



Shaftesbury Town Council

Town Hall, Shaftesbury, Dorset. SP7 8LY

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To: Members of Shaftesbury Town Council's

Planning and Highways Committee,

Councillors: Piers Brown (Chair), George Hall (Vice Chair), John Lewer, Lester Taylor, Anthony Austin, Phil 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 14th March 2017 in the Council Chamber, Shaftesbury Town Hall

For the transaction of the business shown on the agenda below.

Claire Commons

Interim Deputy 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 7 th February 2017.

Agenda Item

04. Planning Applications

p3

To consider responses to the Planning Applications identified for return to the Planning Authority.

Report 0317PH04

05. Tree Applications

p5

To consider responses to the Tree Applications identified for return to the Planning Authority.

Report 0317PH05

06. Highways and Footpaths

p8

To receive notification of a proposed road closure notice, public path diversion order and DCC Highways 2017 Capital Works programme for Shaftesbury.

Report 0317PH06

07. Officer Report

p12

To receive any correspondence and updates relating to the work of the Committee, to confirm the date of the next meeting and identify matters for inclusion on the agenda.

Report 0317PH07

(End)

**Report 0317PH04 to a Meeting of Shaftesbury Town Council's
Planning and Highways Committee,
to be held at 7.00pm on Tuesday 14th March 2017 in the
Council Chamber, Shaftesbury Town Hall**

Planning Applications

1. Purpose of Report

To consider responses to the Planning Applications identified for return to the Planning Authority.

2. Recommendation

- 2.1. 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 applications.
- 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. Members are asked to consider for each application shown at **Appendix A**, 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>. Applications can be viewed online at <http://planning.nort-dorset.gov.uk/online-applications/>.

4. Financial Implications

- 4.1. There are no financial implications arising from this report.

5. Legal Implications

- 5.1. 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. Risks

- 6.1. There are no identified risks arising from this report.

(End)

Report Author:
Barbara Carter
Project Officer

Appendix A.

To include but not be limited to;

2/2016/1898 – Land at Langdale Farm

Develop land by the erection of 20 No. dwellings, (outline application with all matters reserved).

Applicant: Charles Higgins Primary Care Ltd

Agent: Proctor Watts Cole Rutter

2/2017/0037/LBC – 17 Gold Hill, Shaftesbury SP7 8HB

Install wall light supply box and cable on front elevation

Applicant: Dorset County Council

Agent: SSE Enterprise Lighting

2/2017/0134/LBC – Sun & Moon, 1 Gold Hill, Shaftesbury SP7 8JW

Remove and replace front door, lower concrete threshold and carry out associated external alterations (regularisation of works).

Applicant: The Shaftesbury & District Historical Society

Agent: Mr J Parker

2/2017/0166/HOUSE – Yew Tree Farm, Access to Yew Tree Farm, Shaftesbury SP7 0QW

Erect two storey extension and conservatory (demolish outbuilding and conservatory).

Applicant: Mr & Mrs Upshaw

Agent: David Mann Architect

2/2017/0205/HOUSE – Former 8 Love Lane, Shaftesbury SP7 8BG

Erect single storey extension and porch

Applicant: Mr Hawkins

Agent: David Salisbury Joinery

2/2017/0302/LBC – 9 The Knapp, Shaftesbury SP7 8LH

Carry out internal and external alterations (retention of works). Install replacement windows. Remove exterior masonry paint from external walls.

Applicant: Mr N Saunders

Agent: n/a

2/2017/0316/HOUSE – The Priory, 10 Church Lane, Shaftesbury SP7 8JT

Erect automatic entrance gates (remove existing)

Applicant: Mr J Clevely

Agent: Brimble Lea & Partners

2/2017/0345/HOUSE – 18 The Venn, Shaftesbury SP7 8EB

Erect two storey rear extension. Affix cladding to front elevation and porch. Instal 1 No. first floor window on south elevation. (Demolish conservatory).

