

Shaftesbury Town Council

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To: Members of Shaftesbury Town

Council's Planning and Highways Committee (PH), Councillors Austin, Brown, Lower, Proctor, Taylor and Todd. All other recipients for information only.

You are required to attend a meeting of the Planning and Highways Committee for the transaction of the business shown on the agenda below.

To be held at 7.00pm on Tuesday 12 December 2017 in the Council Chamber, Shaftesbury Town Hall

Claire Commons, 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

- 1 APOLOGIES2**
To receive and consider for acceptance, apologies for absence
- 2 DECLARATIONS OF INTEREST2**
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.
- 3 MINUTES.....2**
To confirm as a correct record, the minutes of the previous meeting of the Planning and Highways Committee.
- 4 BUS SHELTER3**
To consider removing the funds allocated to the installation of a new Bus Shelter on the A30.
- 5 PLANNING APPLICATIONS4**
To consider responses to planning applications identified for return to the Planning Authority, to include but not be limited to: Manor Close, St James Street Shaftesbury SP7 8HQ
- 6 CATTLE MARKET6**
To update the Committee on discussions with North Dorset District Council
- 7 LOCAL PLAN.....7**
To respond to the North Dorset Local Plan consultation

(End)

**Administration for a meeting of the Planning and Highways Committee
To be held at 7.00pm on Tuesday 12 December 2017 in the Council Chamber,
Shaftesbury Town Hall**

1 Apologies

To receive and consider for acceptance, apologies for absence

1.1 Apologies received to date

1.1.1 Councillor Austin due to a conflicting engagement

2 Declarations of Interest

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.

2.1 Declarations of Interest received to date

2.1.1 There have been no declarations received at the point of papers being issued.

3 Minutes

To confirm as a correct record, the minutes of the previous meeting of the Planning and Highways Committee.

3.1 Minutes to be adopted

3.1.1 21st November 2017

**Report 1217PH4 to a meeting of the Planning and Highways Committee
To be held at 7.00pm on Tuesday 12 December 2017 in the Council Chamber,
Shaftesbury Town Hall**

4 Bus Shelter

To consider removing the funds allocated to the installation of a new Bus Shelter on the A30.

4.1 Recommendation

- 4.1.1 That the Committee recommends to Full Council the removal of £3,500 allocation for Bus Shelters in the 2018/19 budget.

4.2 Background

- 4.2.1 At the Planning and Highways Committee meeting it was resolved to allocate £3500 for both the shelter and the costs associated with installing a bus shelter on the A30 opposite the newly installed shelter at Pixmead Garden.
- 4.2.2 Further investigation with Dorset County Council Highways has determined that it would not be possible to put a bus shelter at that location due to the verge being too narrow.

4.3 Financial Implication

- 4.3.1 Reduction in the Budget and Precept request for 2018/19 by £3,500

4.4 Legal Implication

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

4.5 Risk

- 4.5.1 There is a risk of collecting money for a project which is known to be undeliverable.

(End)

Report Author:
Claire Commons, Town Clerk

**Report 1217PH5 to a meeting of the Planning and Highways Committee
To be held at 7.00pm on Tuesday 12 December 2017 in the Council Chamber,
Shaftesbury Town Hall**

5 Planning Applications

To consider responses to planning applications identified for return to the Planning Authority, to include but not be limited to: Manor Close, St James Street Shaftesbury SP7 8HQ

5.1 Recommendation

- 5.1.1 That the Committee provides its observations on the below mentioned applications and any further applications received before the date of the meeting.

5.2 Background

- 5.2.1 Shaftesbury Town Council is a statutory consultee for planning applications which is provided with 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.
- 5.2.2 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.
- 5.2.3 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 to local knowledge.
- 5.2.4 More guidance on how to comment on planning applications can be found at <http://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 the relevant link in Appendix A
- 5.2.5 Shaftesbury Town Council is not a statutory consultee for tree applications and is no longer automatically advised of applications being considered. The Council may still make comments on those it is aware of in the planning system.

5.3 Financial Implications

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

5.4 Legal Implications

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

(End)

Report Author:

Zoe Moxham, Office Administrator and Claire Commons, Town Clerk

Appendix A. Planning Applications to include but not limited to:

[2/2017/1637/FUL - Manor Close, St James Street Shaftesbury SP7 8HQ](#)

Erect 1 No. dwelling with garage. (Demolish existing garage) and carry out associated landscaping.

[2/2017/1638/LBC - Manor Close, St James Street Shaftesbury SP7 8HQ](#)

Erect 1 No. dwelling with garage. (Demolish existing garage) and carry out associated landscaping.

