

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 22nd March 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 16 th February 2016.

Agenda Item	
04. Planning Applications	p3
To consider responses to the Planning Applications listed below, for return to the Planning Authority.	
1. 2/2016/0096/LBC - 6 Love Lane Shaftesbury Dorset SP7 8BG	
2. 2/2016/0191/FUL - Land South Of 14 Wincombe Business Park Shaftesbury Dorset	
3. 2/2016/0211/VARIA - Shrublands Farm Shaftesbury Road To Gillingham Road Shaftesbury Dorset SP7 9PT	
4. 2/2016/0228/FUL - 4 French Mill Lane Shaftesbury Dorset SP7 8EU	
Report 0316PH04 attached	
05. Planning Decisions, Appeals and Enforcement	p6
1. To receive and note the Planning and Appeals decisions	
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.	
Report 0316PH05 attached	
06. Highways and Footpaths	p9
1. To receive details of road and footpath closures or diversions.	
2. To receive details of gullies and road defects logged for maintenance	
Report 0316PH06 attached	
07. Advertising	p11
To consider any actions in relation to temporary advertising signs on roadsides	
Report 0316PH07	
08. Dinah's Hollow	p12
To consider any actions to be taken by the Town Council to protect Dinah's Hollow	
Report 0316PH08 attached	
09. Officer Report	p13
To receive any correspondence and updates relating to the work of the Committee.	
Report 0216PH09 attached	
10. Items for next meeting	p22
1. To confirm the date of the next meeting of the Committee	
2. To identify matters for inclusion on the agenda for the next meeting.	
Report 0216PH10 attached	

(End)

**Report to the Meeting of Shaftesbury Town Council's
Planning and Highways Committee
to be held at 7.00pm on Tuesday 22nd March 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.

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

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 0316PH04 Appendix A

04 . 1	2/2016/0096/LBC	Plot Ref :-	Type Listed
	Applicant Name :- to be updated		Date Received :- 09/03/2016
	Parish :-		Date Returned :-
	Location :- 6 Love Lane	Agent	
	Shaftesbury		
	Proposals :-	Install 1 No replacement rear window and carry out internal and external alterations in association with this	
	Observations :-		
04 . 2	2/2016/0191/FUL	Plot Ref :-	Type Full
	Applicant Name :- Mr Toogood		Date Received :- 03/03/2016
	Parish :- East		Date Returned :-
	Location :- Land South of 14	Agent Mr Stephen Potter	
	Wincombe Business Park		
	Shaftesbury		
	Proposals :-	Change of use of storage unit to B1 and B8 use. Form new vehicular and pedestrian access and 1 No. additional parking spaces.	
		B1 = Business (limited to 235 square metres of floor space)	
		B8 = (storage and distribution)	
	Observations :-		
04 . 3	2/2016/0211/VARIA	Plot Ref :-	Type Variation
	Applicant Name :- to be updated		Date Received :- 10/03/2016
	Parish :-		Date Returned :-
	Location :- Shrublands Farm	Agent	
	Shaftesbury Road to		
	Gillingham Road		
	Proposals :-	Remove agricultural tie condition from outline planning permission PA0/AB517592, (reserved matters 2/1971/0047)	
	Observations :-		
04 . 4	2/2016/0228/FUL	Plot Ref :-	Type Full
	Applicant Name :- Mr P Thompson		Date Received :- 14/03/2016
	Parish :- West		Date Returned :-
	Location :- 4 French Mill Lane	Agent	
	Shaftesbury		

**Report to the Meeting of Shaftesbury Town Council's
Planning and Highways Committee
to be held at 7.00pm on Tuesday 22nd March 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. Attached at **Appendix B** is an Officer list of Enforcement Cases registered by North Dorset District Council in the period 01 Jan 2016 to 31 Jan 2016.
- 4.3. 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.
- 4.4. 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 and to 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.