Applicant: to follow

Agent: to follow

**Report 0317PH05 to a Meeting of Shaftesbury Town Council's
Planning and Highways Committee,
to be held at 7.00pm on Tuesday 14th March 2017 in the
Council Chamber, Shaftesbury Town Hall**

Tree Applications

1. Purpose of Report

To consider responses to the Tree Applications identified for return to the Planning Authority.

2. Recommendation

- 2.1. 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 not a statutory consultee for tree applications but is provided the opportunity to make observations on tree applications within its parish boundary. These observations are reported back to North Dorset District Council in order that it can make an informed decision when determining the applications.
- 3.2. Applications for consideration are attached at **Appendix B**, including comments as received from the Tree Group.
- 3.3. Tree applications can be viewed online at <http://planning.north-dorset.gov.uk/online-applications/>.
- 3.4. Representations from the Shaftesbury Open Spaces Group and the Shaftesbury Tree Group will be invited.

4. Financial Implications

- 4.1. There are no financial implications arising from this report

5. Legal Implications

- 5.1. The Council is not a statutory consultee on tree applications but has been invited to provide observations. The Council does not hold any power to determine the applications itself.

6. Risks

- 6.1. There are no identified risks arising from this report

(End)

Report Author:
Barbara Carter
Project Officer

Appendix B

[2/2017/0259 – Black-thorn, Salisbury Road, Shaftesbury SP7 8NL](#)

T1 - Beech - Crown lift by 1.5m over the driveway. Reduce laterals growing over the neighbouring property by 2m. Crown thin the canopy by 10%.

The owner is worried about the lower laterals overhanging the neighbouring property close to the roof; a 2m reduction would lessen the likelihood of branch failure and damage to their property. The drive is getting covered in moss and the owner says it gets very slippery, a crown lift and thin would allow better wind filtration through the canopy helping the tree to dry out naturally quicker.

Shaftesbury Tree Group have made the following comments:

This is one of two 60-70 foot high beeches on Salisbury Road in the gardens of The Barn and Blackthorn Cottage. Together with the copper beech tree at 5, Butt's Knapp on the other side of the road, they appear to form an archway over the road - a superb entrance to the town. They are rightly protected by TPOs and are on the Shaftesbury Tree Group's list of 50 Significant Trees.

Photos 1 and 2 show that the lower branches are not near the roof of Butts Knapp Cottage, so we do not think that crown lifting over the driveway or reducing the laterals over the roof of Butts Knapp Cottage are required. We also feel that crown thinning the canopy is not necessary - and the more the tree is cut, the likelihood there is of fungal disease. Moss growth is endemic to this misty hilltop town under trees or not.



These trees, apart from their attractiveness, do a valuable job in processing air borne pollutants, buffering sound and sheltering from winds.

According to Peter Wohlleben in 'The Hidden Life of Trees' (Greystone Books, 2015), "Beeches react badly when thick branches are sawn off", and pruning wounds can fall prey to harmful fungal infections. Tinkering with the canopy of a tree for reasons that are not vital can be counterproductive and be detrimental to the health of the tree.

We are opposed to this application.

[2/2017/0298 – St John's Burial Ground, Bimport, Shaftesbury](#)

G1 - Laurel - Reduce by 2m.

T27 - Hazel and Sycamore, growing together - Coppice

T28 Hazel - Coppice

T2 - Goat Willow - Cut back side limb over road by 6m. Prune back surrounding side limbs over Yew by 2m.

T17 - Goad Willow - Coppice.

T14 - Unspecified - Remove lowest western growing limb.

Shaftesbury Tree Group have made the following comments:

Coppice hazel x 2, sycamore and goat willow. Prune back branch of goat willow that is growing over the road and the branches that are growing into the old yew tree. Reduce laurel hedge by 2m.

