

To: Members of Shaftesbury Town Council's Planning and Highways Committee,
Councillors: Lewer (Chair), Taylor (Vice-Chair), Austin, Brown, Jackson, and Proctor

All other recipients for information only.

You are required to attend a meeting of the Committee to be held **at 7.00pm on Tuesday 12th January 2016 in the Council Chamber, 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.

Members of the public and Councillors 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. Apologies	To receive and consider for acceptance, apologies for absence
02. Declarations of Interest and Dispensations	Members and Officers are reminded of their obligations to declare interests in accordance with the Code of Conduct 2012. The Clerk will report any dispensation requests received.
03. Minutes	To confirm as a correct record, the minutes of the previous meeting of the Committee held on Tuesday 15 th December 2015.

Agenda Item	
<p>04. Planning Applications</p> <p>To consider responses to the planning applications in the schedule contained in report 0116PH04 attached, for return to the Planning Authority.</p> <ol style="list-style-type: none"> 1. 2/2015/1456/OUT - Land At E 387470 N 122346 Higher Blandford Road Cann Dorset 2. 2/2015/1560/LBC - 18 St James Street Shaftesbury Dorset SP7 8HE 3. 2/2015/1594/COU - 3 & 4 Longmead Industrial Estate Shaftesbury Dorset 4. 2/2015/1609/HOUSE - 27 St Rumbolds Road Shaftesbury Dorset SP7 8NE 5. 2/2015/1793/ADV - Land East Of 60 Wincombe Lane Shaftesbury Dorset 6. 2/2015/1871/LBC - 21 St James Street Shaftesbury Dorset SP7 8HF 7. 2/2015/1884/HOUSE - 2 Great Lane Shaftesbury Dorset SP7 8ET 	<p>p3</p>
<p>05. Planning Decisions, Appeals and Enforcement</p> <ol style="list-style-type: none"> 1. To receive and note the Planning and Appeals decisions report 0116PH05 attached. 2. To receive a list of Enforcement Cases from the Planning Authority and to consider any other matters relating to enforcement of planning conditions and determinations. 	<p>p7</p>
<p>06. Highways and Footpaths</p> <ol style="list-style-type: none"> 1. To receive details of road and footpath closures or diversions. 2. To receive details of gullies logged for maintenance. Report 0116PH06 attached. 	<p>p9</p>
<p>07. Officer Report</p> <p>To receive any correspondence or updates relating to the work of the Committee. Report 0116PH07 attached.</p>	<p>p11</p>

(End)

**Report to the Meeting of Shaftesbury Town Council's
Planning and Highways Committee
to be held at 7.00pm on Tuesday 12th January 2016
in the Council Chamber, High Street, Shaftesbury**

PLANNING APPLICATIONS

1. Purpose of Report

To consider responses to the planning applications identified in the schedule below for return to the Local Planning Authority, North Dorset District Council.

2. Recommendation

That the Committee provides its observations on the below mentioned applications and any further applications received before the date of the meeting.

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 in order that it can make an informed decision when determining the application.
- 3.2. The Committee may request that an application be 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.

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

The applications to be considered are details at **Appendix A**. Members may wish to use the following key to mark the applications listed with their reasons for comment;

1	Biodiversity	11	Local or Government Policy
2	Design	12	Noise/Disturbance
3	Economic Benefits	13	Other
4	Effect on the Appearance of Area	14	Overlooking/Loss of Privacy
5	Flooding Issues	15	Parking
6	Height	16	Residential Amenity
7	Heritage	17	Road Safety
8	Impact on Access	18	Traffic or Highways
9	Impact on Light	19	Trees
10	Landscape		

This list is taken from the online comments form on the Planning Portal. Additional comments may be made and other considerations may be taken into account.

5. Financial Implications

None arising directly from 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.
- 6.2. The observations made will be those of the corporate body as determined through the democratic process.

End.

