increased

It was AGREED that Mr Ede and Cllr Proctor would prepare a sketch vision of a desirable alternative to show areas of open space and that this would be discussed at a workshop in the middle of July 2014.

05 PLANNING APPLICATIONS (agenda item 4)

05- 1 2/2013/1037

Plot Ref :-

Type :-

Listed

Applicant Name :- P Jordan

Date Received :-

11/06/2014

Location :- Gold Hill Cottage
2-4 St James Street
Shaftesbury
SP7 8HA

Date Returned :-

01/07/2014

Proposal : Install 1 No. window to ground floor and carry out associated internal and external alterations

Original Application received 24/09/2013. Appeal notification received 11/06/2014

Observations : The committee wished to write in support of the application as it enhanced the property and was in keeping with the character of the street and similar buildings of a similar age.

05- 2 2/2013/1318 Plot Ref :- Type :- Full
 Applicant Name :- Mr A Walton Date Received :- 17/06/2014
 Location :- Minster House Date Returned :- 01/07/2014
 The Commons
 Shaftesbury
 SP7 8JX
 Proposal : Install pitched roof to existing single storey extension, mono-pitch roof to existing brick projection and render. Create new vehicular and pedestrian access (demolish 2 No. single storey buildings)
 Originally received 17/12/2013. Appeal notification received 17/06/2014
 Observations : The committee supported the application.

05- 3 2/2014/0375/PLNG Plot Ref :- Type :- Full
 Applicant Name :- Shaftesbury Municipal Almshous Date Received :- 20/06/2014
 Location :- Chubbs House Date Returned :- 01/07/2014
 Salisbury Street
 Shaftesbury
 SP7
 Proposal : 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 : The committee supported the application in principle but OBJECTED to the plans as submitted as it felt the rend'er was not in keeping with the character of the street. It was acknowledged that the gables were improved in height from the previous application but recommended that they had a slight overhang. The committee suggested that planting be included to soften the front and recommended that the tree officer at North Dorset District Council and the Shaftesbury Tree Group be consulted with regards to recommendations of appropriate species.

05- 4 2/2014/0479/PLNG Plot Ref :- Type :- Householde
 Applicant Name :- Mr & Mrs Cunningham Date Received :- 18/06/2014
 Location :- 14 Laneside Date Returned :- 01/07/2014
 Shaftesbury
 SP7 8DZ
 Proposal : Erect 1 No. two storey extension (demolish existing garage)
 Observations : The committee had no objection to the application.

05- 5 2/2014/0526/PLNG Plot Ref :- Type :- Full
 Applicant Name :- Mrs B Martin Date Received :- 18/06/2014
 Location :- St Denis Lodge Date Returned :- 01/07/2014
 Salisbury Road
 Shaftesbury
 SP7 8BS
 Proposal : Erect 1 No. garden room (demolish existing conservatory)
 Observations : The committee had no objection to the application

05- 6 2/2014/0583/FUL Plot Ref :- Type :- Full
 Applicant Name :- Mr P May Date Received :- 06/06/2014
 Location :- Kavanagh Roofing Southern Ltd Date Returned :- 01/07/2014
 Longmead
 Shaftesbury
 SP7 8PL

Proposal : Erect 1 No. single storey extension to form office and board room.

Observations : The committee had no objection to the application.

05- 7 2/2014/0588/HOUSE Plot Ref :- Type :- Householde

Applicant Name :- Mr and Mrs G Mullett Date Received :- 03/06/2014

Location :- 2 Cranborne Drive
Shaftesbury
Dorset
SP7 9HA Date Returned :- 01/07/2014

Proposal : Erect single storey side extension (demolish garage)

Observations : The committee had no objection to the application

05- 8 2/2014/0595/HOUSE Plot Ref :- Type :- Householde

Applicant Name :- Mr D Wheeler Date Received :- 11/06/2014

Location :- 4 Rutter Close
Shaftesbury
SP7 8RE Date Returned :- 01/07/2014

Proposal : Erect two storey side extension

Observations : The committee had no objection to the application but expressed concern at the narrowness of the garage and the implication of loss of parking.

05- 9 2/2014/0596/HOUSE Plot Ref :- Type :- Householde

Applicant Name :- Mrs V Elliot Date Received :- 19/06/2014

Location :- Manor Close
St James Street
Shaftesbury
SP7 8HQ Date Returned :- 01/07/2014

Proposal : Demolition of existing timber garage. Erection of new outbuilding to form ancillary residential annexe. Alterations to existing outbuilding and extension to form new garage and carry out any internal/external alterations in association with this.

Observations : The committee objected to the application due to the loss of parking and overdevelopment of an area where there is already a demonstrable issue with parking and congestion leading to concerns of road safety.

05- 10 2/2014/0597/LBC Plot Ref :- Type :- Listed

Applicant Name :- Mrs V Elliot Date Received :- 19/06/2014

Location :- Manor Close
St James Street
Shaftesbury
SP7 8HQ Date Returned :- 01/07/2014

Proposal : Demolition of existing timber garage. Erection of new outbuilding to form ancillary residential annexe. Alterations to existing outbuilding and extension to form new garage and carry out any internal/external alterations in association with this.

Observations : The committee objected to the application due to the loss of parking and overdevelopment of an area where there is already a demonstrable issue with parking and congestion leading to concerns of road safety.

05- 11 2/2014/0614/HOUSE Plot Ref :- Type :- Householde

Applicant Name :- Mr and Mrs M Cannon Date Received :- 24/06/2014

Location :- 14 St James Street
Shaftesbury
Dorset
SP7 8HA Date Returned :- 01/07/2014

Proposal : Erect 1 No. two storey extension and 1 No. single storey extension.

Observations : The committee had no objections to the application

05- 12	2/2014/0621/HOUSE	Plot Ref :-	Type :-	Householde
	Applicant Name :- Mr R Oakes		Date Received :-	17/06/2014
	Location :- 17 Badger Walk Shaftesbury Dorset SP7 8FY		Date Returned :-	01/07/2014

Proposal : Erect conservatory

Observations : The committee had no objections to the application

05- 13	2/2014/0626/HOUSE	Plot Ref :-	Type :-	Householde
	Applicant Name :- Mr Burke		Date Received :-	24/06/2014
	Location :- 26 Well Lane Shaftesbury Dorset SP7 8LW		Date Returned :-	01/07/2014

Proposal : Erect 1 single storey extension (demolish part of existing garage)

Observations : The committee had no objections to the application

06 PLANNING AND INSPECTORATE DECISION (agenda item 5)

- a) The Planning and Inspectorate decisions were received and noted.
- b) There were no matters relating to enforcement of planning conditions and determinations to be considered.

07 CHAIRMAN'S ANNOUNCEMENTS

- a) Members discussed street lighting in Shaftesbury. The clerk confirmed that an agreement had already been made by the committee to enter discussions with Dorset County Council. It was AGREED that in order to assist in those discussions, the clerk would contact neighbouring towns were it was understood that a reduction in the lighting requirements had been negotiated.
- b) The committee received correspondence relating to yellow lines at the Wincombe Business Park. It was understood that the roads were unadopted and therefore there was a question relating to enforcement of any traffic regulation marks. It was AGREED to respond suggesting that the author made the request of the owner.
- c) Cllr K Tippins updated members that she would be talking with the Housing Association shortly in reference to the agreement made at the Planning and Highways meeting in June 2014.

The Meeting closed at : 9.15pm

Signed : _____ Chairman Date: _____

On behalf of :- Shaftesbury Town Council