This application, supported by Shaftesbury Tree Group, is part of the ongoing tree management in the churchyard. This includes:

- i) very gradually giving the ancient yew tree more light by thinning/removing trees around it
- ii) cutting back cracked/dangerous branches
- iii) removing dead/dangerous trees
- iv) maintaining views over the Blackmore Vale through the tree canopy

The proposed works listed above mainly concerns safeguarding the health of the Shaston Yew, the ancient yew tree on the north side of the churchyard. At the moment, saplings and laurel hedges on either side of it are shading it out. Old yews do not respond well to sudden changes in light levels or in their microclimate, so it is necessary to clear the space around them gradually.

Permission is also being sought from Historic England.

[2/2017/0314 – 41 Salisbury Street, Shaftesbury SP7 8EL](#)

T1 - Maple - Pollard, removing all branches 3m in length

Shaftesbury Tree Group have made the following comments:

We are not sure if the tree that can be seen in the back garden of 41 from the junction of Salisbury Street and Great Lane is the tree in question, and are not sure what "removing all branches 3m in length" means. We are happy if the work is not detrimental to the tree.

[2/2017/0322 – 49 Breach Lane, Shaftesbury SP7 8LF](#)

Reduce crown of alder by 1-2m in all directions

Shaftesbury Tree Group have made the following comments:

This tree is in the back garden and is not visible from the road, so we are unable to comment, but in principle, the work proposed sounds reasonable.

**Report 0317PH05 to a Meeting of Shaftesbury Town Council's
Planning and Highways Committee,
to be held at 7.00pm on Tuesday 14th March 2017 in the
Council Chamber, Shaftesbury Town Hall**

Highways and Footpaths

1. Purpose of Report

To receive notification of a proposed road closure notice, public path diversion order and DCC Highways 2017 Capital Works programme for Shaftesbury.

2. Recommendation

- 2.1 To receive and note road closure notice at **Appendix C** and Dorset County Council Highways 2017 Capital Works Programme at **Appendix D**.
- 2.2 To provide a response to the public path diversion order to the District Council.

3. Background

- 3.1. A notice has been received for the proposed temporary closure of French Mill Lane, Shaftesbury, to commence on 20th March for five days. The Notice is attached in **Appendix C**.
- 3.2. The Dorset Highways 2017 Capital Works programme for Shaftesbury is attached in **Appendix D**.
- 3.3. A public path diversion order has been received to divert part of public footpath No. 3, running alongside the Post Office Sorting Office and Longmead Vets. The Notice is attached in **Appendix E**.

4. Financial Implications

There are no financial implications arising from this report

5. Legal Implications

- 5.1. There are no legal implications arising from this report

6. Risks

- 6.1. There are no identified risks arising from this report

(End)

