



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 18th April 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 14 th March 2017.

Agenda Item		
04.	Planning Applications To consider responses to the Planning Applications identified for return to the Planning Authority.	p3 Report 0317PH04
05.	Tree Applications To consider responses to the Tree Applications identified for return to the Planning Authority.	p6 Report 0317PH05
06.	Highways and Footpaths To consider names for the next phase of the Persimmon Homes development on the East of Shaftesbury.	p8 Report 0317PH06
07.	Car Park Signage and Tourist Signage To consider where to place new car park signage and tourist signage in and around the Town	p12 Report 0317PH07
08.	Officer 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.	p13 Report 0317PH08

(End)

**Report 0317PH04 to a Meeting of Shaftesbury Town Council's
Planning and Highways Committee,
to be held at 7.00pm on Tuesday 18th April 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.nor-dorset.gov.uk/online-applications/>, or the relevant link in Appendix A.

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;

2/2017/0435/FUL – 11-13 Bell Street, Shaftesbury, SP7 8AR

Erect 3 Storey replacement extension (demolish existing), to include extending fly tower, roofing works and P V panels. Internal works – form new opening in stone wall to form minstrels gallery and carry out associated internal and external alterations.

Applicant: Shaftesbury Arts Centre

Agent: Proctor Watts Cole Rutter

2/2017/0534/HOUSE – Gold Hill Cottage, 2-4 St James Street, Shaftesbury SP7 8HA

Convert existing outbuilding into ancillary guest accommodation, and home office / studio, including a first floor balcony and decking area.

Applicant: Mr P Jordan

Agent: Proctor Watts Cole Rutter

2/2017/0436/LBC – 11-13 Bell Street, Shaftesbury, SP7 8AR

Erect 3 Storey replacement extension (demolish existing), to include extending fly tower, roofing works and P V panels. Internal works – form new opening in stone wall to form minstrels gallery and carry out associated internal and external alterations.

Applicant: Shaftesbury Arts Centre

Agent: Proctor Watts Cole Rutter

2/2015/1456/OUT – Land at E387470 N1422346, Higher Blandford Road, Cann, Dorset

Develop land for residential purposes, with associated open space and infrastructure. Form new vehicular and pedestrian accesses. (Outline Planning Application to determine Access).

Applicant: Shaftesbury LVA LLP

Agent: PCL Planning Ltd

2/2017/0421/FUL – 1 Bimport, Shaftesbury, SP7 8AT

Install 1 No. historic shopfront and any other associated work

Applicant: JKL (Enterprises) Ltd

Agent: Angel Architecture Ltd

2/2017/0422/LBC – 1 Bimport, Shaftesbury SP7 8AT

Install 1 No. historic shopfront and any other associated work

Applicant: JKL (Enterprises) Ltd

Agent: Angel Architecture Ltd

2/2017/0519/HOUSE – 4 Imber Road, Shaftesbury SP7 8RX

Erect first floor extension.

Applicant: Mrs E Alahakoon

Agent: n/a

2/2017/0526/LBC – 8 Church Lane, Shaftesbury SP7 8JT

Remove 1 No. rooflight. Replace rooflight and velux window with 2 No. conservation rooflights. Move SVP. Internal works to re-instate original bedroom; Remove 1 No. kitchen window and carry out internal and external alterations in association to this-incorporating works approved under 2/2015/0570/LBC.

Applicant: Mr P Smethurst

Agent: Gary Slater MCIAT

**Report 0317PH05 to a Meeting of Shaftesbury Town Council's
Planning and Highways Committee,
to be held at 7.00pm on Tuesday 18th April 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/>, or the relevant link in Appendix B.
- 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

Tree Preservation Order TPO-573-2017

Tree Number and Description: A1 All tree of all species

This is to inform you that the provisional Tree Preservation Order (TPO) at (Land To The East Of Langdale Farm, Mampitts Lane, Shaftesbury, Dorset, ,) was confirmed without modification under delegated powers on the 5th April 2017.

