



SHAFTESBURY TOWN COUNCIL

Planning and Highways Committee

Minutes of a meeting of the Planning and Highways Committee held in the Council Chamber, High Street, Shaftesbury Dorset SP7 8LY on Tuesday 21st July 2015 commencing at 7:00pm.

Members Present:

Councillor Lewer (Chair)
Councillor Austin

Councillor Francis (Vice-Chair)
Councillor Taylor

Absent:

Councillor Proctor

Officers Present:

Claire Commons, Committee Services Officer

In Attendance:

4 members of the public

MINUTES

Public Participation

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

- Application 2/2015/0292/FUL Ambulance Station. The previous Chairman of the Committee informed members that the previous occasion that this application was considered, objections were put in regards to the lighting and fencing.
- Lighting in St James. It was requested that Shaftesbury Civic Society be represented if a working group were to be established. It was also advised that residents would be willing to work with the working group. It was expressed that it was important to consider heritage, the proposed lighting was reflecting off the buildings because the street was so narrow.

PH12 Apologies

Councillor Proctor due to a prior engagement

PH13 Declarations of Interest and Dispensations

There were no interests declared. Members were reminded that they could declare interests at any appropriate point during the meeting.

PH14 Minutes

It was **RESOLVED** to approve the minutes of the meeting held on 26th May 2015 as a correct record and they were duly signed.

It was **RESOLVED** to approve the minutes of the meeting held on 16th June 2015 as a correct record and they were duly signed.

PH15 Planning Applications

The Officer’s report 0715PH04 and supplemental report v3 was received. The Committee **RESOLVED** to submit the following observations to North Dorset District Council:

Planning reference	Applicant and address	Detail	Agent / Architect
Committee Observation			
2/2015/0292/ FUL	Ambulance Station, 37 Bimport	Amended Plans for carpark configuration	Anderson Architecture
<u>No Objection.</u> The Committee requested that the horizontal light levels be as low as possible.			
2/2015/0592/ HOUSE	Mr G Rumbold, 36 Homefield	Erect rear extension (demolish sun room)	Ms S Harding
<u>No Objection.</u> The Committee had no objections to the application			
2/2015/0860/ FUL	Dr and Mrs Parkinson. Plot 1, The Farmhouse, Well Lane	Erect 1 No detached dwelling and garage	Design and Materials Ltd
<u>No Objection.</u> The Committee had no objections to the application			
2/2015/0907/ FUL	Pork Farms. 6-7 and 31-32 Longmead	Erect extension to Unit 6-7 and modify vehicular accesses.	Steven Jones Plan Design
<u>No Objection.</u> The Committee had no objections to the application			
2/2015/0909/ ADV	Virginia Hayward. Littledown Business Park	Erect 4 No. internally illuminated box signs and 4 No. non-illuminated freestanding flat signs.	Brimble Lea & Partners
<u>No Objection.</u> The Committee resolved not to object to the application but considered that the level of lighting on the internally illuminated signs may be a distraction to the motorists and expressed concern for nocturnal wildlife.			

Planning reference	Applicant and address	Detail	Agent / Architect
Committee Observation			
2/2015/0910/ LBC	Ms E Davey. 78 St James Street	To provide additional support to damaged roof timbers	
<u>Support.</u> The Committee supported the application.			
2/2015/0941	Mr M Clements. Highfield House, 12 Lower Blandford	Barn conversion to form annexe to main dwelling	Gary Adlem Design
<u>No Objection.</u> The Committee had no objections to the application however requested that a condition be applied that it must remain as an annexe.			
2/2015/0865/ LBC	Mr T King. 47 St James Street	Replace flat roof with a pitched roof and carry out internal and external alterations in association with this.	Proctor Watts Cole Rutter
<u>Support.</u> The Committee supported the application.			

PH16 Planning Decisions, Appeals and Enforcement

Officer report 0715PH05 was received and noted. It was reported that the conditions applied to the Application at The Old Rectory was not to use access until the walls were built. It was noted that the walls were under construction.

It was noted that 7 Gold Hill would not be spot listed however the committee was concerned about the cobbles and requested that clerk looked into protection for the Cobbles.

It was reported that the Trinity Centre had installed an aerial and satellite and requested that this be reported to the enforcement team at North Dorset District Council as members were unaware of a current application being granted.

It was reported that a neighbour to Mampitts Farm had evidence to demonstrate that there was a serious contravention of planning law. Concern was expressed that the barn was disproportionate to the agriculture at that location. It appeared that the pipe business was a 24/7 operation. It was further reported that there was evidence of dumping of waste in Wincombe Woods at the head water of the river Nadder and this had been reported to the Environment Agency.

PH17 Lighting

Officer report 0715PH06 was received. Mr Place was invited to the table to present his report which was tabled. The consultation into the lighting was considered and demonstrated the overwhelming view that the lighting was deemed to be too harsh and inappropriate for the historic nature of the area.

It was considered that a less piercing light would be more acceptable where Victorian style lanterns would be divisive in opinion.

Thanks were extended to SSEC for their proposals for accommodating the views of Shaftesbury in respect of the sensitive area of St James and Gold Hill.

The Committee was minded to ensure there was balance between the required lighting level and the heritage nature of the location. It was agreed to arrange a meeting with SSEC to enter into a dialogue. It was **RESOLVED** to form a working group with Councillor Lewer as the Chairman and responsibility given to Cllr Lewer to select the appropriate membership, carry out these discussions. This working group to also consider lighting elsewhere in the Conservation Areas of Shaftesbury.

PH18 Highways and Footpaths

Officer report 0715PH07 was received. It was noted that the gully on Coppice Street had not yet been cleared. It was also noted that there were blocked gullies on Pound Lane and Imber Road. Councillor Francis volunteered to take photos to submit for reporting. The Committee observed that the drain cover in The Narrows was repaired with tarmac, not in keeping with the cobbled surface and that the bollard adjacent was missing. It was **AGREED** to report this to Highways for further repair.

The road closure for the Gillingham and Shaftesbury Show was received and noted.

PH19 Cycleways

Officer report was 0715PH08 was received. It was **RESOLVED** to support the initiative for a cycle route between Shaftesbury and Gillingham.

PH20 Verges

Officer report 0715PH09 was received. It was **RESOLVED** to support the initiative for the Recreation, Open Spaces and Environment Committee to initiate discussions with Dorset County Council to take on the responsibility for cutting verges

PH21 Minerals and Waste Planning Consultation

Officer report 0715PH10 was received and noted. It was agreed to consider the additional information provided and bring back to the Committee on 11th August 2015.

PH22 Officer Report

There was no officer report.

Cllr Austin raised concern about moss and mud accumulating on the pavement from a roof opposite Angel Square which was causing issues with drains.

There being no further business, the meeting was closed at 8.57pm

Signed

Date