



Shaftesbury Town Council

Town Hall, Shaftesbury, Dorset. SP7 8LY
Telephone: 01747 852420

Town Clerk: Mrs Claire Commons
e-mail:enquiries@shaftesbury-tc.gov.uk
Website:www.shaftesbury-tc.gov.uk
VAT Reg No 241 1307 58

To: Members of Shaftesbury Town Council's Planning and Highways (PH), Councillors Brown (Chair), Taylor (Vice Chair), Austin, Lewer, Proctor & Todd. All other recipients for information only.

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

To be held at 6.30pm on Tuesday 17 July 2018 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

- | | | |
|----------|---|----------|
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| | To consider responses to planning applications to include but not be limited to; White Gates 9 Church Hill, 3 The Venn, Mustons Lane Workshop and Blackmore Vale Farm, 9 Love Lane, 19 Layton Lane, 9 Haines Lane, The Farmhouse 12 Well Lane | |
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To receive and note reports from Officers relating to Planning and Highways.

(End)

1 Apologies

To receive and consider for acceptance, apologies for absence

STRATEGIC PLAN AREA: INTERNAL ENGAGEMENT, MARK JACKSON

The Council (including committees) should approve (or not) the reason for apologies given by absent councillors. If a council member has not attended a meeting of the council (or its committees) or has not tendered apologies which have been accepted by the council (or committee), for six consecutive months, they are disqualified.

1.1 Apologies received to date

1.1.1

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.

STRATEGIC PLAN AREA: INTERNAL ENGAGEMENT, MARK JACKSON

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.

STRATEGIC PLAN AREA: INTERNAL ENGAGEMENT, MARK JACKSON

3.1 Minutes to be adopted

3.1.1 19th June 2018

Report 0718PH4 to a meeting of the Planning and Highways

To be held at 6.30pm on Tuesday 17 July 2018 in the Council Chamber, Shaftesbury Town Hall

4 Planning Applications

To consider responses to planning applications to include but not be limited to; White Gates 9 Church Hill, 3 The Venn, Mustons Lane Workshop and Blackmore Vale Farm, 9 Love Lane, 19 Layton Lane, 9 Haines Lane, The Farmhouse 12 Well Lane

4.1 Summary

- 4.1.1 The Committee is asked to provide its observations on the planning applications at Appendix A, returning an observation of Objection, No Objection or Support. Where possible and in particular with 'Objection' you will be asked to provide a planning reason.
- 4.1.2 The Committee may receive a report from Mr Clinch who has volunteered to keep the council informed on planning applications as they progress.

4.2 Financial & Legal Implications and Risk

- 4.2.1 There are none identified in this report.

4.3 Recommendation

- 4.3.1 That the Committee provides its observations on the below mentioned applications in the form of Support, No Objection or Objection.
- 4.3.2 That the Committee notes any report provided on the progress of planning applications and determines any actions arising.

STRATEGIC PLAN AREA: INTERNAL ENGAGEMENT, MARK JACKSON

4.4 Detail

- 4.4.1 Shaftesbury Town Council's Strategic Plan *Internal Engagement* incorporates developing links with other authorities. Providing local knowledge on the considerations affecting planning applications is valuable to the Planning Authority.
- 4.4.2 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.
- 4.4.3 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.
- 4.4.4 Consideration should be given to matters relating to planning law and to local knowledge with any comments provided to support the observation made.
- 4.4.5 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 **Error! Reference source not found.**

(End)

Report Author: Claire Commons, Town Clerk

Appendix A. Planning Applications

[2/2018/0793/HOUSE White Gates 9 Church Hill Shaftesbury SP7 8QR](#)

Erect 1 No. single storey side extension and carryout internal alterations

Applicant Name Mr Colin White

Agent Name Mr Gary Adlem

[2/2018/0825/HOUSE 3 The Venn Shaftesbury SP7 8EB](#)

Erect single storey rear extension (demolish existing extension).

Applicant Name Mr G Milverton

[2/2018/0819/FUL Former Workshop Mustons Lane Shaftesbury Dorset](#)

Erect 1 No. dwelling (demolish existing workshop).

Applicant Name Mr & Mrs M and A Johnson

Agent Name Proctor Watts Cole Rutter

[2/2018/0731/FUL Blackmore Vale Farm Cream Ltd Wincombe Lane Shaftesbury SP7 8QD](#)

Erect 2 no. buildings to extend the production areas at Blackmore Vale Farm Cream Ltd

Agent Name Mr Edward Dyke

Agent Name Symonds & Sampson

[2/2018/0789/FUL 9 Love Lane Shaftesbury SP7 8BG](#)

Erect 1 No. two storey dwelling; erection of detached double carport

Applicant Name Mr & Mrs Nutbeem

Agent Name Mr R Roff

[2/2018/0677/HOUSE 19 Layton Lane Shaftesbury SP7 8EY](#)

Erect single storey orangery with roof lantern (demolish existing conservatory) and single story extension to potting shed.