Applicant Name Mrs Victoria Elliot

Agent Name Peter Thompson Architects LTD

[2/2017/1734/HOUSE 12 St Rumbolds Road Shaftesbury SP7 8NE](#)

Erect a two storey side extension.

Applicant Name Mr GARY DIBBEN

Agent Name Wayne Card Architectural Services

[2/2016/1694/FUL Mustons Yard Mustons Lane Shaftesbury Dorset SP7 8AD](#)

Change of Use from cafe/barn into residential accommodation and turning former retail area/storage barn into a cafe/bar (Retrospective Application).

Applicant Name Mr J Morgan

Agent Name N/A

Provisional Tree Preservation Order - TPO-588-2017

**Report 1217PH6 to a meeting of the Planning and Highways Committee
To be held at 7.00pm on Tuesday 12 December 2017 in the Council Chamber,
Shaftesbury Town Hall**

6 Cattle Market

To update the Committee on discussions with North Dorset District Council

6.1 Recommendation

- 6.1.1 That the Clerk writes to the District Council presenting the corporate position of the Council regarding the future use of the Cattle Market site.

6.2 Background

- 6.2.1 The Council requested a meeting with North Dorset District Council to discuss how the two tiers of local government could work together to achieve the best possible outcome for Shaftesbury regarding the Cattle Market site.
- 6.2.2 The Clerk and Business Manager had a very constructive meeting with the District Council and notes of that meeting have been circulated to all members. The primary action arising from that meeting was that the Town Council provides its corporate view regarding the Cattle Market site to the District Council.
- 6.2.3 The key message that was conveyed to the District was one of working constructively together for the greater good of the Town, the District Council welcomed this approach.

6.3 Financial Implication

- 6.3.1 There are no financial implications directly arising from this report.
- 6.3.2 The Council may wish to consider commissioning a parking study to establish whether the perception of a lack of parking can be demonstrated, there would be a financial implication to this request which could be financed from the Professional Fees budget.

6.4 Legal Implication

- 6.4.1 The Town Council has no legal responsibility in relation to the Cattle Market

6.5 Risk

- 6.5.1 There is a risk to the Council's reputation and future relationships and opportunities with the tier authorities if the Council approaches this topic from an aggressive standpoint.

(End)

Report Author:
Claire Commons, Town Clerk

**Report 1217PH7 to a meeting of the Planning and Highways Committee
To be held at 7.00pm on Tuesday 12 December 2017 in the Council Chamber,
Shaftesbury Town Hall**

7 Local Plan

To respond to the North Dorset Local Plan consultation

7.1 Recommendation

7.1.1 That the Council submits its response to the North Dorset Local Plan Consultation

7.2 Background

7.2.1 Comments on the North Dorset Local Plan consultation documents are required by 22nd January 2018. They are available online at www.dorsetforyou.gov.uk/planning/north-dorset/planning-policy

7.2.2 At the Recreation, Open Spaces and Environment Committee meeting of 28th November, Councillor Kirton suggested to the Shaftesbury Open Spaces Group (OSG) that the OSG might send to the Council its comments on the draft of the document. This is provided at Appendix B.

7.3 Financial Implication

7.3.1 There are no financial implications arising from this report

7.4 Legal Implications

7.4.1 There are no legal implications arising from this report

7.5 Risk

7.5.1 There is a risk that Shaftesbury would be underrepresented on planning matters in the local plan if the Town Council does not put forward its comments.

(End)

Report Author:
Claire Commons, Town Clerk

To: Shaftesbury Town Councillors
By email

**Re: North Dorset Local Plan review:
-please object to misleading maps in NDDC published consultation draft**

Dear Claire

At STC's ROSE Committee meeting last week (Nov 28th), Cllr Luke Kirton suggested to the Shaftesbury Open Spaces Group (OSG) representative that OSG members might send to all STC Councillors, via yourself, comments on the consultation draft of North Dorset's Local Plan Review; and in particular, on the inclusion of unsuitable areas among "areas of search" for new housing land near Shaftesbury, and omission of the current "Slopes and Views" policy from a list of constraints on new housing.

OSG members are concerned that, despite requests from individual Shaftesbury voters to NDDC Councillors, misleading maps remain un-amended in a consultation draft published on Nov 27th (details of document annexed). Specifically:

- map 8.2 in the consultation draft, "Shaftesbury – areas of search", misleadingly shows 10 areas surrounding the current settlement boundary, marked A to J, as if they are all on an equal footing: but elsewhere, the document admits that constraints rule out development in no less than half of them. In several of the remainder it admits that issues include "topography is uneven and there are important views from Shaftesbury". Para 8.14 "Constraints at Shaftesbury" (page 53), and the table (pages 56-59), clearly state reasons that prevent development;
- in addition, Map 8.1 "constraints", and list at para 8.14, fail to list one further key constraint: NDDC's current policy in its existing local plan on Shaftesbury slopes and views: "Development which masks the dramatic effect of the topography or adversely affects views from higher or lower ground will not be permitted" (retained policies p388).