The following is the statement of the North Dorset District Council's reasons for making the Order (as required by The Town and Country Planning (TREES) Regulations 2012), it is the Council's view that, *"Following receipt of a planning application 'ref 2/2016/1898/OUT' to develop land by the erection of 20 No. dwellings (outline application with all matters reserved), an assessment of the site has been undertaken and a number of important trees, situated around the boundary of the proposal and land highlighted for a potential new primary school, have been identified. These trees are considered important for the amenity of the area and therefore it has been deemed expedient to apply a Provisional Area Tree Preservation Order"*.

Nb The TPO has been made an area at this stage because no firm details have been received on tree retention and protection. It is our intention that once further information has been received the area status of this order will be re-assessed with individual or groups being identified for retention. The order will then be varied as deemed appropriate.

[2/2017/0477/CATREE – 1 Stoney Path, Shaftesbury SP7 8HR](#)

T1- Laurel - Fell
T2 - Bay - Fell
T3 - Ash - Fell (leaning)
T4 - Thorn - Fell
T5 - Cherry - Fell
T6 - Cherry - Fell
T7 - Pussy willow - Fell
G8 - (x3) Prunus - Fell group of prunus trees

**Report 0317PH05 to a Meeting of Shaftesbury Town Council's
Planning and Highways Committee,
to be held at 7.00pm on Tuesday 18th April 2017 in the
Council Chamber, Shaftesbury Town Hall**

Highways and Footpaths

7. Purpose of Report

To consider names for the next phase of the Persimmon Homes development on the East of Shaftesbury

8. Recommendation

To recommend names for the next phase of the Persimmon Homes development to North Dorset District Council.

9. Background

- 9.1. The Committee last made suggestions for road names for the Persimmon Development in February 2013.
- 9.2. The Committee are requested to suggest road names for parcels six and seven of the development. Plans of the parcels of land are attached in **Appendix C, D and E**.
- 9.3. Suggestions made by the Committee to Persimmon Homes will be passed to North Dorset District Council for final approval.
- 9.4. A copy of the draft 2016 Street Naming policy has been circulated to members for their information.

10. Financial Implications

There are no financial implications arising from this report

11. Legal Implications

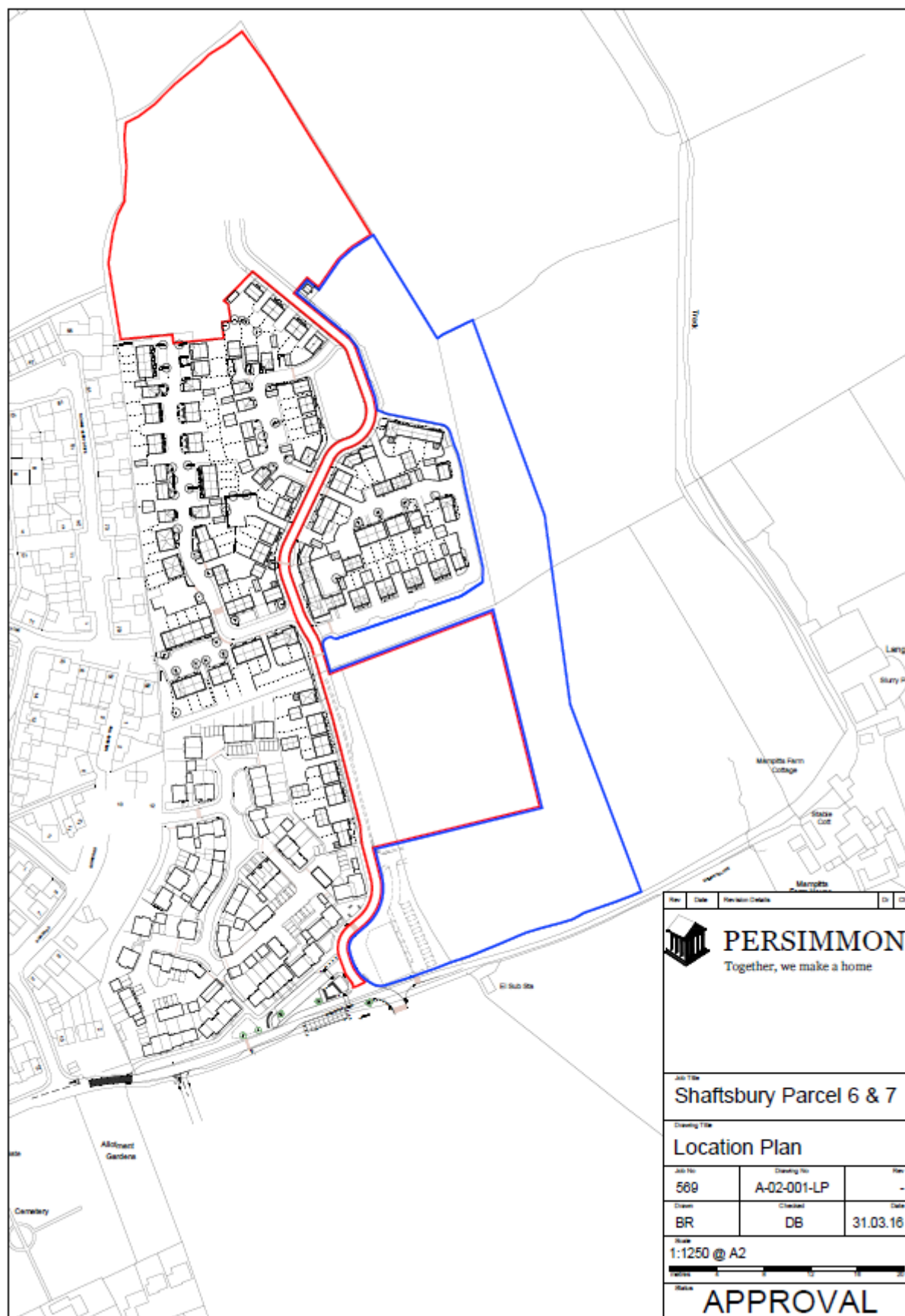
- 11.1. There are no legal implications arising from this report