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

NOTIFICATIONS OF PLANNING DECISIONS FROM North Dorset District Council

Minute Ref Report 0316PH05

Tue 22 March 2016

District Ref

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

Page No : 1

D' Delegated

'E' Endorsed by District 'ED' Endorsed Delegated

GRANTED PLANNING PERMISSIONS

ED 2/2015/1793/ADV	Granted	Land East of
ED 2/2015/1863/LBC	Granted	Minster House
ED 2/2016/0118/HOUSE	Granted	16 Tollgate Park

**Report to the Meeting of Shaftesbury Town Council's
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to be held at 7.00pm on Tuesday 22nd March 2016
in the Guildhall, High Street, Shaftesbury**

HIGHWAYS AND FOOTPATHS

1. Purpose of Report

To receive details of road and footpath closures or diversions.

2. Recommendation

That the Committee notes the appended road closures.

3. Background

3.1. The Planning and Highways Committee has requested that a log be maintained to show drains and gullies which are blocked and have been reported to Dorset County Council. Where Officers have also reported potholes and other road defects, this information has been included in the report, see **Appendix A**.

3.2. 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&HideAll> 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

Location	Date	Detail of report	Incident Number	Closed	Officer Notes	Turn around (days)
High Street - outside of Chaffers Estate Agents High Street	06/07/2015	A footway gully channel cover is loose - Trip hazard in the footway or pavement	1039374	07/07/2015	Made safe with tarmac	1
Grosvenor House, Bleke Street	25/08/2015	Gully not flowing away	1042177	28/09/2015	Job 14043896 - Permanently Repaired	34
Bell Street	01/12/2015	Drain tarmaced over	1046960	01/12/2015	This has been fill in on a call out to make safe and a works order has been raised to rebuild the gully. Gully rebuilt 03/12/2015	0
Christy's Lane	12/01/2016	Pothole in road	1049068	13/01/2016	Permanently Repaired	1
St John's Hill	28/01/2016	Blocked drains and gullies St John's Hill	1050376	13/02/2016	Job 14051965 - Permanently Repaired	16
Bell Street	28/01/2016	Map location is approximate. A member of the public has come into the Shaftesbury Town Council offices to report a deep pothole in Bell Street, opposite the Masonic Hall at No.43. He says that the hole is almost 4 inches deep and about a foot across. The complainant is a cyclist and he felt the hole presented a danger to cyclists. - Pothole in road	100377	01/02/2016	Permanently Repaired	4
Grosvenor House, Bleke Street	01/03/2016	Gully not flowing away relates to incident 1042177 which was reported as fixed but advised by Cllr Proctor still not flowing away.	1052648	09/03/2016	visited site on 9th of march gully working just a bit slow spoken to Claire Commons at Shaftesbury town hall	8
Christy's Lane	11/02/2016	Mud on footpath and crossing slippery, following recent heavy rain - Trip hazard in the footway or pavement	1051544	14/02/2016	order been placed for the Road sweeper to sweep this in next few days	3

**Report to the Meeting of Shaftesbury Town Council's
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ADVERTISING

1. Purpose of Report

To consider the situation with regard to temporary advertising signs on roadsides

2. Recommendation

That the report be noted.

3. Background

- 3.1. At the Planning and Highways Committee meeting on 16th February, concern was expressed about street clutter, mostly in the form of advertising banners appearing on road-sides and in particular on Christy's Lane.
- 3.2. Advice has been sought from the District Council to advise on such matters as likely rules in relation to permanent signs against temporary such as weekend festivals, charity events etc. Rules in relation to permission from land owner / property owner and whether any input is required from Highways for such matters as obstruction of view.)
- 3.3. The Committee may wish to consider the impact of any moratorium on advertising banners in respect of the advertising banners suspended from the Town Hall for certain events through the year, Snowdrop Festival, Farmers Markets and Elections to name but a few.

