



SHAFTESBURY TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE MEETING

Minutes of a meeting of the Planning & Highways Committee held in the Guildhall, Town Hall, High Street, Shaftesbury Dorset SP7 8LY on Tuesday 16th December 2014 commencing at 6:00pm.

Members Present:

Cllr S Clinch (Chair)

Cllr J Duthie

Cllr M Madgwick (for part of the meeting)

Cllr P Proctor (Vice-chair)

Cllr W Harvey

Cllr J Pestell

Absent:

Cllr Madgwick gave his apologies that he would need to leave at 7pm due to a conflicting engagement.

Officers Present:

Claire Commons, Acting Committee Services Officer

In Attendance:

Cllrs Dibben, Hicks and R Tippins

7 members of the public for the first hour, approximately 40 members of the public from 7pm.

MINUTES

A one minute silence was observed as a mark of respect for Mr Gordon Hine, an ex-councillor, mayor and freeman of the town, who had died the previous day.

PUBLIC PARTICIPATION

Members of the public were invited to make representations to the committee on any matters relating to the work of the committee or to raise any issues of concern. The following matters were raised;

- NDDC Local Plan, that policy 18 did not meet Shaftesbury's needs, in particular in relation to the employment land South of the A30 and the lack of provision for schools. What was the implication for not having already submitted the local plan.
- National Planning Policy Framework, identifying a new paper published on 16th December 2014 making a point that developments should be sustainable.
- Underhill Ward, requesting an update on the situation regarding lighting.

01. Election of Chair

Nominations were received and seconded for Cllrs Proctor and Clinch. Following the first round of votes the results were as follows;

Cllr Clinch	3
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Cllr Pestell	3
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Each candidate gave a short outline to say why they believed they would be the best candidate.

Following the second round of votes the results were as follows;

Cllr Clinch	4
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Cllr Pestell	2
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It was thereby **RESOLVED** that Cllr S Clinch be chair of the Planning and Highways Committee for the remainder of the municipal year. (*Policy 1214/PH/01*)

02. Apologies for Absence

There were none.

03. Declaration of Interests

Members and staff were reminded of their duty to declare any known interests in any matter to be considered. There were none.

04. Minutes

It was **RESOLVED** to approve and adopt the minutes of the Planning and Highways Committee meeting held on 11th November 2014.

05. Planning Applications

Report 1214/PH/05 was received and **RESOLVED** the following observations:

4.1	2/2014/1450/DOC	Persimmon Homes	Discharge of condition 22 – play facility details; and 52 – construction environmental management plan; following grant of Planning Permission No 2/2002/0415	Agent: not available
Committee Observation:		The Committee noted that the District Council were not accepting comments from the public on this application. It was AGREED to write requesting further details (in particular in relation to a scale and location plan), noting that due to the very high density housing area there was an expectation of greater areas of play and open space.		

It was **RESOLVED** to adjourn the meeting at 6:38pm to allow members of the public to speak. The following matters were raised;

- The Old Rectory, St Johns Hill. That the application was within a conservation area and the wall was listed. Concern that the works were setting a precedent and strong feelings from local residents opposing the application. Concern expressed regarding road safety.

The meeting was reconvened at 6:40pm

4.2	2/2014/1302/FUL	Dr I Perry, The Old Rectory, St Johns Hill,	Erect replacement boundary wall including new vehicular access; and erect new boundary wall to existing parking area with pedestrian access (part retrospective)	Agent: Classic Architecture Company
4.3	2/2014/1303/LBC			
Committee Observation:		The committee supported the application on the understanding that there would be no obstructions on the road by the parking area.		
4.4	2/2014/1357/LBC	Bath Travel, 14 High Street	Erect a bureau de change within the building	Agent: not available
Committee Observation:		The Committee had no objections to the application		

4.5	2/2014/1537/HOUSE	Mr & Mrs R Curtis, 80 Linden Park	Erect garage / carport / workshop	Agent: A C Southey RIBA
Committee Observation:		The Committee had no objections to this application		

06. Planning and Inspectorate Decisions

The Planning and Inspectorate report 1214/PH/06 was received and noted. It was agreed that the Clerk arrange for a planning officer to meet with the committee to discuss policy drivers for determining applications to aid the committee in its deliberations.

07. Enmore Green Roads

The officer's report 1214/PH/07 was received and noted. It was **RESOLVED** that

Shaftesbury Town Council asks Dorset County Council to implement the following as the result of public consultation both affecting the Town Centre and the areas of Enmore Green, Long Cross and Well Lane.

1. Pavements at The Knapp and Long Cross
2. A crossing over the A30 for Well Lane
3. Pedestrian friendly measures at The Knapp
4. Junction adjustment measures to improve pedestrian safety

A 20mph speed limit through Church Hill, The Knapp

At 6:55pm Cllr Madgwick left the meeting, the meeting was suspended to allow members of the public to settle and resumed at 7pm.

08. Barratt Homes

It was **RESOLVED** to suspend Standing Orders to allow members of the public to speak. Barratt Homes provided a presentation of the planning application 2/2014/1350/FUL Land at E 387256 N 123908 Wincombe Lane submitted to North Dorset District Council and invited questions from members of the public and Committee.

At 8:24pm Standing Orders were reinstated

The Committee considered its observations on the application. It was **RESOLVED** to Object to application 2/2014/1350/FUL, the following were the main reasons for objection;

- Premature as Local Plan not yet approved
- Wrong location to meet housing need
- Access to site inadequate
- Environmental issues arising from local environmental business unit impacting residents.
- Need alignment of bypass and junction
- Town Council policy that no housing development takes place which would be served by the bypass until that part of the bypass between the A350 at Littledown and the A30 (including all access points as planned) is operational (*Policy 1014/FC/85b*)
- The Town Council policy to oppose any development which may incur costs for the development of the bypass
- Unacceptably tight housing plots, too close, gardens too small and inadequate parking for an edge of town development
- Insufficient infrastructure, specifically but not exclusively, school places.

- Already too much affordable housing
- Access unsuitable for public transport
- Inadequate road network to the south.

There being no further business, the Chairman thanked members and public for attendance and closed the meeting at 8:41pm.

Signed

Date