



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 7th February 2017 commencing at 7:00pm.

Members Present:

Councillor Brown (Chair)
Councillor Lewer

Councillor Taylor
Councillor Proctor

Officers Present:

Sue Wilthew, Locum Town Clerk
Claire Commons, Interim Deputy Town Clerk
Barbara Carter, Project Officer

In Attendance:

Seven 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;

- Concern was expressed about the impact on neighbouring properties and proposed access on to the C13 for the application 2/2016/1868/FUL St Denis Lodge.

PH89 Order of Business

It was **AGREED** to amend the order of business to consider application 2/2016/1868/FUL St Denis Lodge as the first item under Planning Applications.

PH90 Apologies

Apologies were accepted from Councillor Hall due to business commitments.

PH91 Declarations of Interest and Dispensations

No dispensations had been received. All members were invited to declare any interests throughout the meeting if the need arose. Councillor Proctor declared an interest in application 2/2016/1868 St Denis Lodge and 2/2017/0040/LBC Grosvenor Hotel, as his company was the architect. Councillor Taylor declared an

interest in application 2/2016/1864 as he was the Councils representative for the Shaftesbury Community Association and Mrs Commons declared an interest in application 2/2016/1864 as she ran the Rainbows Group in the Community Hall.

PH92 Minutes

It was **RESOLVED** to approve the minutes of the meeting held on 3rd January 2017 as a correct record and were duly signed.

PH93 Planning Applications

Councillor Proctor left the meeting for applications 2/2016/1868 and 2/2017/0040 to be considered.

Officer report 0217PH04 was received. The Committee **RESOLVED** to submit observations to North Dorset District Council as detailed at **Appendix A**.

Councillor Austin left the meeting at 19:18 prior to debate relating to application 2/2017/0040/LBC Grosvenor Hotel.

Councillor Proctor returned to the meeting at 7.25pm

PH94 Tree Applications

Officer report 0217PH05 was received. The Committee **RESOLVED** to submit observations to North Dorset District Council as detailed at **Appendix B**.

PH95 A350 Proposals

Officer report 0217PH06 was received.

Councillor Brown declared a personal interest in the item as his property was located on the A350 although the situation was such that the proposals didn't affect him. The Committee **AGREED** to provide a response to the proposals to Dorset County Council accepting the majority of elements but objecting to the alternative route.

PH96 Officer Report and Future Meetings of the Committee

Officer report 0217PH07 was received and noted. It was **AGREED** that the following items be included for future meetings of the Committee;

- Lion's Mouth – investigate possibility of transferring the asset to Shaftesbury Town Council, item identified for discussion by the General Management Committee.
- Heritage Lanterns – Investigate the situation of Bell Street Heritage Lanterns and identify any additional lanterns for transforming to Heritage Style.
- Cycleways – update from working group meetings and identify next steps.
- Objectives for the Committee for the next 18 months – 2 years.
- Request further information and guidance on the Housing Bill currently going through Parliament from the District Council.
- Town Centre Bus Stops

There being no further business, the meeting was closed at 8.48pm

Signed

Date

Appendix A

[2/2016/1868/FUL - St Denis Lodge Salisbury Road Shaftesbury SP7 8BS](#)

Erect three storey and single storey extensions. Form vehicular access and 1 No. additional parking space to create 16 No. in total. (Demolish adjacent single storey dwelling and close existing access).

Applicant: St Denis Lodge Ltd

Agent: Proctor Watts Cole Rutter

Observations: OBJECTION. The Committee objected to the application due to concerns about the loss of privacy and light for neighbouring properties and concern about road safety with the proposed new access on to the C13/B3081.

[2/2017/0040/LBC - Grosvenor Hotel High Street Shaftesbury Dorset SP7 8JA](#)

Carry out internal alterations on ground floor - form opening in stud wall, install new door to corridor and replace sliding doors and screen with glazed screen and door.

Applicant: Stay Original Company

Agent: Proctor Watts Cole Rutter

Observations: NO OBJECTION. The Committee had no objections to the application.

