



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: Lower (Chair), Taylor (Vice-Chair), Austin, Brown, Hall, 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 13th September 2016 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 Tuesday 9 th August 2016.

Agenda Item		
04. Planning Applications	p3	
To consider responses to the Planning Applications identified for return to the Planning Authority.		
		Report 0916PH04
05. Tree Applications	p5	
To consider responses to the Tree Applications identified for return to the Planning Authority.		
		Report 0916PH05
06. Planning Decisions, Appeals and Enforcement	p7	
To receive and note Planning Decisions, Appeals and Enforcement Cases and to consider any matters relating to enforcement of planning conditions and determinations		
		Report 0916PH06
07. Highways and Footpaths	p9	
To receive details of road and footpath closures or diversions and to note reported Highways defects repair log.		
		Report 0916PH07
08. Road Safety Assessment	p16	
To consider commissioning a Road Safety Audit or Assessment.		
		Report 0916PH08
09. Officer Report		
To receive any correspondence and updates relating to the work of the Committee.		
		Verbal Report
10. Future meetings of the Committee	p18	
To confirm the date of the next meeting of the Committee and to identify matters for inclusion on its agenda.		
		Report 0916PH10

(End)

**Report to the Meeting of Shaftesbury Town Council's
Planning and Highways Committee,
to be held at 7.00pm on Tuesday 13th September 2016 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

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. 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 application 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.north-dorset.gov.uk/online-applications/> or at the Town Council offices.

4. Financial Implications

There are no financial implications arising from this report.

5. Legal Implications

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

There are no identified risks arising from this report

(End)

Report Author:
Claire Commons
Interim Deputy Town Clerk

Appendix A.

04

PLANNING APPLICATIONS

04 . 1	2/2016/1006/HOUSE	Plot Ref :-	Type :- Householde
	Applicant Name :- 69 St James Street		Date Received :- 11/08/2016
	Parish :- West		Date Returned :-
	Location :- Shaftesbury	Agent	Householder
	Dorset		
	Proposals :-	Erect replacement single storey rear lean-to extension, re-roof pitched roof extension and convert store into accommodation. Demolish garage and part boundary wall to re-locate access and parking, erect new walls and gates, and install electric vehicle charging point.	
	Observations :-		
04 . 2	2/2016/1065/HOUSE	Plot Ref :-	Type :- Householde
	Applicant Name :- Ms J Dale		Date Received :- 03/08/2016
	Parish :- West		Date Returned :-
	Location :- 45 Lower Blandford Road	Agent	Singleton Design
	Shaftesbury		
	Dorset		
	Proposals :-	Erect 2 No. single storey extensions and 1 No. porch (demolish existing conservatory).	
	Observations :-		
04 . 3	2/2016/1197/HOUSE	Plot Ref :-	Type :- Householde
	Applicant Name :- Mr G Hipworth		Date Received :- 19/08/2016
	Parish :- West		Date Returned :-
	Location :- 21 Grosvenor Road	Agent	Householder
	Shaftesbury		
	Dorset		
	Proposals :-	Erect single and two storey rear extension (demolish sun room).	
	Observations :-		
04 . 4	2/2016/1265/HOUSE	Plot Ref :-	Type :- Householde
	Applicant Name :- Mr Joliffe		Date Received :- 07/09/2016
	Parish :- West		Date Returned :-
	Location :- 12 Parsons Pool	Agent	Jo D Designs
	Shaftesbury		
	Dorset		
	Proposals :-	Erect garden shed (amended scheme to 2/2016/0953).	
	Observations :-		

**Report to the Meeting of Shaftesbury Town Council's
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Tree Applications

1. Purpose of Report

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

2. Recommendation

That the Committee provides its observations on the below mentioned applications, and any applications received subsequent to despatch of these agenda papers and to note any tree preservation orders received.

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**.
- 3.3. Tree applications can be viewed online at <http://planning.north-dorset.gov.uk/online-applications/> or at the Town Hall offices.
- 3.4. Representations from the Shaftesbury Open Spaces Group and the Shaftesbury Tree Group will be invited.