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

**Report to the Meeting of Shaftesbury Town Council's
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DINAH'S HOLLOW

1. Purpose of Report

To consider any actions to be taken by the Town Council to protect Dinah's Hollow

2. Recommendation

To consider any actions to be taken by the Town Council to protect Dinah's Hollow

3. Background

- 3.1. At its meeting on the 16th February, the Committee asked to include matters in relation to Dinah's Hollow on the agenda.
- 3.2. Following that meeting, Dinah's Hollow suffered a landslip and the road was closed for an indeterminate period of time.
- 3.3. Representatives of Melbury and Cann Parish Council and the Chair of this Committee and the Mayor met to consider matters arising.
- 3.4. The Committee is asked to consider any actions to be taken by the Town Council to protect Dinah's Hollow.

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

**Report to the Meeting of Shaftesbury Town Council's
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OFFICER REPORT

1. Purpose of Report

To receive any correspondence and updates relating to the work of the Committee.

2. Recommendation

That the Committee receives and notes the report.

3. Correspondence

- 3.1. Notice of Intention – Resolution Relating to Original Street Naming Enactment. Formal notification from North Dorset District Council to adopt what the Local Government Act 1972 calls *the original street naming* enactment across the whole of its district.
Appendix A.
- 3.2. Wiltshire Council Consultation on Draft Revised Community Infrastructure Levy (CIL). Wiltshire Council is consulting on a Draft Revised Community Infrastructure Levy (CIL). A copy of the letter is attached at **Appendix B** and the documents can be viewed online at <http://consult.wiltshire.gov.uk/communityinfrastructurelevy>.
- 3.3. Blue Cedar Homes. A request from Blue Cedar Homes to meet with the Council and Neighbourhood Planning group is attached at **Appendix C**.
- 3.4. Gold Hill Cottage. An email has been received regarding damage to property, photographs are attached at **Appendix D**;

We live at Gold Hill Cottage, St James Street. This is the thatched property opposite the bottom of Gold Hill at the junction of St James Street and Layton Lane.

We have had repeated problems with large vehicles damaging our thatch, and this has recently happened again. Sadly, the culprits rarely stop or admit liability so we are faced with the cost of repairs. I am sending photographs to support the points made in this email in separate emails, because your system will not accept an email with them attached. Photographs 2 and 3 show the latest damage. The wire netting covering the thatch has been torn away and the straw underneath damaged.

Photograph 1 shows the view from Layton Lane. As you can see, the pavement outside the house is extremely narrow. The bollard installed by the council some years ago is broken and ineffective, because it is underneath the thatch rather than further away from the house where it would need to be to encourage traffic to give the house a wider berth. The narrowness of the pavement is also an encouragement to traffic to drive too fast through an extremely narrow and potentially hazardous junction.

We would like to request that the council considers widening the pavement outside Gold Hill Cottage and re-siting the bollard further out, as well as considering other options such as traffic calming measures such as those successfully used in the High Street and the imposition of a long-overdue 20mph speed limit along the whole of Layton Lane and St James Street.

With many thanks for your consideration of these concerns

4. Updates

- 4.1. Road Safety Audit. Arising from discussions with representatives of Melbury and Cann Group Parish Council attended by the Chairman this Committee, it has been suggested that STC commissions a Road Safety Audit to verify whether Christy's Lane and Wincombe Lane are, or will become, dangerous to pedestrians as a result of the various developments which are adding to the load which these roads carry. Officers are looking into the costs involved and will report back to a subsequent meeting of the Committee.
- 4.2. Gold Hill and St James Street lighting. The Office is continuing to chase for a response to the request for a meeting to discuss the final arrangements for lighting. Any additional updates will be reported at the meeting.
- 4.3. St John's Hill Weight Limit. The Office has formally requested the weight limit to be placed as per the resolution on 16th February 2016; any further updates will be reported at the meeting.

Officer report 0216PH09 was received and noted. It was RESOLVED to apply for a Traffic Regulation Order to prohibit HGV's on St John's Hill and Foyle's Hill.

- 4.4. Commuted Sums for SUDS. Officers are in the process of finding out the current situation regarding the SUDS and other land which the Town Council will be taking ownership of. Further information will be reported to the Committee at a subsequent meeting.