Under "Areas of Search", NDDC's consultation draft admits "unsuitable areas have been discounted": the table on pages 57-58 marks areas C & E-H as not suitable. Why then show them on map 8.2 on an equal footing with other areas? At the very least, they should be a different colour on map 8.2, to show they are already discounted: we strongly argue they should be omitted altogether. In addition, both maps 8.1 & 8.2 should explicitly show the effect of NDDC's existing "slopes & views" policy on areas A, B, D, and I: see arrows on 2016 local plan (annexed).

We both also made these points to NDDC staff at the 29/11 LPR event in the Town Hall. At least one owner in one of the marked areas has already had recent approaches by two developers seeking to buy open fields, explicitly mentioning this map and evidently taking it as some kind of green light for preparing to develop housing regardless of any identified constraints or issues.

OSG hopes that STC can firmly make its views known to NDDC on these points.

Yours sincerely

Angela King & Matthew Tagney, for Open Spaces Group

Annex: Document source/ extract from 2016 NDDC local plan.

Annex

[1] Document source

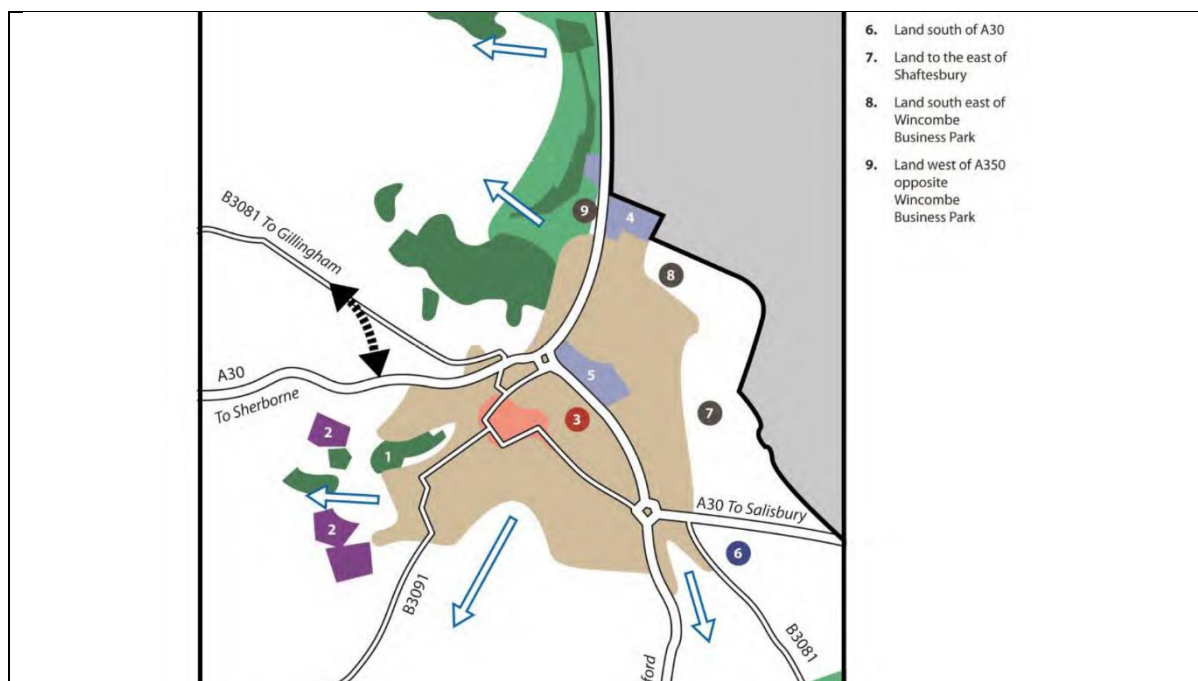
Consultation draft of the Local Plan Review was published Monday 27/11/17, here:
<https://www.dorsetforyou.gov.uk/north-dorset-local-plan-review>

The relevant section is:

“Section 8, Shaftesbury – where should future development be located in Shaftesbury?” pages 50 to 59.

[2] Extract from ND local plan part 1, January 2016, page 222:

-showing arrows indicating “Slopes and Views” policy.



[ends]