



## SHAFTESBURY TOWN COUNCIL

## Planning and Highways Committee

Minutes of the Planning and Highways Committee held in the Council Chamber, Town Hall, High Street, Shaftesbury Dorset SP7 8LY on Tuesday, 12 December 2017 recommencing at 8.30pm.

**Members Present:**

Councillor Todd (Chair for this meeting)  
Councillor Taylor  
Councillor Proctor

Councillor Lower  
Councillor Brown

**Absent:**

Councillors Austin

**Officers Present:**

Claire Commons, Town Clerk  
Zoe Moxham, Office Administrator  
Brie Logan, Business Manager

**In Attendance:**

1 member of the public  
1 member of the press

**MINUTES****P46 Local Plan**

P46a Officer report 1217PH7 was received and it was **RESOLVED** that the following responses will be submitted to the North Dorset Local Plan Consultation and Sustainability Appraisal. Where 'no comment' was provided in relation to other towns, these questions have been omitted from the below response;

Q1. Housing	Do you consider that a housing need figure of 366 dwellings a year is an appropriate figure on which to plan for housing growth in North Dorset? If not, please set out what you consider to be an appropriate figure and provide reasons for this.	It seems appropriate based on the data provided
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Q3. Employment	Do you consider that there is a need to allocate additional employment land in any other part(s) of the District?	Yes, in Shaftesbury. It is expected that there will be overspill requirement from other areas. Also, please note the infrastructure response at Question 29.
Q4. Spatial Strategy	Do you consider that the existing spatial strategy, as set out in LPP1 should be amended to allow for some limited growth at Stalbridge, beyond just meeting local needs?	Yes, limited growth above local need.
Q5. Spatial Strategy	Do you think that the Council should consider implementing any other alternative spatial strategy through the LPR? If so, please explain your reasons why.	Look at rural areas and development to support children attending village schools to keep the vitality of smaller areas.
Q11. Gillingham	What are the additional infrastructure requirements that are likely to result from potential future development at Gillingham?	Bigger railway station and larger carpark.
Q12. Shaftesbury	Do you agree with the conclusions regarding the areas of search identified at Shaftesbury?	In the areas identified for development the text highlighting issues identified them as not being suitable for development. The Town Council opposed the proposals to extend into Wiltshire due to the loss of control Agreement for some development at area A but not to include the bypass corridor. Opposed extending of the settlement boundary.
Q13. Shaftesbury	Are there any further issues relating to the areas of search that you think should have been considered as part of the assessment process?	The preserved Slopes policies should be included in the Local Plan and should extend beyond Shaftesbury to protect the countryside

		beyond the town boundary.
Q14. Shaftesbury	What are the additional infrastructure requirements that are likely to result from potential future development at Shaftesbury?	Ensure open spaces, more employment land, car-parking and public transport facilities and improved crossing at Christy's Lane.
Q21. The Villages	Do you agree with the Council's proposed approach in relation to future development at the eighteen larger villages within the District or do you think that the Council should consider an alternative approach?	The Town Council considers the District should slacken the restrictions in relation to villages and referred back to the response to question 5.
Q22. Affordable Housing	Do you consider that the existing reference to nine dwellings in Policy 9 of LPP1 should be removed from the policy to allow larger schemes to come forward where there is evidence of local need in excess of that which could be met by the provision of nine dwellings?	Yes
Q23 Affordable Housing	Do you consider that the existing policy approach, which seeks to prevent exception sites coming forward adjacent to the four main towns within the District, should be amended?	No
Q 24. Affordable Housing	Do you consider that the Council should continue with its existing policy approach, which allows for a small number of market homes on rural exception sites?	Yes
Q25. Self-Build and Custom-Build	Do you consider that the Council should facilitate the provision of self-build housing by any, some, or	Yes, to all of the options.

	<p>all of the following options?</p> <ul style="list-style-type: none"> <li>a. Allowing serviced plots to come forward under the current development plan policies</li> <li>b. Updating Policy 7 (Delivering Homes) in the Local Plan Part 1 to promote the provision of serviced plots of land for self-build housing.</li> <li>c. Requiring on sites above a certain size that serviced self-build plots should be made available as a proportion of the total number of dwellings permitted (with or without a minimum number being specified) on-site.</li> <li>d. Allowing a proportion (up to 100%) of self-build plots on exception sites (with controls over the resale value of the properties).</li> <li>e. Identifying land in public ownership which would be sold only for self-build development.</li> <li>f. The use of Local Development Orders to facilitate self-build development</li> </ul>	
Q26. Self-Build and Custom-Build	Are there any other approaches that could be	No

	used to meet the demand for self-build housing?	
Q 27. Ensuring the Vitality and Viability of Town Centres	Do you consider that the existing hierarchy and network of centres, as set out in LPP1, should be amended to include Stalbridge as a 'local centre'?	Yes
Q28. Important Open or Wooded Areas	Do you agree that those IOWAs, which are protected from development by other planning policies or legislation, should be deleted?	No
Q29. The A350 Corridor	Do you consider that the land which is identified and safeguarded for the Shaftesbury Outer Bypass and the Charlton Marshall and Spetisbury Bypass should continue to be identified and safeguarded for such purpose?	Yes. With the growing number of houses the bypasses are a big need for growing the economy of North Dorset
Further comments:	The Town Council would like to see the future use of the Cattle Market land identified in the Local Plan, that the Cattle market site irrespective of defined use joins up with the Town centre and has clear links in terms of thoroughfare. It is of vital importance that if Retail is identified as the most commercially viable partner that this is not in direct competition with the High Street and complements the offer in the Town and does not compete.	
	The Town Council would like to see mention of local power generation and renewable energy. For Shaftesbury Specific areas wind turbines would not be suitable.	