4. Financial Implications

There are no financial implications arising from this report

5. Legal Implications

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

There are no identified risks arising from this report

(End)

Report Author:
Claire Commons
Interim Deputy Town Clerk

Appendix B

05	TREE APPLICATIONS		
05 . 1	2/2016/1181/CATREE	Plot Ref :-	Type :- Tree Cons
	Applicant Name :- Mrs Cook		Date Received :- 16/08/2016
	Parish :- West		Date Returned :-
	Location :- 13 Parsons Pool Shaftesbury Dorset	Agent Treecare	
	Proposals :- T1 - T2 - Lawsonia's - Remove completely		
	Observations :-		
05 . 2	2/2016/1222/CATREE	Plot Ref :-	Type :- Tree Cons
	Applicant Name :- Mr D Tucker		Date Received :- 25/08/2016
	Parish :- West		Date Returned :-
	Location :- The Chantry St James Street Shaftesbury	Agent Applicant	
	Proposals :- T1 - T2 - Prunus Trees - Reduce back branches by approx 1m from the side of the building and approx 1.5m from the access path.		
	Observations :-		
05 . 3	2/2016/1283/TPTREE	Plot Ref :-	Type :- TPO
	Applicant Name :- Blackmore Vale Farm Cream		Date Received :- 02/09/2016
	Parish :- East		Date Returned :-
	Location :- Wincombe Lane Shaftesbury Dorset	Agent Treewise	
	Proposals :- G1 - Group of trees to crown raise over highway to 5.2m to prevent large vehicles from causing damage.		
	Observations :-		

**Report to the Meeting of Shaftesbury Town Council's
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Planning Decisions, Appeals and Enforcement

1. Purpose of Report

To receive and note Planning Decisions, Appeals and Enforcement Cases and to consider any 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 observations 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 C** is a list of planning decisions from North Dorset District Council.

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

There are no financial implications arising from this report.

6. Legal Implications

There are no legal implications arising from this report.

7. Risks

There are no risks identified within this report.

(End)
Claire Commons
Interim Deputy Town Clerk

Appendix C

NOTIFICATIONS OF PLANNING DECISIONS FROM North Dorset District Council

Minute Ref

Tue 13 September 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

C 2/2014/1350/FUL Granted
District COMMENT GRANTED.
Further details available at <http://planning.north-dorset.gov.uk/online-applications/>

Land NE Wincombe Lane
Local COMMENT First plans were received on 05/11/14 and observations returned to District on 16/12/14.
The Committee considered its observations on the revised application. It was RESOLVED to Object to application 2/2014/1350/FUL, the following were the main reasons for objection;
* Premature as Local Plan not yet approved
* Wrong location to meet housing need
* Access to site inadequate, the Town Council is commissioning its own traffic study to support this.
* Environmental issues arising from local environmental business unit impacting residents.
* Need alignment of bypass and junction
* Town Council policy that no housing development takes place which would be served by the bypass until that part of the bypass between the A350 at Littledown and the A30 (including all access points as planned) is operational (Policy 1014/FC/85b)
* The Town Council policy to oppose any development which may incur costs for the development of the bypass
* Unacceptably tight housing plots, too close, gardens too small and inadequate parking for an edge of town development
* Insufficient infrastructure, specifically but not exclusively, school places.
* Access unsuitable for public transport
* Inadequate road network to the south.
* Evidence of Great Crested Newts on the development location.
* Concern that s.106 agreements have already been made without any discussion with the Town Council regarding its needs and the potential for the money to be spent outside the Town.

The Committee requests that this application is considered by the Development Management Committee at North Dorset District Council.

C 2/2015/0427/FUL Granted
District COMMENT GRANTED.
Further details available at <http://planning.north-dorset.gov.uk/online-applications/>

Land at
Local COMMENT Objection. The Committee objected to the application and requested it be considered by the Committee at North Dorset District Council and to include a site visit at 3:15 on a school day to demonstrate the road safety implications and traffic generation.

E 2/2015/1292/FUL Granted

36 Layton Lane

C 2/2016/0287/FUL Granted
District COMMENT GRANTED.