5. Financial Implications

There are no financial implications arising from this report

6. Legal Implications

There are no legal implications arising from this report.

End.

Report Author:

Claire Commons

Committee Services Officer

E-mail: streetnamingandnumbering@north-dorset.gov.uk
Date: 12 February 2016



North Dorset District Council
Nordon, Salisbury Road,
Blandford Forum, DT11 7LL

Tel: 01258 454111
Fax: 01258 480179
Web: www.dorsetforyou.com

Town Clerk
Town Hall
Shaftesbury
Dorset
SP7 8JE

Dear Sir/Madam,

NOTICE OF INTENTION – RESOLUTION RELATING TO ORIGINAL STREET NAMING ENACTMENT

The Council is undertaking an exercise of reviewing its Street Naming and Numbering procedures including developing a policy relating to this function. As part of that exercise, an opportunity is being taken to re-clarify certain powers used by the Council in this respect.

In order to do this the Council is formally required to give you notice of a proposed intention to resolve to adopt what the Local Government Act 1972 calls *the original street naming enactment* across the whole of its district. Attached with this letter is a copy of the notice that will be placed in a locally circulating newspaper.

You will see that the provision in question relates to securing arrangements to enable the Council to ensure that the names of streets are placed in appropriate positions. This includes provision to enable the Council to prosecute persons who deface or pull down any street name.

I trust that this explains the position; if you require any further information please do not hesitate to get in contact with me. There is no need for you to formally respond to this notice unless you wish to do so, but it would be of assistance if you could at least confirm receipt of this letter.

Yours sincerely,

Street Naming and Numbering

16 FEB 2016



Notice of intention to resolve to apply the provisions of the Towns Improvement Clauses Act 1847 to the district of North Dorset so far as they relate to the naming of streets

Pursuant to the requirements of paragraphs 25(1) and (5) of Part II of Schedule 14 to the Local Government Act 1972, NOTICE IS HEREBY GIVEN of an intention of the North Dorset District Council to potentially resolve to apply the original street-naming enactment, namely the Towns Improvement Clauses Act 1847 (and in particular section 64 of that Act) as incorporated within section 160 Public Health Act 1875, throughout the district of North Dorset.

These provisions relate to requirements that secure arrangements for names of streets to be placed in appropriate locations.

Any person wishing further information or to make any representations in relation to this intention should write to Ms L Richardson, Land Charges Unit, North Dorset District Council, Nordon, Salisbury Road, Blandford Forum, North Dorset, DT11 7LL; such representation to be received by the Council no later than 12th April 2016.

16 FEB 2016

7 March 2016

Mrs Elcock
Shaftesbury Town Council
Town Hall
Shaftesbury
SP7 8JE

Associate Director
Economic Development and Planning
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
BA14 8JN

10 MAR 2016

Dear Mrs Elcock

Re: Consultation on Draft Revised Community Infrastructure Levy (CIL) Regulation 123 List and Draft Revised Planning Obligations Supplementary Planning Document (SPD)

Wiltshire Council is consulting on a Draft Revised Community Infrastructure Levy (CIL) Regulation 123 List and Draft Revised Planning Obligations Supplementary Planning Document (SPD) **from 14 March until 5pm, 25 April, 2016**. When finalised, these will replace the original documents, which were adopted in May 2015.

The purpose of the Regulation 123 List is to support the Wiltshire CIL Charging Schedule. The Regulation 123 List sets out the strategic infrastructure types or projects that Wiltshire Council may fund, in whole or in part, through CIL. It does not apply to the ring fenced proportion of CIL passed to town and parish councils for them to allocate to community infrastructure projects.

It has become apparent, as development proposals have come forward, that the Regulation 123 List would benefit from reviewing to provide clarity over those infrastructure projects that may be funded through CIL. Alongside the changes to the Regulation 123 List, some changes are also proposed to the Planning Obligations SPD in the interests of clarity and accuracy, and to recognise that the Regulation 123 List will be reviewed and updated periodically.