12. Risks

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

(End)

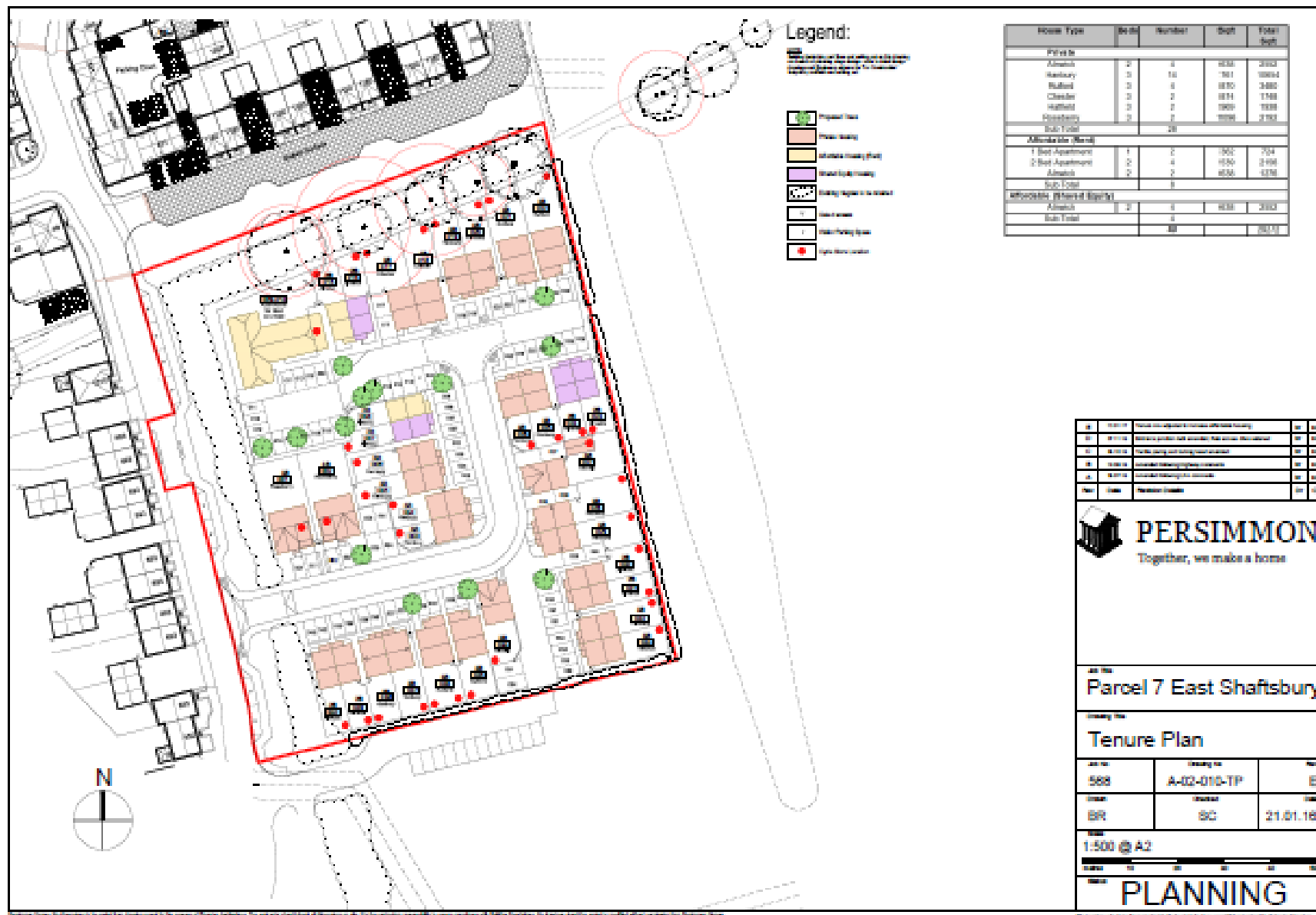
Report Author:
Barbara Carter
Project Officer