Mampitts Farm
Local COMMENT The Committee objected to the application raising concerns of additional traffic on a

NOTIFICATIONS OF PLANNING DECISIONS FROM North Dorset District Council

Minute Ref

Tue 13 September 2016

District Ref

'C' Contrary to District 'CD' Contrary Delegated

Page No : 2

'D' Delegated

'E' Endorsed by District 'ED' Endorsed Delegated

GRANTED PLANNING PERMISSIONS

Further details available at <http://planning.north-dorset.gov.uk/online-applications/>

narrow lane in order to supply animal feed. The Committee also raised concerns of drainage of the slurry generated when the barn is in use.

C 2/2016/0289/VARIA Granted
District COMMENT GRANTED.
Further details available at <http://planning.north-dorset.gov.uk/online-applications/>

Mampitts Farm
Local COMMENT The Committee objected to this application on the grounds of traffic generation and congestion observing that the business appeared to have become too large for the location. It was requested that this application be considered by Committee.

E 2/2016/0361/LBC Granted

Minster House

E 2/2016/0362/VARIA Granted

Minster House

E 2/2016/0396/HOUSE Granted

1 Well Lane

E 2/2016/0430/HOUSE Granted

New Stone Cottage

C 2/2016/0465/ADV Granted
District COMMENT GRANTED.
Further details available at <http://planning.north-dorset.gov.uk/online-applications/>

Land At E 387256 N 123908
Local COMMENT The Committee objected to the application as presented due to concerns regarding light pollution. It was recommended that if the Planning Officer was minded to approve the application, a condition be imposed that the lights were switched off between the hours of 1900 and 0700.

E 2/2016/0487/FUL Granted

The Commons

E 2/2016/0549/HOUSE Granted

6 Ratcliffs Garden

E 2/2016/0590/ADV Granted

New Unit at Ivy Cross Dev

C 2/2016/0603/FUL Granted
District COMMENT GRANTED.
Further details available at <http://planning.north-dorset.gov.uk/online-applications/>

10 St James Street
Local COMMENT The Committee objected to the application due to the proposals being out of keeping with the character of the cottage and the street. It was recommended that the windows be replaced with like for like.

E 2/2016/0622/FUL Granted

44 Sweetmans Road

E 2/2016/0673/FUL Granted

Ivy Cross Service Station

E 2/2016/0674/ADV Granted

Ivy Cross Service Station

E 2/2016/0681/HOUSE Granted

Jasmine Cottage

NOTIFICATIONS OF PLANNING DECISIONS FROM North Dorset District Council

Minute Ref

Tue 13 September 2016

District Ref

'C' Contrary to District 'CD' Contrary Delegated
'D' Delegated
'E' Endorsed by District 'ED' Endorsed Delegated

Page No : 3

GRANTED PLANNING PERMISSIONS

E 2/2016/0738/VARIA	Granted	21 St James Street
E 2/2016/0762/CATREE	Granted	Abbey House
E 2/2016/0768/HOUSE	Granted	Shaftesbury
E 2/2016/0803/HOUSE	Granted	27 St Rumbolds Road
E 2/2016/0808/VARIA	Granted	14 Laneside
E 2/2016/0889/HOUSE	Granted	4 Rutter Close

REFUSED PLANNING PERMISSIONS

E 2/2016/0817/FUL	Refused	Bleke Street
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OTHER PLANNING DETAILS

2/2016/0453/HOUSE	Withdrawn	6 Gold Hill
2/2016/0488/LBC	Withdrawn	The Commons
2/2016/0758/HOUSE	Withdrawn	7 Gold Hill

**Report to the Meeting of Shaftesbury Town Council's
Planning and Highways Committee,
to be held at 7.00pm on Tuesday 13th September 2016 in
the Council Chamber, Shaftesbury Town Hall**

Highways and Footpaths

1. Purpose of Report

To receive details of road and footpath closures or diversions and to note reported Highways defects repair log.

2. Recommendation

That the report is received and noted.

3. Background

3.1. The following road closure notices have been received (Appendix D**),**

- TEMPORARY CLOSURE OF TANYARD LANE, SHAFTESBURY. 14 September 2016 – 20 September 2016
- Ivy Cross Roundabout and A30 Christy's Lane. All works are being completed at night between 2100hours and 0600hours. The road will be open during the day.

The programme of works are as follows.