Report Author:
Barbara Carter
Project Officer

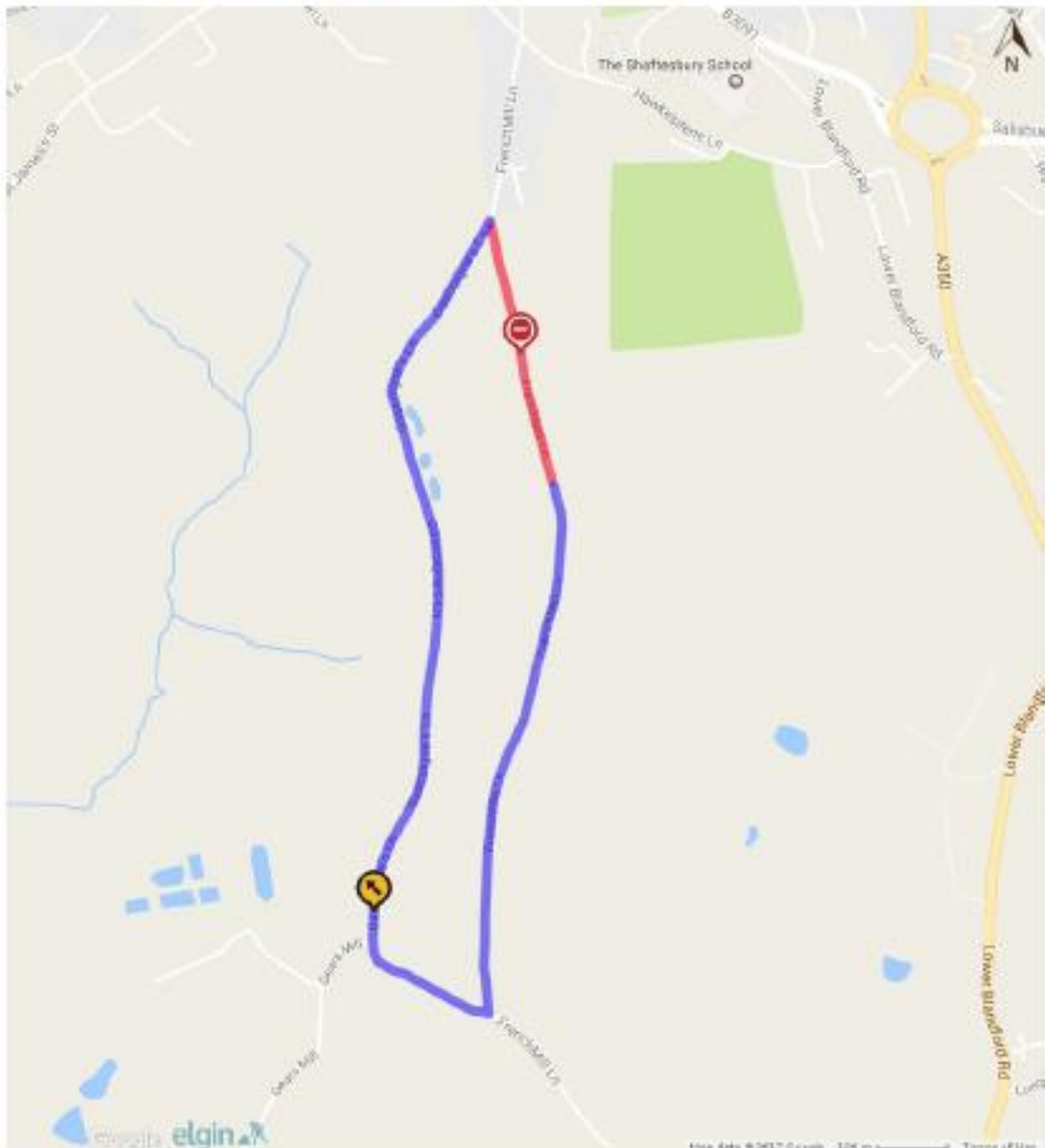
Appendix C

PROPOSED TEMPORARY ROAD CLOSURE OF FRENCH MILL LANE, SHAFTESBURY

I have received an application from Wessex Water, to close FRENCH MILL LANE, SHAFTESBURY in three phases, between its junction with Gasgoignes Lane and Number 26, French Mill Lane, an overall distance of approximately 350 metres. The closure has been requested to allow Wessex Water to carry out three service repairs in the highway. These works are programmed to commence on Monday 20 March 2017 for 5 days with an end date of Friday 24 March 2017. The road closure is necessary for safety reasons, as the works will take place within the whole width of the carriageway.

Wessex Water 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 Friday 10 March 2017.



Appendix D

NOTICE OF PUBLIC PATH ORDER
TOWN AND COUNTY PLANNING ACT 1990 S.257
AND PARAGRAPH 1 OF SCHEDULE 14
NORTH DORSET DISTRICT COUNCIL

THE NORTH DORSET DISTRICT COUNCIL PUBLIC FOOTPATH NO.3 (PART) SHAFTESBURY
PUBLIC PATH DIVERSION ORDER 2017

The above order was made on 15th February 2017. The effect of the order will be to divert the public footpath running from point A, Ordnance Survey ("OS") grid reference ST 87149, 24140 in a north-north easterly direction for 8.5 metres to point B, OS grid reference ST 87153, 24147, then continuing in a west-north-westerly direction for 29 metres to point C, OS grid reference ST 87126, 24159, the junction of Footpath 3 with the public highway, to a line running from point A, OS grid reference ST 87149, 24140 in west-north-westerly direction for 27 metres to point D, OS grid reference ST 87123, 24149, a point on the public highway, as shown on the order map.

