



# Shaftesbury Town Council

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**To: Members of Shaftesbury Town Council's Planning and Highways Committee**

Councillors: S Clinch (Chair), P Proctor (Vice-Chair), J Duthie, W Harvey, J Pestell, M Madgwick

**All other members of Shaftesbury Town Council and North Dorset District Council for information only.**

You are required to attend a **Meeting** of the Committee to be held **at 6.00pm on Monday 23<sup>rd</sup> March 2015 at 6.00pm in the Guildhall, Shaftesbury Town Hall** for the transaction of the business shown on the agenda below.

**Stephen Holley**

**Town Clerk**

Members are reminded of their duty under the code of conduct

### **Public Participation**

The Chairman will invite members of the public to present their questions, statements or petitions submitted under the Council's Public Participation Procedure. 20 minutes has been allocated for this purpose.

Members of the public and the Council are entitled to make audio or visual recordings of the Meeting provided it does not cause disruption or impede the transaction of business. Out of courtesy to those present, the Council requests that intention to record proceedings is brought to the Chairman's attention prior to the start of the Meeting.

Agenda Item	
01.	<b>Apologies for Absence</b> To receive apologies for absence and consider reasons for non-attendance
02.	<b>Declarations of Interest</b> To receive declarations of any pecuniary interests
03.	<b>Minutes</b> To consider for approval the minutes of the Planning and Highways Committee Meeting held on 24 <sup>th</sup> February 2015 <i>Minutes are available at the Town Council offices or <a href="http://www.towncouncil.shaftesburydorset.com">www.towncouncil.shaftesburydorset.com</a></i>

Agenda Item	
04.	<p><b>Planning Applications</b></p> <p>To consider responses to the schedule of planning applications contained in report 0315/PH/04 attached, for return to the Planning Authority.</p> <p>2/2015/0172/FUL St Denis Lodge</p> <p>2/2015/0319/LBC The Retreat, Bell Street</p> <p>2/2015/0321/LBC 23 St James Street</p> <p>2/2015/0233/HOUSE Yeatfield, Yeatmans Lane</p> <p>2/2015/0266/ADV Ivy Cross Service Station</p> <p>2/2015/0292/FUL Ambulance Station, 37 Bimport</p> <p>2/2015/0383/HOUSE 4a Victoria Street</p>
05.	<p><b>Planning and Appeals Decisions/</b></p> <p>To receive and note the Planning and Appeals decisions report 0315/PH/05 attached</p> <p>To discuss any matter relating to enforcement of planning conditions and determinations</p>
06.	<p><b>Officer Report</b></p> <p>To receive any correspondence or updates relating to the work of the committee. Report 0315/PH/06 to follow if required</p>



**A Report from the Acting Committee Services Officer to  
a Meeting of the Planning and Highways Committee  
to be held on Monday 23<sup>rd</sup> March 2015 at 6.00pm  
in the Council Chamber, Town Hall, Shaftesbury**

**PLANNING APPLICATIONS**

**1. PURPOSE OF REPORT**

To consider responses to the schedule of planning applications identified below, for return to the Planning Authority.

**2. RECOMMENDATION**

That the Committee provides its observations on the below mentioned applications

**3. BACKGROUND**

- 3.1. Shaftesbury Town Council is a statutory consultee which is provided the opportunity to make observations on planning applications within its parish boundary. 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.
- 3.2. 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.
- 3.3. Planning applications can be viewed online at <http://planning.north-dorset.gov.uk/online-applications/> or at the Town Hall offices.
- 3.4. 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>. The table below gives some matters to bear in mind when considering the Committee's observations.

<b>Material Planning Considerations</b>	<b>Not Material Planning Considerations</b>	<b>Not Material Planning Considerations but there <i>may</i> be exceptions</b>
<b>Residential amenity – living conditions</b>	Property values	Views
<b>Traffic and parking issues</b>	Land ownership	Preferred alternative land uses
<b>Noise, Vibration, Soundproofing, Contamination, Land Stability and Flood Risk</b>	Boundary disputes	Personal circumstances
<b>Hours of Operation – Restrictions</b>	Party Wall and Joining on	Economic viability
<b>Design, Materials, Windows etc</b>	Private views	
<b>Harm to the environment</b>	'there are too many already'	

- 3.5. If the Committee resolves to object to an application, reasons supporting that objection should be provided.
- 3.6. 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. Members are therefore not automatically provided with the history of a site but may ask for it from the office if they feel it is pertinent to their observations on the current application.

- 3.7. Committee members responsible for providing observations on planning applications in specific wards, do so in addition to any representation that the ward members may make. Residents may choose to put their views on an application through the office, their ward councillor or the Committee member who is representing that ward on the Planning Committee.

#### 4. APPLICATIONS

	<b>Planning reference</b>	<b>Applicant and address</b>	<b>Detail</b>	<b>Agent / Architect</b>	<b>Ward Councillors</b>
4.1.	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	<u>Christy's</u> Duthie Pestell
4.2.	2/2015/0319/LBC	B Skam, The Retreat, 47 Bell Street	Carry out internal alterations to first floor	Proctor Watts Cole Rutter	<u>Central</u> Clinch Madgwick
4.3.	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	<u>Underhill</u> Harvey Madgwick
4.4.	2/2015/0233/HOUSE	Mr and Mrs S Clasby, Yeatfield, Yeatmans Lane	Erect single storey extension	Adrian Bishop	<u>Underhill</u> Harvey Madgwick
4.5.	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	<u>Central</u> Clinch Madgwick
4.6.	2/2015/0292/FUL	Dorset County Ambulance Services, 37 Bimport	Erect 4 No. lighting columns and 1.8m high close boarded fence.	Anderson Architecture	<u>Central</u> Clinch Madgwick

Planning reference	Applicant and address	Detail	Agent / Architect	Ward Councillors
4.7.	2/2015/0383/HOUSE	Mr Jackson, 4a Victoria Street		<u>Central</u> Clinch Madgwick

**5. FINANCIAL IMPLICATIONS**

There are no financial implications pertaining to this report.

**6. LEGAL IMPLICATIONS**

- 6.1. The Council is a statutory consultee on planning applications and is thereby invited to provide observations but does not hold any power to determine the applications itself.
- 6.2. The observations made will be those of the corporate body as determined through the democratic process.

Report Author:  
Claire Commons  
Acting Committee Services Officer



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

**Minute Ref 0315/PH/05**

**Tue 17 March 2015**

**District Ref**

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

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' E ' Endorsed by District 'ED' Endorsed Delegated

**GRANTED PLANNING PERMISSIONS**

<b>ED 2/2014/1283/FUL</b>	Granted	Abbey Walk
<b>ED 2/2014/1284/LBC</b>	Granted	Abbey Walk
<b>ED 2/2014/1444/FUL</b>	Granted	Land South of 9 - 15
<b>ED 2/2015/0012/HOUSE</b>	Granted	33 Sweetmans Road
<b>ED 2/2015/0016/HOUSE</b>	Granted	8 Gold Hill
<b>ED 2/2015/0017/LBC</b>	Granted	8 Gold Hill House
<b>ED 2/2015/0037/HOUSE</b>	Granted	21A Jeanneau Close
<b>ED 2/2015/0080/HOUSE</b>	Granted	14 Oxencroft
<b>ED 2/2015/0122/HOUSE</b>	Granted	22 St James Street