- Ivy Cross Roundabout will be completed between Sunday 4th September and Saturday 10th September by 0600hours. This section will be completed under Lane Closures manned by traffic management operatives to keep the traffic flowing.
- A30 between Ivy Cross Roundabout and Tesco Roundabout will be completed between Monday 12th September and Saturday 17th September by 0600hours. This section will be closed with a local diversion between 2100hours and 0600hours.
- A30 between Tesco Roundabout and Royal Chase Roundabout will be completed between Monday 19th September and Saturday 24th September by 0600hours. This section will be completed under traffic lights to allow traffic to flow.

3.2. A comprehensive gullies and road defects report will be provided at the next meeting of the committee.

4. Financial Implications

There are no financial implications arising from this report.

5. Legal Implications

There are no legal implications arising from this report.

6. Risks

There are no risks identified within this report.

(End)

Report Author:

Claire Commons

Interim Deputy Town Clerk

TEMPORARY CLOSURE OF TANYARD LANE, SHAFTESBURY

DORSET COUNTY COUNCIL has issued a Notice under Section 14 [2] of the Road Traffic Regulations Act 1984 as amended. All vehicles will be prohibited from proceeding along TANYARD LANE, SHAFTESBURY between its junctions with St John's Hill and Laundry Lane, a distance of approximately 175 metres. The order is needed in order to comply with Health and Safety Regulations which require the provision of safe working areas and to minimise likelihood of danger to Highway Users. It will come into operation on Wednesday 14 September 2016 and remain in force for 5 working days. It is anticipated that the works will be completed by Tuesday 20 September 2016. The works will be carried out between 09.30hrs and 15.30hrs during weekdays only and will be open at all other times including the weekend. The road closure is necessary for safety reasons as the works will take place within the highway.

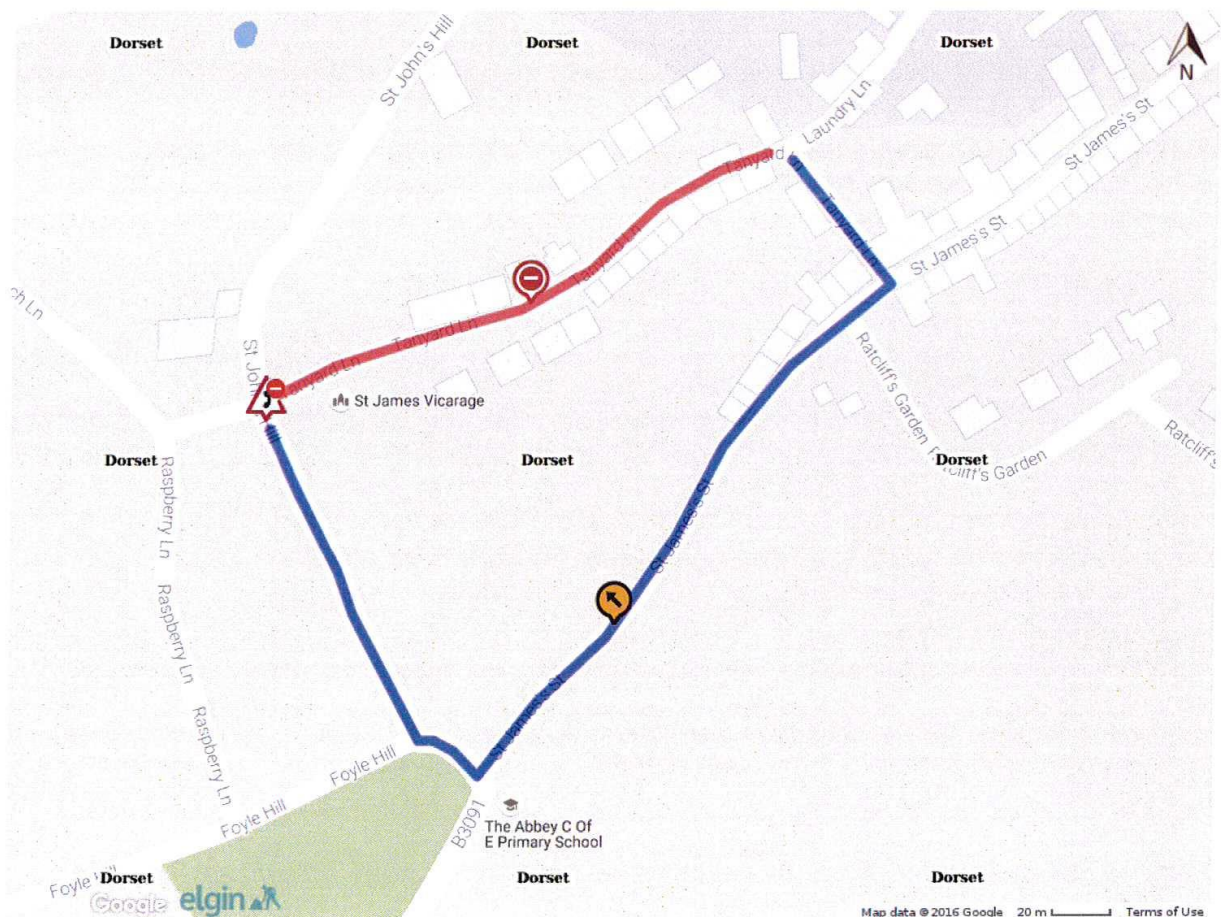
This Notice will enable BT Openreach safe access to their overhead equipment.