It has always been the intention that CIL would be one of the mechanisms used to fund the infrastructure required to support Wiltshire's growth. Core Policy 3 of the Wiltshire Core Strategy (adopted January 2015) and the Planning Obligations SPD support this approach. These set out how CIL would work alongside, rather than replace, Section 106 legal agreements. Section 106 agreements provide the mechanism to ensure infrastructure can be delivered where it is directly related and specific to a development. They are important to ensure that sustainable development can be achieved, with infrastructure delivered at the right time alongside development.

The Government's Planning Practice Guidance recognises that Regulation 123 Lists may need to be updated over the lifetime of the CIL Charging Schedule. The Council does not consider that the proposed amendments would have a very significant impact on the viability evidence that supported examination of the Charging Schedule and is therefore compliant with the online Planning Policy Guidance (PPG) at paragraph 098 (reference ID: 25-098-20140612). Therefore, a review of the Charging Schedule is not required. The Council may amend the Regulation 123 List without also revising its Charging Schedule, ensuring that any changes are clearly explained and subject to appropriate local consultation.

The Draft Revised Regulation List has been informed by the Wiltshire Infrastructure Delivery Plan (IDP). The Regulation 123 List takes projects from the IDP, which is developed in consultation with service providers and updated periodically. During the consultation, a Draft Updated IDP will also be made available for comment.

Availability of documents

The Draft Revised CIL Regulation 123 List and Draft Revised Planning Obligations SPD and information on how to make comments will be published on **14 March 2016**. The documents will be made available on the Wiltshire Council website, at:
www.wiltshire.gov.uk/communityinfrastructurelevy.

Hard copies of these documents will also be made available during normal office hours at all Council libraries and the main Council offices in Chippenham (Monkton Park), Salisbury (Bourne Hill) and Trowbridge (County Hall). The Draft Updated IDP will be made available online only via the above web address.

How to comment

Comments are invited on these documents **from 14 March until 5pm, 25 April 2016**. Comments can be made:

- Online via the Council's consultation portal: <http://consult.wiltshire.gov.uk/portal>
- By email using the form available at www.wiltshire.gov.uk/communityinfrastructurelevy and returned to cil@wiltshire.gov.uk
- By post in writing to: Spatial Planning, Economic Development & Planning, Wiltshire Council, County Hall, Bythesea Road, Trowbridge, Wiltshire, BA14 8JN

If responding by post, comment forms are available from libraries, and main Council offices.

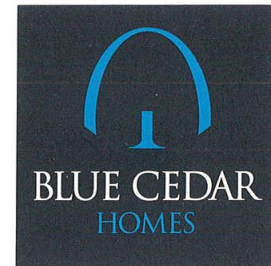
Next steps

All comments received during the consultation period will be taken into account. Final versions of the Revised Regulation 123 List and Revised Planning Obligations SPD will be submitted for approval by Cabinet, with the SPD being considered for recommendation to Full Council for adoption.

Any queries should be made to Spatial Planning, Economic Development and Planning, Wiltshire Council on (01225) 713223 or CIL@wiltshire.gov.uk.

Yours sincerely

Associate Director
Economic Development and Planning
Wiltshire Council



NY/rm

11 March 2016

Mr Stephen Holley
Shaftesbury Town Council
Town Hall,
Shaftesbury,
Dorset
SP7 8JE

Dear Mr Stephen Holley

Re: Town Council, Neighbourhood Plan - Blue Cedar Homes

I am writing to introduce Blue Cedar Homes to Shaftesbury Town Council. Blue Cedar Homes are developers of specialist adaptable housing for older people.

The reason for contacting you, is that we note that you are preparing a Neighbourhood Plan. It is well known that Dorset has a very significant ageing population and in response to this, you may well be seeking to address the housing needs of your older constituents, as part of your Neighbourhood Plan process.