#### **P47 Correspondence**

A letter was received from a resident on Hawksdene Lane regarding parking problems, this correspondence will be discussed at the next Council meeting on the 02/01/17 due to the meeting overrunning.

There being no further business, the meeting was closed at 9.30 pm.

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Signed

Date

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## SHAFTESBURY TOWN COUNCIL

## Planning and Highways Committee

Minutes of the Planning and Highways Committee held in the Council Chamber, Town Hall, High Street, Shaftesbury Dorset SP7 8LY on Tuesday, 12 December 2017 commencing at 7:04pm.

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**Members Present:**

Councillor Todd (Chair for this meeting)  
Councillor Taylor  
Councillor Proctor

Councillor Lewer  
Councillor Brown  
Councillor Hall

**Absent:**

Councillors Austin

**Officers Present:**

Claire Commons, Town Clerk  
Zoe Moxham, Office Administrator  
Brie Logan, Business Manager

**In Attendance:**

5 members of the public  
1 member of the press

Councillor Hall joined the meeting at 7.40pm  
Councillor Brown joined the meeting at 7.46pm  
Councillor Jackson joined the meeting at 8.01pm

**MINUTES****Public Participation**

Members of the public were invited to make representations to the Council on any matters relating to the work of the Council or to raise any issues of concern. The following matters were raised;

- Manor Close – The Architect for the new building planned at Manor Close listed the reasons for why he felt the Council should not object to the planning application 2/2017/1637/FUL  
Two residents of Manor Road made objections regarding the same application.
- Wiltshire Local Plan- The Planning Committee were invited to expand on their response to the Wiltshire Local Plan consultation when Item 7 on the agenda was reached.
- C13 – A comment was requested regarding the recent developments of HGV's travelling through Melbury Abbas. No response was given.

**P75 Order of Business**

It was **RESOLVED** to discuss item 5, Planning Applications as the next item of business to allow members of the public to leave after the items that interest them.

**P39 Planning Applications**

P39a Officer report 1217PH5 was received and it was **RESOLVED** to submit the following observations on the below listed applications;

P39b 2/2017/1637/FUL - Manor Close, St James Street Shaftesbury SP7 8HQ  
2/2017/1638/LBC - Manor Close, St James Street Shaftesbury SP7 8HQ

P39c 2/2017/1734/HOUSE 12 St Rumbolds Road Shaftesbury SP7 8NE No Objection.

P39d 2/2016/1694/FUL Mustons Yard Mustons Lane Shaftesbury Dorset SP7 8AD  
– This item was deferred to the next P&H meeting to be held on the 02/01/18 as more detailed drawings are required.

7.40pm Councillor Hall arrived at this point.

**P40 Apologies**

Apologies were received from Councillor Austin due to a prior related engagement. Apologies were received from Councillor Brown that he would be running late due to work commitments.

**P41 Declarations of Interest and Dispensations**

All members were invited to declare any interests throughout the meeting if the need arose. Councillor Proctor declared an interest in item 7 due to owning land at Langdale Farm. Councillor Brown declared an interest in item 6 due to being a District Councillor and an interest in item 7 due to living in area 'D' discussed in the Local Plan.

**P42 Minutes**

It was **RESOLVED** to approve the minutes of the meeting held on Tuesday, 21 November 2017 and the minutes were duly signed.

**P43 Bus Shelter**

It was **RESOLVED** to **RECOMMEND** to Full Council the removal of £3500 allocated for Bus Shelters in the 2018/2019.

P43a It was suggested that the Transport Forum should consult with members of the public regarding a need for a bus shelter anywhere else in Shaftesbury.

7.46pm Councillor Brown arrived at this point.

**P44 Cattle Market**



P44a Officer report 1217PH6 was received and it was **RESOLVED** to engage fully with North Dorset District Council regarding the plans for the Cattle Market in order to bring about the best outcome possible for Shaftesbury Town, recommending that it is for community use rather than commercial use and recommending to keep the current parking.

P44b It was noted that the SHLAA map should be considered in relation to considering keeping the current parking area for the same purpose.

8.01pm Councillor Jackson arrived at this point.

P44c It was suggested that the link road from Wincombe to Tesco's should also be recommended to North Dorset District Council.

The meeting was adjourned at 8.10pm

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Signed

Date

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