Alternative routes will be sign posted using St John's Hill, St James Street and Corner Lane.

If you would like further information about the work being undertaken please call A-Plant Lux, agents for BT Openreach, on 03700 500792. For the information concerning this notice please call Dorset Highways' Traffic Team on 01305 221020.

06 September 2016

MIKE HARRIES Director for Environment and the Economy County Hall DORCHESTER Dorset DT1 1XJ. Any person who uses or permits the use of a vehicle in contravention of the order will be liable on summary conviction to a fine not exceeding £1000.



Proposed Temporary Traffic Regulation Order - A30 Christy's Lane

Dear Sir /Madam

We are proposing to implement a temporary road closure on A30 Christy's Lane between 12th September 2016 and 17th September 2016. It is proposed that A30 Christy's Lane will be closed between the hours of 21:00 and 06:00 daily, but will be reopened at night and at weekends, the detail of the affected section is highlighted on the attached plan. This is to enable us to carry out carriageway maintenance.

This letter is to both inform you of our intentions and to invite you to highlight any areas of concerns you may have as a result of our proposals. Whilst the road closure is in place a locally signed diversion route will be put in place to inform the travelling public and enable them to travel around the closed section.

If you do have any concerns please contact us (using the contact details below). We will fully consider any suggestions you may have. It is our intention to minimise inconvenience and will work with the local community to ensure this is achieved in the most efficient manner.