Understanding the changing demands on our housing stock is important. Recent Office for National Statistics projections, predict further increases in the average age of the UK population. The number of people aged 75 and over is projected to rise by 89.3%, to 9.9 million, by mid-2039. The number of people aged 85 and over is projected to more than double, to reach 3.6 million by mid-2039. These increases will be felt within every community, but can be positively planned for.

We have been approached by other Parish Councils that have identified a need, or desire, to specifically provide for the housing needs for their older parishioners, as part of their Neighbourhood Plan process. They have contacted us with the aim of better understanding what types of housing may be available to them, for addressing this need within their community.

In these circumstances we have offered to attend a Council meeting and make a short presentation to the Council (and members of the public as appropriate), to explain more about the type of scheme we typically deliver and how we might be able to help provide for the older people's housing needs of the Parish.

14 MAR 2016

EAGLE HOUSE
1 BABBAGE WAY
EXETER SCIENCE PARK
EXETER
EX5 2FN
TEL: 01392 441909
FAX: 01392 369540
www.bluecedarhomes.co.uk

Blue Cedar Homes Ltd is registered in England No 6444180

11 March 2016



I would like to offer the same opportunity to Shaftesbury Town Council and would be delighted if you were willing to allow either myself or a colleague to come and present to you also. Our presentation will offer an insight into the forecasted changes in age demographics, an overview of the specialist older persons housing sector and an overview of the type of housing that we offer.

Blue Cedar Homes specialise in providing high quality adaptable housing for the over 55s. Our developments are typically located in active communities, normally with good access to facilities, which make them attractive to older people. Our schemes are relatively small in nature (typically 10-15 units) and are for sale on a freehold basis. Each property typically has a small private garden and benefits from a central communal garden area.

The properties are designed to be readily adaptable to the changing needs of the people in later life, incorporating the principles of Lifetime Homes. The developments normally consist of 1 & 1½ storey properties, which together with the significant landscaping and low traffic movements, help to reduce any potential amenity impact on the residents of adjoining properties.

Schemes are also managed, to provide a range of support services for residents, including grounds maintenance, window cleaning, gutter clearance, and periodic redecoration of the exterior of the properties. I attach a short leaflet that provides further details.

By expanding the choice of housing within in a settlement in this way, one important by-product will typically be the release of underutilised family houses into the market, as people take the opportunity to downsize.

In summary therefore, I hope that this letter and enclosure offers a précis of the issues that we would like to discuss further with you. Should you like to meet with us, our presentation would take approximately 15 minutes, plus as long as is necessary for us to answer any questions you might have.

I would be grateful if you could share this letter with your Councillor's and Neighbourhood Plan Group. Thereafter, if you are in agreement for us to come and present to you, then please do contact me to suggest a convenient date.

However should you require any additional information, or wish to discuss matters further in the meantime, then please do not hesitate to contact me.

Yours sincerely,

Area Director
Blue Cedar Homes

Enc : Blue Cedar Leaflet

14 MAR 2016



Photo 1



Photo 2



Photo 3

**Report to the Meeting of Shaftesbury Town Council's
Planning and Highways Committee
to be held at 7.00pm on Tuesday 22nd March 2016
in the Council Chamber, High Street, Shaftesbury**

FUTURE MEETINGS OF THE COMMITTEE

1. Purpose of Report

- 1.1. To confirm the date of the next meeting of the Committee
- 1.2. To identify matters for inclusion on the agenda for the next meeting.

2. Recommendation

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

3. Date of next meeting

- 3.1. The next scheduled meeting of the Committee is 26th April 2016. It is noted that this is five weeks on from the meeting of the 16th February and *should* be sufficient time to consider any applications received in the intervening period.
- 3.2. If Officers receive any applications which are not able to be considered within the normal schedule of meetings, arrangements will be made to call an extraordinary meeting of the Committee or include within the agenda for the General Management Committee

4. Items for next meeting

In accordance with this recommendation, 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.

5. Financial Implications

There are no financial implications arising from this report

6. Legal Implications

There are no legal implications arising from this report.

End.

Report Author:

Claire Commons

Committee Services Officer