[2/2018/0678/LBC 19 Layton Lane Shaftesbury SP7 8EY](#)

Demolish existing conservatory and erect single storey orangery with roof lantern, single story extension to potting shed, carry out associated internal and external alterations.

Applicant Name Mr & Mrs Langley

Agent Name Mr Benjamin Hume

[2/2018/0899/HOUSE 9 Haines Lane Shaftesbury SP7 8AJ](#)

Erect 1 No. two storey side extension and 1 No. rear single storey extension (demolish existing garage and part rear extension).

Applicant Name J & C Pearce Investments Ltd

Agent Name Mr Anthony Southey

[2/2018/0788/HOUSE The Farmhouse , 12 Well Lane, Shaftesbury, SP7 8LP](#)

Erect 1 No. Woodshed/store (demolish existing).

Applicant Name Mr & Mrs Pankhurst

Agent Name Mr Nigel Trent

5 Highways

To receive road closure information for the B3091

5.1 Summary

5.1.1 The Town Council has received road closure information for the B3091

5.2 Financial, Legal and Risk Implication

5.2.1 There are no financial implications.

5.3 Recommendation

5.3.1 To raise any concerns in relation to the Road Closure with Dorset Highways

STRATEGIC PLAN AREA: RESIDENTS LIFESTYLE - OUTDOOR, LUKE KIRTON

(End)

Report Author:
Claire Commons, Town Clerk

Appendix B. B3091 highways information



Proposed Temporary Traffic Regulation Order - B3091

Dear Sir /Madam

We will be temporarily closing the B3091 between 3rd September 2018 and 14th September 2018. The road will be closed between the hours of 09:00 and 16:00 daily, to enable us to carry out maintenance work, but will be reopened at night and at weekends.

The diversion route for drivers is marked in blue on the attached plan.

In the current financial climate, the highways service has had to focus on targeting the most damaged sections of road and areas with safety issues. We will be repairing sections of road within the area marked in red on the map.

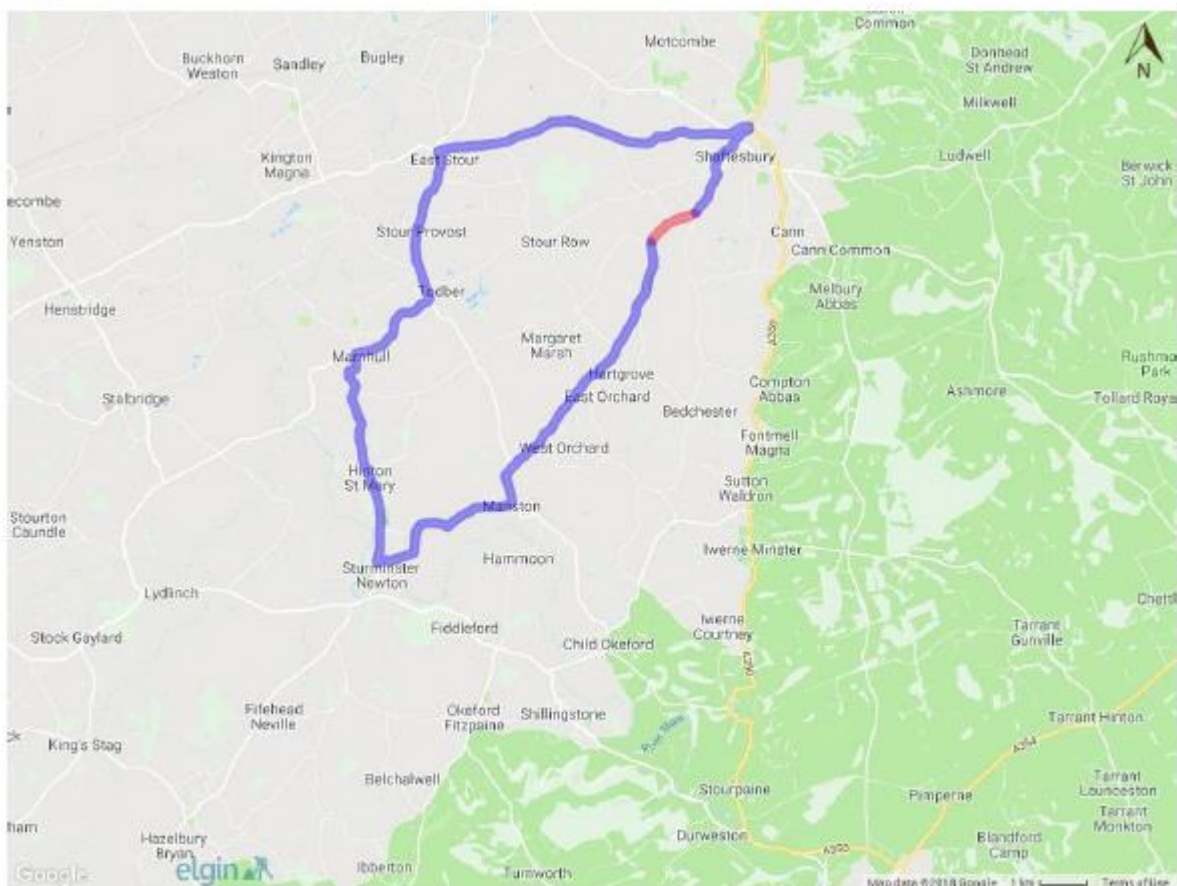
While the road closure is in place an appropriate diversion route will be signed – as set out by Government regulations, we have to divert traffic onto the same classification of road as the one we have closed.