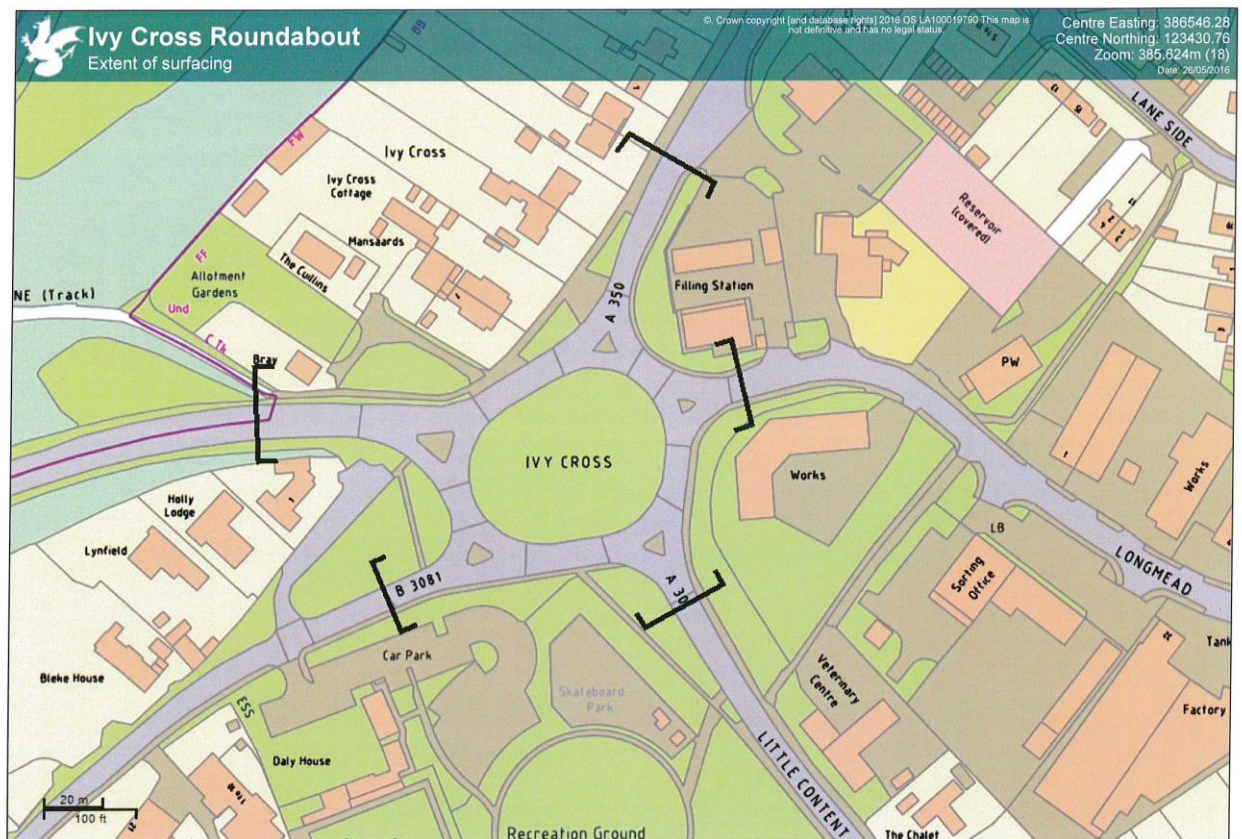
When the Temporary Traffic Regulation has been made we will contact you again with the definitive dates and arrangements for the works.

