



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, 19 June 2018 commencing at 6:30pm.

Members Present

Councillor Taylor (Vice Chair)
 Councillor Brown
 Councillor Lewer

Councillor Todd
 Councillor Austin

Absent:

Councillors Proctor

Officers Present:

Claire Commons, Town Clerk
 Zoe Moxham, Office Administrator

In Attendance:

21 members of the public
 1 member of the press
 Councillor Cook
 Dorset County Council Officer Carol McKay

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;

- Enmore Green application – The following concerns were expressed regarding the planning application 2/2018/0696/OUT.
 - It is outside of the settlement boundary
 - It is part of an ancient forest site
 - It lacks safe pedestrian access via roads
 - The area lacks the infrastructure to support more families
 - The area lacks effective roads infrastructure to support increased traffic
 - The views across the landscape will be spoiled
 - The new houses will overlook existing properties
 - The location has been a field used to keep sheep for 12 years
- 14 Haines Lane (Item 5) - The following concerns were expressed regarding planning application 2/2018/0531/FUL

Overlooking no.12 and 16 Haines Lane with result in a lack of privacy. Domestic home should be kept for domestic use in line with the current housing need.

Trees and hedges have already been removed without permission from a conservation area.

It is not clear on the plans what the business will be.

The road is narrow, with no parking, having a business there will increase traffic.

- Cattle Market - It was suggested that Shaftesbury Town Council investigate trying to influence the sale to be to a care home developer to try and protect parking.
- Enmore Green application 2/2018/0696/OUT – Representatives from the developers outlined the plan for this application, answering any questions from The Council and members of the public.

P06 Apologies

Apologies were received and accepted from Councillor Proctor due to a personal commitment and Councillor Brown for arriving late due to work commitments.

P07 Declarations of Interest and Dispensations

All members were invited to declare any interests throughout the meeting if the need arose, The Town Clerk declared an interest in Item 5 for the Pix Mead Garden's application as the applicant is known to her. Councillor Taylor declared an interest in Item 5 for the 14 Haines Lane planning application as the owner of 16 Haines Lane is known to him.

P08 Order of Business

It was **AGREED** that Planning Applications, Land North of Enmore Green Court And Off New Road Shaftesbury Dorset 2/2018/0696/OUT and 14 Haines Lane 2/2018/0531/FUL be discussed at this point in the meeting to allow members of the public to leave after the items that interest them.

- P08a 2/2018/0696/OUT Land North Of Enmore Court And Off New Road Shaftesbury Dorset Develop land by the erection of 25 No. dwellings, form vehicular accesses, parking and landscaping. (Outline application to determine access). **Objection for the following reasons; Traffic generation and road safety. Impact on Public services. Not in keeping with the look of the landscape. Impact of the buildings on neighbours, (overlooking) Shaftesbury Town Council requests that this application is brought to committee. Outside of the settlement boundary.**

Councillor Brown joined the meeting at this point. 7.01 pm

- P08b 2/2018/0531/FUL 14 Haines Lane Shaftesbury SP7 8AJ Change of use from residential dwelling to consulting and treatment rooms. **Objection for the**

following reasons; loss of domestic dwelling, Traffic generation and road safety, Impact of the buildings on neighbours, (overlooking).

ACTION: OFFICE ADMINISTRATOR

P09 Footpath

P09a Officer report 0618PH4 was received and it was **RESOLVED** to approve the diversion of footpath 31.

P10 Planning Applications

Officer report 0618PH5 was received and it was **RESOLVED** to submit the following observations on the below listed applications to the Local Planning Authority;

P10a 2/2018/0523/HOUSE 51 Coppice Street Shaftesbury SP7 8PF. Erect single storey rear extension and attic conversion. **No Objection.**

P10b 2/2018/0726/LBC 16 High Street Shaftesbury SP7 8JG
Affix wall bracket and install hanging sign. 2/2018/0583/ADV 16 High Street Shaftesbury SP7 8JG Display 1 No. non-illuminated hanging sign. **No Objection.**

P10c 2/2018/0625/HOUSE 27 Pound Lane Shaftesbury Dorset SP7 8RZ
Erect single storey front extension. **No Objection.**

P10d 2/2018/0552/FUL Land North Of 11 To 14 Wincombe Business Park Shaftesbury Dorset Erect 2 No. buildings comprising 10 No. business units and 4 No. lock-up storage units. **Support.**

Councillor Austin left at this point of the meeting. 7.25 pm

P10e 2/2018/0626/HOUSE 13 Grosvenor Road Shaftesbury Dorset SP7 8DP
Erect rear two storey extension. **No Objection.**

P10f 2/2018/0617/HOUSE 10 Pix Mead Gardens Shaftesbury SP7 8BZ
Erect single and two storey rear extensions. **No Objection.**

P10g 2/2018/0567/FUL The Old Rectory St Johns Hill Shaftesbury SP7 8HG
Dismantle wall (regularisation). 2/2018/0568/LBC The Old Rectory St Johns Hill Shaftesbury SP7 8HG Dismantle wall (regularisation). **No Objection.**

P10h 2/2018/0596/VARIA 69 St James Street Shaftesbury SP7 8HQ
Erect two storey extension and a single storey extension (demolish existing single storey extension). Variation of Application no: 2/2016/1006/HOUSE to vary conditions 3, 26, 29 to change archaeologist overseeing works, replace window instead of infill with stone and to retain rear wall. **No Objection.**

P10i 2/2018/0769/HOUSE 29 Greenstone Road Shaftesbury Dorset SP7 8FL
Erect single storey extension. **No Objection.**

P10j 2/2018/0662/VARIA Bramble Barn Long Cross Shaftesbury SP7 8QP
Convert agricultural building to holiday accommodation, form vehicular access. (Removal of condition No. 4 of Planning Permission No. 2/2004/1056 to remove condition for sole use as holiday accommodation. **No Objection.**

P10k 2/2018/0602/OUT Land At E 387470 N 122346 Higher Blandford Road Cann Dorset Develop land by the erection of up to 55 No. dwellings, form vehicular access, open space and associated infrastructure. (Outline application to determine access) **Objection for the following reasons; Outside the settlement boundary. Traffic generation and road safety. Impact on Public services. Shaftesbury Town Council requests that this application is brought to committee.**

ACTION: OFFICE ADMINISTRATOR

P11 Minutes

It was **RESOLVED** to approve the minutes of the meeting held on Tuesday, 24 April 2018 and Tuesday, 15 May 2018 and the minutes were duly signed.

P12 DAPTC Annual Meeting motions

P12a Officer report 0618PH6 was received and it was **AGREED** That the Planning and Highways Committee would meet informally to discuss this item and put forward their recommendations to Full Council on the 3rd July 2018.

P & H COMMITTEE MEMBERS

P13 Traffic calming measures on the B3081

P13a Officer report 0618PH7 was received and it was **RESOLVED** to support Motcombe Parish to lobby for traffic calming measure along the B3081.

ACTION: TOWN CLERK

P14 Officer Report

P14a Officer report 0618PH8 was received and noted.

There being no further business, the meeting was closed at 7:44pm.

Signed

Date