



**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 Monday 23<sup>rd</sup> March 2015 commencing at 6:00pm.

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**Members Present:**

Cllr S Clinch (Chair)

Cllr W Harvey

Cllr J Duthie

Cllr P Proctor

**Absent:**

Cllr Madgwick

Cllr J Pestell (apologies)

**Officers Present:**

Claire Commons, Committee Services Officer

**In Attendance:**

Four members of the public

**MINUTES**

**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;

- Planning Application, St Denis Lodge. Concern was expressed at the impact of the development on adjacent properties, expressing a feeling of being blocked in and expressed concern of no fire escape route through current open space.
- Traffic at Pitts Lane and French Mill Lane. Incidents were reported of HGV's being redirected from the A350 by Satellite Navigation to minor roads into Shaftesbury causing damage to the verges and hedges, thereby creating road safety issues for pedestrians and horses. Concern was also expressed that the route was being used as a race track.
- Planning Application, Ambulance Station. Concern was expressed that the fence detailed in the application had already been installed. Members of the public considered that it was too imposing, would block views and create a safety hazard for the adjacent flats. It was also considered that it was not appropriate for a Conservation Area. It was noted that there was a well under the carpark.

**01. Apologies for Absence**

Apologies were received and accepted from Cllr J Pestell, who was absent due to personal business.

## 02. Declaration of Interests

Members and staff were reminded of their duty to declare any known interests in any matter to be considered. Cllr Proctor declared an interest in applications 2/2015/017/FUL, 2/2015/0319/LBC and 2/2015/0321/LBC as his company was the architect on each.

## 03. Minutes

It was **RESOLVED** to approve and adopt the minutes of the Planning and Highways Committee meeting held on 24<sup>th</sup> February 2015. The minutes were duly signed.

## 04. Planning Applications

The Officer's report 0215b/PH/04 was received. The Committee **RESOLVED** to submit the following observations to North Dorset District Council:

Planning reference	Applicant and address	Detail	Agent / Architect
<b>Committee Observation</b>			
2/2015/0172/FUL	B Martin, St Denis Lodge, Shaftesbury	Erect two storey and single storey extension. Form vehicular access and parking. (Demolish adjacent single storey dwelling and close existing access).	Proctor Watts Cole Rutter
<b><u>Objection.</u> The Committee objected to the application due to it being out of character with the surrounding area. It requested that the application be considered by Committee at NDDC following a site visit.</b>			
2/2015/0319/LBC	B Skam, The Retreat, 47 Bell Street	Carry out internal alterations to first floor	Proctor Watts Cole Rutter
<b><u>No Objection.</u> The Committee had no objections to the application.</b>			
2/2015/0321/LBC	Ms T Green, 23 St James Street	Remove rear wall and partitions (retrospective) and floors. Re-instate with new wall, floors and carry out associated internal and external alterations.	Proctor Watts Cole Rutter
<b><u>Support.</u> The Committee supported the application.</b>			
2/2015/0233/HOUSE	Mr and Mrs S Clasby, Yeatfield, Yeatmans Lane	Erect single storey extension	Adrian Bishop
<b><u>No Objection.</u> The Committee had no objections to the application</b>			

Planning reference	Applicant and address	Detail	Agent / Architect
<b>Committee Observation</b>			
2/2015/0266/ADV	Ivy Cross Service Station	Install 4 No. externally illuminated signs adjacent to fuel pumps, and 12 No. non-illuminated signs on the canopy columns.	Allan B Mathews Architects
<b><u>No Objection.</u> The Committee had no objections to the application.</b>			
2/2015/0292/FUL	Dorset County Ambulance Services, 37 Bimport	Erect 4 No. lighting columns and 1.8m high close boarded fence.	Anderson Architecture
<b><u>Objection.</u> The Committee objected to the application as the proposals were not in keeping with the sensitive nature of the area. The Committee considered the fence was inappropriate for a Conservation Area and that the lighting was too much, that a single proximity sensor light on the innermost corner should suffice.</b>			
2/2015/0383/HOUSE	Mr Jackson, 4a Victoria Street	Widen existing gateway, create vehicular access and demolish 2.4m length of wall	
<b><u>Objection.</u> The Committee objected to the application as the proposals were not in keeping with the character of the street.</b>			

## 05. Planning and Appeals Decisions

The Planning and Appeals Decisions report 0315/PH/05 was received and noted. It was reported that the structure erected off Little Content Lane was a temporary structure and that the District Council's Enforcement Team were monitoring to ensure compliance with planning regulations.

## 06. Officer Report

The Officer Report 0315/PH/06 was received and noted.

06.1 The Committee **RESOLVED** to submit the following observations to North Dorset District Council:

Planning reference	Applicant and address	Detail	Agent / Architect
<b>Committee Observation</b>			
<b>2/2015/0215/FUL</b>	Mr J Martin, Palladwr House, Bleke Street, Shaftesbury	Change of use of annex to 1 No. dwelling, erection of a screen fence 1.84m high and continue to use 2 No. parking spaces.	Stephen Graeser Planning
<b><u>Objection.</u> The Committee objected to the application due to the proposals not maintaining the historic integrity of the property.</b>			
<b>2/2015/0148/LBC</b>	Mr S Cole, 6 Victoria Street	Remove section of internal wall and install structural beam.	Damen Associates Ltd
<b><u>No Objection.</u> The Committee had no objection to the application</b>			

06.2 The Committee had previously instructed the Office to arrange a meeting with Dorset County Council Highways regarding the signage approaching St John's Hill. In light of the comments regarding Pitts Lane and French Mill Lane, it was AGREED to extend this remit to include all approaches into Shaftesbury.

06.3 The Committee noted the information received from Dorset County Council Highways;

- a) that waiting restrictions in Shaftesbury would not be looked at until late summer 2015.
- b) That there would be a Temporary Closure of Spread Eagle Hill, Melbury Abbas.

06.4 The Committee noted the intention for an application for Scheduled Monument Consent at the Medieval Fortified House at Castle Hill, Bimport. As the application had not been available for consideration prior to the meeting, the Committee would be requested to consider a formal response at its next meeting.

There being no further business, the Chairman thanked members and public for attendance and closed the meeting at 7:05pm.

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Signed

Date