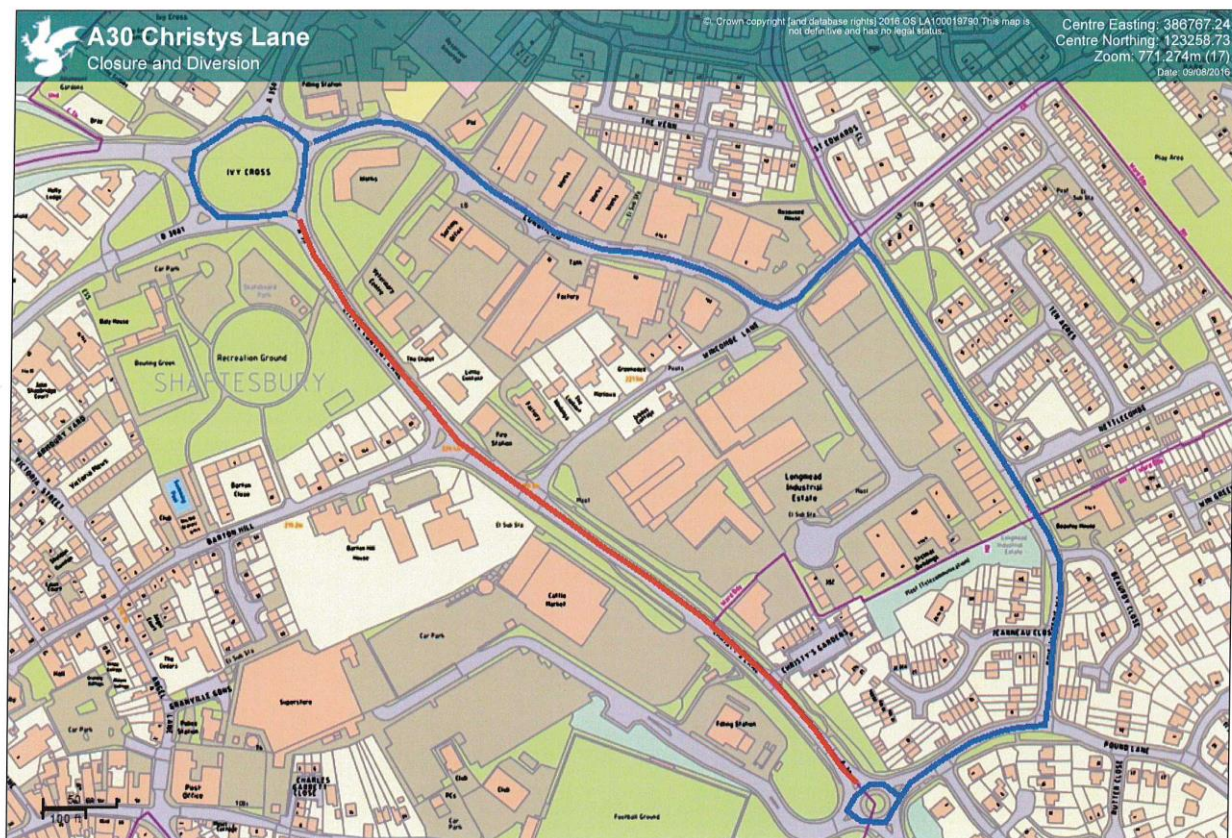
Yours Faithfully

Ben Laughton
Site Agent
Dorset Highways
01305 228100



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**Report to the Meeting of Shaftesbury Town Council's
Planning and Highways Committee,
to be held at 7.00pm on Tuesday 13th September 2016 in
the Council Chamber, Shaftesbury Town Hall**

Road Safety Assessment

1. Purpose of Report

To consider commissioning a Road Safety Audit or Assessment.

2. Recommendation

That the Committee recommends to Full Council a formal response to concerns relating to the C13.

3. Background

3.1. The Planning and Highways Committee has been concerned with the increased traffic on Christy's Lane and further anticipated traffic arising from the additional developments scheduled for Shaftesbury and Gillingham.

3.2. The Committee has requested estimates for a Road Safety Audit to be carried out in order to demonstrate the requirement for creation of the outer bypass which is currently a reserved corridor with no known date for implementation.

3.3. Advice has been received from a specialist in this field noting the difference between a safety audit and a safety assessment.

3.3.1. A road safety audit would usually be carried out on a completed or recently refurbished highway and will follow HD 19/15 DMRB which is the standard for Road Safety Audit in England and Wales for Trunk Roads and Motorways. However, most local highway authorities also adopt it, or their version of it for county roads. A copy of this has been emailed to members and is available from the office on request.

3.3.2. A road safety assessment would more usually be carried out to forecast potential issues. It would look at the proposed developments, the models the developers have used, independent traffic counts and go into a lot more detail including safety implications.

4. Financial Implications

The cost of a Safety Audit is not expected to exceed £1500. The cost of a Safety Assessment is awaited as it is a much more bespoke piece of work to be quoted on. It is anticipated that this price will be available to report to the committee at the meeting.

5. Legal Implications

The Planning and Highways Committee does not have the authority to spend on a road safety audit or assessment therefore any positive request to progress would need to be in the form of a recommendation to Full Council.

6. **Risks**

There is no risk identified arising from this report as any risks arising will be the consideration of Full Council if such a recommendation is made.

(End)

Report Author:
Claire Commons
Interim Deputy Town Clerk

**Report to the Meeting of Shaftesbury Town Council's
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Future meetings of the Committee

1. Purpose of Report

To confirm the date of the next meeting of the Committee and to identify matters for inclusion on its agenda.

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 and items for the next meeting

- 3.1. The next scheduled meeting of the Committee is 18th October 2016. It is noted that this is five weeks on from the meeting of the 9th August and *should* be enough time to consider any applications received in the intervening period. If any applications are received which cannot be held until the 18th October, they may be considered by the General Management Committee on 27th September or an extraordinary meeting of the Committee may need to be called.
- 3.2. 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 to be issued with the agenda papers and in turn provide for greater transparency and informed decision making.
- 3.3. 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.

4. Financial Implications

There are no financial implications arising from this report.

5. Legal Implications

The Town Council has the Power of General Competence.

6. Risks

There are no risks identified in this report.

(End)

Report Author

Claire Commons

Interim Deputy Town Clerk