[2/2016/1841/LBC - The Town Hall High Street Shaftesbury SP7 8LY](#)

Remove 2 No. wall brackets and lanterns. Install 2 No. replacement decorative corner brackets and heritage style lanterns.

Applicant: Dorset County Council

Agent: SSE Enterprise Lighting

Observations: NO OBJECTION. The Committee had no objections to the application.

[2/2016/1864/FUL - Community Centre, Lindlar Close, Shaftesbury SP7 8PS](#)

Erect single storey extension to community hall.

Applicant: Shaftesbury Community Association

Agent: n/a

Observations: NO OBJECTION. The Committee had no objections to the application.

[2/2016/1867 FUL - 19 Old Boundary Road, Shaftesbury SP7 8ND](#)

Change of use from carpark to office, form 7 No. parking spaces (drop kerb into carpark).

Applicant: Mr D Moreland

Agent: Architect Chartered Services

Observations: NO OBJECTION. The Committee had no objections to the application.

[2/2016/1891/ADV - Unit1, Cross House, Ivy Cross, Shaftesbury SP& 8DS](#)

Erect 2 No. internally illuminated totem signs.

Applicant: The MSG Group

Agent: Hattrell DS One Architects

Observations: OBJECTION. The Committee objected to sign 1 to the north of the site due to road safety access to the rear of the property, but has NO OBJECTION to sign 2 to the south of the site.

[2/2016/1902/HOUSE – 3 Ratcliffs Garden, Shaftesbury SP7 8HJ](#)

Erect single storey rear and side extension

Applicant: Mr & Mrs M Skinner

Agent: A G Design

Observations: NO OBJECTION. The Committee had no objections to the application.

[2/2017/0030/CPE - Huntswood Farmhouse The Butts Shaftesbury SP7 8LG](#)

Application for a Certificate of Lawfulness to continue occupying the dwelling in breach of Condition 10 to convert the dwelling to business use under planning permission 2/2000/0985.

Applicant: Mr S Brockway

Agent: Symonds & Sampson

Observations: NO OBJECTION. The Committee had no objections to the application.

[2/2017/0110/HOUSE - The Summer House 98A St James Street Shaftesbury Dorset SP7 8HQ](#)

Erect two storey extension

Applicant: Mr A B Close

Agent: n/a

Observations: NO OBJECTION. The Committee had no objections to the application.

Appendix B

[2/2017/0001/CATREE - St James Lodge Raspberry Lane Shaftesbury SP7 8HN](#)

T1- Ginkgo tree - Crown reduction, remove between 4-5 feet of height.

T2- Yew tree - Crown reduction, remove 1 foot.

T3- Bay tree - Remove first 2 limbs of trunk closest to building, over hanging roof, to take away the threat of damage.

Tree Group comments: We should prefer the ginkgo not to be pruned if possible, but have no objections to the other proposals.

OBSERVATIONS: The Committee supported the view of the Shaftesbury Tree Group, that the ginkgo not be pruned if possible and no objections to the other proposals.

[2/2017/0008/TPTREE Dorset Foods Ltd, Longmead Industrial Est, Shaftesbury, Dorset, SP7 8PL](#)

T1 - Lawson Cypress (x33) - Reduce the height of the row of trees by 3m

Tree Group Comments: We presume TPOs were placed on this hedge of Lawson cypresses to screen the industrial estate from the town. We could not get close to the trees, but they are visible from Longmead and other places and look rather overgrown. Another part of this screen has recently been pruned. No objections.

This application had been determined at an earlier meeting.

[2/2017/0105/CATREE - Fountain Inn Breach Lane Shaftesbury Dorset SP7 8LE](#)

T1, T2 and T3 - Fir - Overgrown fir trees overhanging 6 Castle Hill Drive, Fell

OBSERVATIONS: The Committee expressed concern and requested more information on the ownership of the trees following a comment noted on the NDDC application details and OBJECTED to the felling.

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