A copy of the order and the order map may be seen free of charge at the Council's offices at Nordon, Salisbury Rd. Blandford Forum, Dorset. DT11 7LL between 9.00 am and 4.30pm on weekdays, or viewed on the Council's website at <http://planning.north-dorset.gov.uk/online-applications> by using the planning application search facility and quoting reference 2/2016/1765/ROW. Copies of the Order and map may be purchased.

Any representation about or objection to the order may be sent in writing to:
Assistant Chief Executive, North Dorset District Council, Nordon, Salisbury Rd. Blandford Forum, Dorset. DT11 7LL, not later than 3rd April 2017. Please state the grounds on which it is made.

If no such representations are duly made, or if any so made are withdrawn, the North Dorset District Council may itself confirm the order as an unopposed order. If the order is sent to the Secretary of State for Environment, Food and Rural Affairs for confirmation any representations and objections which have not been withdrawn will be sent with the order.

Dated 3rd March 2017

Assistant Chief Executive
North Dorset District Council
Nordon, Salisbury Rd.
Blandford Forum,
Dorset. DT11 7LL

Appendix E

Shaftesbury CP	MAMPITTS ROAD	Capital Works - Surf.Dressing - Surface Dressing Program 2017 - WATERLOO LANE SILTON (Enquiry 1070284)		
CAP: Surface dressing		Estimated Start Date Apr 3 2017 12:00AM	Sep 01, 2017 12:00:00 AM	Road Closure
Shaftesbury CP	SALISBURY ROAD	Capital Works - Struct.Maint. - Old Cann School, Shaftesbury (Enquiry 1070675)		
CAP: Structural Maintenance		Estimated Start Date Apr 1 2017 12:00AM	Mar 31, 2018 12:00:00 AM	Traffic Control (Give and Take)
Shaftesbury CP	CHRISTYS LANE	Capital - Highway Imp.Proposed - Signal Scheme 2: Christy's Lane, Shaftesbury (Enquiry 1070720)		
CAP: Highway Improvements		Estimated Start Date May 1 2017 12:00AM	Jun 23, 2017 12:00:00 AM	Traffic Control (Two-Way Signals)

**Report 0317PH07 to a Meeting of Shaftesbury Town Council's
Planning and Highways Committee,
to be held at 7.00pm on Tuesday 14th March 2017 in the
Council Chamber, Shaftesbury Town Hall**

Officer Report and Future Meetings of the Committee

1. Purpose of Report

To receive any correspondence and updates relating to the work of the Committee, to confirm the date of the next meeting and identify matters for inclusion on the agenda.

2. Recommendation

That the Committee notes the date of its next meeting and identifies matters for inclusion on its agenda.

3. Correspondence

Any correspondence received will be notified to the Committee at the meeting.

4. Updates

4.1. There are no updates to report at the time of writing.

5. Date of next meeting

The next scheduled meeting of the Committee is 14th March 2017

6. Items for next meeting

- 6.1. The Committee is requested to consider items for inclusion on the agenda for its next meeting in order to provide sufficient time for matters to be researched and reports written for issue with the agenda papers and in turn provide for greater transparency and informed decision making.
- 6.2. Consideration should be given to the purpose of any subject for inclusion, an indication of what is hoped can be achieved by the item will help to focus the report and subsequent debate and avoid general discussion.
- 6.3. Items already noted for consideration are;
- Lion's Mouth – investigate possibility of transferring the asset to Shaftesbury Town Council, item identified for discussion by the General Management Committee meeting.
 - 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 identifying next required steps.
 - Objectives for the Committee for the next 18 months – 2 years.
 - Town Centre Bus Stops

- Car Park and Tourist Signage
- High Street traffic issues

7. Financial Implications

There are no financial implications arising from this report

8. Legal Implications

The Town Council has the Power of General Competence.

9. Risks

There are no risks arising from this report

(End)

Report Author:
Barbara Carter
Project Officer