Appendix D



Appendix E



**Report 0317PH05 to a Meeting of Shaftesbury Town Council's
Planning and Highways Committee,
to be held at 7.00pm on Tuesday 18th April 2017 in the
Council Chamber, Shaftesbury Town Hall**

Car Park Signage and Tourist Signage

1. Purpose of Report

To consider where to place new car park signs and tourist signage in and around the Town

2. Recommendation

To recommend locations for new car park signage and tourist signage in and around the Town.

3. Background

- 3.1. The Committee included Car Park signage and Tourist signage as a future agenda item at their meeting on 14th March 2017.
- 3.2. The Committee are requested to suggest where additional car park signage and tourist signage be placed in and around the Town.
- 3.3. Recommendations to be discussed with the Chamber of Commerce and the Tourism Association prior to consultation with Dorset County Highways and obtaining costs.
- 3.4. A copy of the Dorset County Council's Community Signs Policy, Tourism Signs Policy and Tourism Signs Requirements were circulated to members, prior to this meeting.

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

**Report 0317PH08 to a Meeting of Shaftesbury Town Council's
Planning and Highways Committee,
to be held at 7.00pm on Tuesday 18th April 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

3.1 Ankitils Farm, Shaftesbury. A request has been received for a discussion on a proposals for a car park and residential development adjacent to Abbey Church of England Primary School, St James, Shaftesbury. **See Appendix C**

3.2 Further 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 30th May 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 and to be prioritised for future Agendas 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
- 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

Appendix C

Walsh & Co.
Ankitils Farm
Shaftesbury

07857 320196
Email: walshandco@live.com

24 March 2017

The Town Clerk
Shaftesbury

Dear Sir

Re Proposed Car Park and Residential Development adjacent to Abbey Church
of England Primary School, St James, Shaftesbury

Please find enclosed plan as a discussion document.

I am aware of the hazardous arrangements for dropping off children and
collecting them in the afternoon from the above school as well as the potential
danger this could lead to.

The owners of Ankitils Farm are offering car par facilities adjacent to the school
which would alleviate this daily problem. Obviously some form of adjoining
development is necessary to offset the cost of this proposal.

I would very much appreciate an opportunity to discuss this with the Council to
determine how we can, together, reach a mutually acceptable arrangement.

Having spoken to many of the parents at the school it is clear that this would
meet with their approval.

I look forward to receiving your response.

Yours faithfully



W. M. Walsh

27 MAR 2017