Report Author:

Claire Commons

Committee Services Officer

Shaftesbury Town Council
Planning and Highways Committee

04 Report 0116PH04 Appendix A

04 . 1 **2/2015/1456/OUT** Plot Ref :- Type Outline
Applicant Name :- Land at E387470 N122346 Date Received :- 18/12/2015
Parish :- Beacon Ward, Cann Date Returned :- 17/11/2015
Location :- Higher Blandford Road Agent
Cann
Proposals :- Date received: 20/10/2015: Develop land for residential
purposes, with associated open space and infrastructure. Form
new vehicular and pedestrian accesses. (Outline Planning
Application to determine Access).

Re-consultation due to amendments to the plans.
Observations :- 1st Consultation response:
Objection. The Committee Objected to the application, the
following reasons were given;
"Not designated as building land, preserved in existing and
emerging local plans.
"Traffic study was undertaken while the road at Dinah's Hollow
was closed therefore the data is flawed.
"There is likely to be a knock on traffic implication to local roads
due to anticipated congestion at the site entrance.
"Infrastructure concerns, particularly schools and employment.
"Concern was expressed that the sewage works may not be
able to accommodate additional development and assurances
were to be sought.
The Committee requested that the application be considered by
the Development Management Committee.

04 . 2 **2/2015/1560/LBC** Plot Ref :- Type Listed
Applicant Name :- Mr Will Clayton Date Received :- 21/12/2015
Parish :- West Date Returned :-
Location :- 18 St James Street Agent Weeden Masonry
Shaftesbury
Dorset
Proposals :- Install register plate and in-situ thermocrete chimney liner.
Observations :-

04 . 3 **2/2015/1594/COU** Plot Ref :- Type Cons Conce
Applicant Name :- Mr M Hughes Date Received :- 05/01/2016
Parish :- West Date Returned :- 17/11/2015
Location :- 3 & 4 Longmead Agent
Industrial Estate
Proposals :- Application first received 11/11/2015:
Change of use to Class B2 (Retrospective)
Reconsultation due to amended plans.
Observations :- 1st consultation response;
No Objection

04 . 4 **2/2015/1609/HOUSE** Plot Ref :- Type Householde
Applicant Name :- Mr and Mrs S Marsh Date Received :- 17/12/2015
Parish :- West Date Returned :- 17/11/2015
Location :- 27 St Rumbolds Road Agent
Shaftesbury
Proposals :- Application received 06/11/2015: Erect single storey extension
Re-consultation due to submission of amended plans.
Observations :- 1st consultation response:
No Objection. The Committee had no objections to the
application

04 . 5 **2/2015/1793/ADV** Plot Ref :- Type Advert
Applicant Name :- Barratt Homes Date Received :- 16/12/2015
Parish :- East Date Returned :-
Location :- Land East of Agent
60 Wincombe Lane
Shaftesbury
Proposals :- Erect 1 No. non-illuminated V board sign
Observations :-

04 . 6 **2/2015/1871/LBC** Plot Ref :- Type Listed
Applicant Name :- Mr T Goodricke Date Received :- 22/12/2015
Parish :- West Date Returned :-
Location :- 21 St James Street Agent
Shaftesbury
Dorset
Proposals :- Dismantle existing chimney stack, insert lead trays, partially
reconstruct lower section only and carry out associated external
alterations.
Observations :-

04 . 7 **2/2015/1884/HOUSE** Plot Ref :- Type Householde
Applicant Name :- Mr C Tatchell Date Received :- 14/12/2015
Parish :- West Date Returned :-
Location :- 2 Great Lane Agent Jo D Designs
Shaftesbury
Dorset
Proposals :- Erect single storey side extension and double car port (demolish
garage).
Observations :-

**Report to the Meeting of Shaftesbury Town Council's
Planning and Highways Committee
to be held at 7.00pm on Tuesday 12th January 2016
in the Council Chamber, High Street, Shaftesbury**

PLANNING DECISIONS, APPEALS AND ENFORCEMENT

1. Purpose of Report

- 1.1. To receive and note Planning Decisions, Appeals and Enforcement Cases.
- 1.2. To consider any other matters relating to enforcement of planning conditions and determinations.

2. Recommendation

That the Committee receives and notes the report and refers any additional matters to the Planning Authority.

3. Background

- 3.1. As a Statutory Consultee on planning applications, Shaftesbury Town Council provides its observation on every planning application within and affecting the Town. These observations inform the Planning Officers and Planning Committee at the relevant Planning Authority (usually North Dorset District Council) in their determinations on each application.
- 3.2. The Committee can benefit from noting the decisions made on applications to inform its own decision making and may inform Town Council policy decisions in the future to preserve matters of importance to the Town. Decision notices are available online at <http://planning.north-dorset.gov.uk/online-applications/> or at the Town Hall offices.

4. Planning Decisions, Appeals and Enforcement

- 4.1. Attached at **Appendix A** is a list of notifications of planning decisions from North Dorset District Council.
- 4.2. There are no appeals or enforcement matters to report.
- 4.3. The latest enforcement report from North Dorset District Council does not include any matters relating to Shaftesbury
- 4.4. There is no requirement for matters of enforcement to be raised by members or the public through a meeting of this Committee however by doing so, there is a focus on matters of concern to Shaftesbury and avoidance of duplication.
- 4.5. Members should consider if there are any other matters of enforcement, including adherence to planning conditions set out in grant of permission, to be raised with the Planning Authority.
- 4.6. Members are requested to take this opportunity to report any matters of enforcement that they may have raised with the Planning Authority outside the auspices of the committee.

5. Financial Implications

None arising directly from this report.

6. Legal Implications

None arising directly from this report.

End.

Report Author:

Claire Commons

Committee Services Officer

Appendix A

NOTIFICATIONS OF PLANNING DECISIONS FROM North Dorset District Council

Minute Ref Appendix A

Tue 12 January 2016

District Ref 0116PH05

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

Page No : 1

'E' Endorsed by District 'ED' Endorsed Delegated

GRANTED PLANNING PERMISSIONS

C 2/2015/1030/HOUSE Granted
District COMMENT GRANTED.
Further details available at <http://planning.north-dorset.gov.uk/online-applications/>

3-5 Well Lane
Local COMMENT Objection. The Committee Objected to the application as drafted with a north projection and north facing window but didn't object to the amount of extension applied for if differently arranged so as to minimise the impact on the neighbours.

ED 2/2015/1113/FUL Granted

Mampitts Farm

CD 2/2015/1351/LBC Granted
District COMMENT GRANTED.
Further details available at <http://planning.north-dorset.gov.uk/online-applications/>

Minster House
Local COMMENT Objection. The Committee objected to the application due to concern of loss of light to the basement flat.

ED 2/2015/1475/LBC Granted

The Half Moon Inn

ED 2/2015/1652/HOUSE Granted

Coronation Villas

REFUSED PLANNING PERMISSIONS

ED 2/2015/1417/FUL Refused

Land at St James Street

**Report to the Meeting of Shaftesbury Town Council's
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HIGHWAYS AND FOOTPATHS

1. Purpose of Report

- 1.1. To receive details of road and footpath closures or diversions.

2. Recommendation

- 2.1. That the Committee notes the appended road closures.

3. Background

- 3.1. An application has been submitted to Dorset County Council from Southern Gas Networks to close part of St James Street from its junction with Ratcliff Gardens wouth westwards for approximately 50 metres for 2 days commencing 25th January 2016. Further details are at **Appendix A**.
- 3.2. The Planning and Highways Committee has expressed concern about the Gullies in Shaftesbury. It was agreed at the last meeting that a log be kept of any gullies reported and track progress. There have not been any further drains or gullies reported to the office since the last meeting of the Committee.
- 3.3. It is the Committee's preference that all problems with drains and gullies be reported to the office for onward reporting. Problems however can also be reported directly to Dorset County Council online at <https://ext.dorsetcc.gov.uk/default.aspx/RenderForm/?F.Name=WCqYMUWnUUL&HideA> On completion of reporting, a log number will be provided and an email sent through confirming receipt of the log. Please forward these to the office so that a single log can be kept for reporting. An additional email will be sent through on closure of any log, please also send this email through

4. Financial Implications

There are no financial implications arising from this report

5. Legal Implications

There are no legal implications arising from this report.

End.

Report Author:

Claire Commons

Committee Services Officer

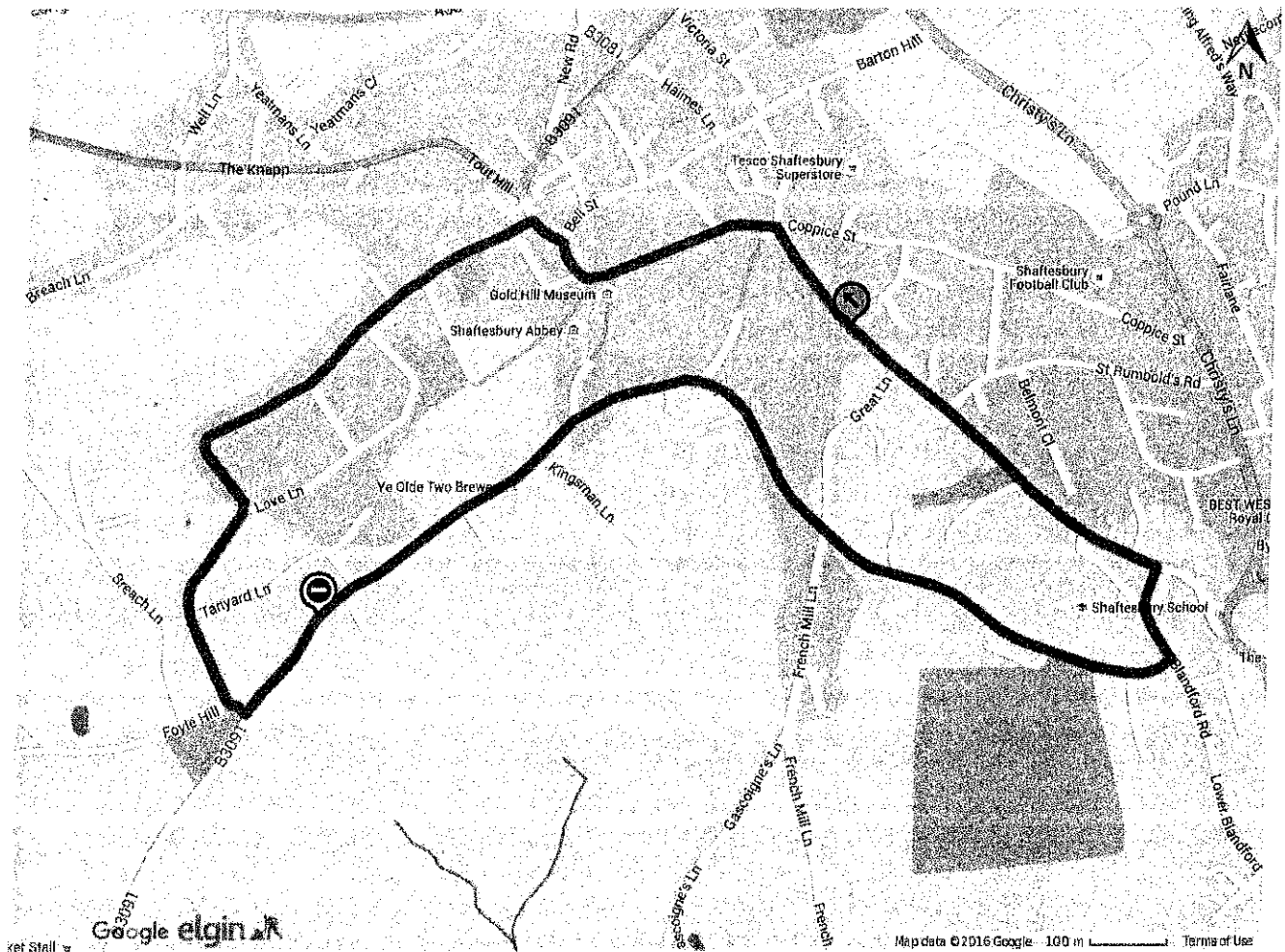
Consultation document ref: JHA/219/15, dated 04 January 2016

PROPOSED TEMPORARY ROAD CLOSURE OF ST JAMES STREET, SHAFTESBURY

I have received an application from Southern Gas Networks (SGN) to close part of ST JAMES STREET, SHAFTESBURY, from its junction with Ratcliff Gardens south westwards for approximately 50 metres. The closure has been requested to allow SGN to lay a new gas service from the highway. These works are programmed to commence on Monday 25 January 2016 for 2 days, with an end date of Tuesday 26 January 2016. The road closure is necessary for safety reasons, as the works will take place within the whole width of the carriageway.

SGN will publicise the road closure in a number of ways: they will place information boards on the road in this area to inform the travelling public of the works; they will carry out a letter drop to local residents directly affected by the works; and they will sign a vehicular diversion route using the local road network. The following map shows the extent of the closure and the diversion route.

This document is for information only. However, if you have any concerns about this proposal please contact John Alford (trafficteam@dorsetcc.gov.uk) by Monday 11 January 2016.



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OFFICER REPORT

1. Purpose of Report

To receive updates relating to the work of the Committee.

2. Recommendation

That the Committee receives and notes the report.

3. Background

3.1. Lighting on Persimmon Development. A resident has enquired of the position regarding street lighting on the Persimmon development;

There are a number of street lights that are either not switched on or not working across the Maltings development. I have contacted Persimmon but they have advised that this is a Town Council issue. My main concern are those on the junction of Allen Road/Badger Walk/Caldwell Close that are not in operation and as result, drivers are cutting the across the verge in the dark causing damage to the recently laid turf.

3.2. Highways Concerns at Bimport. The Town Council has received a copy of an email sent to County Council Highways, it is recommended that this form part of the discussion when meeting with Highways as agreed at the meeting on 15th December 2015;

I own the offices at 2 Bimport, Shaftesbury SP7 8AY occupied by Rutters. The office car park (on the junction of Bimport and High Street) is surrounded by a brick wall topped with coping stones and a pre-war cast iron fence.

Over the years lorries that have negotiated St Johns Hill find that they cannot exit Bimport onto the High Street as both roads are narrow. They can only escape by mounting the kerb outside the Co-op car park. However the rear overhang of these lorries often scrapes the car park wall to 2 Bimport when the lorry turns left on the High Street. It is only a matter of time before a lorry demolishes this wall. You can view both the new and old gouges taken out of this wall by lorries.

This is also a health & safety hazard as pedestrians are at risk of being crushed against this wall by one of these lorries. My mother, aged 87, lives at 6 Bimport and is not very mobile. She may not appreciate the risks of a lorry turning and could be crushed by the swinging rear of the lorry. This is a dangerous situation as many people walk down Bimport.

Please find a solution now. Why not place a 7' width restrictor at a suitable point to prevent lorries coming up to St Johns Hill? This would also have the effect of slowing down car traffic which would reduce accidents. This would lessen the cost to the Council and NHS in dealing with accidents along that stretch of road, due to the reduced speed.

Please tell me what you are doing about these lorries?

4. Financial Implications

There are no financial implications arising from this report

5. Legal Implications

There are no legal implications arising from this report.

End.

Report Author:

Claire Commons

Committee Services Officer