Please let us know of any concerns you have about this work.

We will contact you again nearer the time to confirm the dates of the work and the closure needed.

Yours Faithfully

Jason Loibl
Site Agent
Dorset Highways
01305 228100



Report 0718PH6 to a meeting of the Planning and Highways

To be held at 6.30pm on Tuesday 17 July 2018 in the Council Chamber, Shaftesbury Town Hall

6 Local Government Boundary Commission Consultation

To respond to the consultation regarding Local Government reorganisation.

6.1 Summary

- 6.1.1 The DAPTC has made us aware of the Local Government Boundary Commission Consultation which is scheduled to take place between 3rd July and 27th August. The consultation will be available at <https://consultation.lgbce.org.uk/>
- 6.1.2 As the date of the start of the consultation is the same as the meeting date, it is expected that the Council will want longer to consider the details and provide a response. As such, an extraordinary meeting may be requested to provide this response.
- 6.1.3 The Council should ensure that any proposal it makes to the Commission takes into account the statutory criteria. The most persuasive cases are those that are also supported by evidence. Councillors have been provided with the 'Dorset Members Pack' providing further explanation about the types of evidence the Commission usually receives under each of the criteria.
- 6.1.4 This item was deferred from the Full Council meeting held on Tuesday 3rd July.

6.2 Financial Implication

- 6.2.1 There are no financial implications arising from this report

6.3 Legal Implication

- 6.3.1 There are no legal implications arising from this report

6.4 Risk

- 6.4.1 There is a risk that Shaftesbury is not represented adequately if the Town Council does not respond to the consultation.

6.5 Recommendation

- 6.5.1 That the Council agrees a response to the Boundary Commission consultation.

STRATEGIC PLAN AREA: EXTERNAL ENGAGEMENT, PHIL PROCTOR

(End)

Report Author:
Claire Commons, Town Clerk

Report 0718PH7 to a meeting of the Planning and Highways

To be held at 6.30pm on Tuesday 17 July 2018 in the Council Chamber, Shaftesbury Town Hall

7 Planning Policy

To consider requesting changes to Planning Policy to assist Town and Parish Council's influence in the planning process.

7.1 Summary

- 7.1.1 Councillors have raised frustrations that current planning policy does not really provide for Town and Parish councils to influence the planning process.
- 7.1.2 Frustrations have also been expressed in relation to the 5 year land supply being determined by the houses built rather than planning permission granted.
- 7.1.3 The Committee may look at the constraints of current planning policy and make an application through the DAPTC and NALC to lobby for change.
- 7.1.4 It is the Town Clerk's understanding that many other Town and Parish Council's are also lobbying for a change to the 5 year land supply requirements and that a volume of the same requests on this topic may have greater influence.

7.2 Financial, Legal and Risk Implication

- 7.2.1 There are no financial implications. The legal mechanisms have been provided by the DAPTC Annual Meeting considering motions to put forward for lobby.

7.3 Recommendation

- 7.3.1 That the Committee makes recommendations for changes in legislation

A further report will follow.

STRATEGIC PLAN AREA: EXTERNAL ENGAGEMENT, PHIL PROCTOR

(End)

Report Author:
Claire Commons, Town Clerk

Report 0718PH8 to a meeting of the Planning and Highways

To be held at 6.30pm on Tuesday 17 July 2018 in the Council Chamber, Shaftesbury Town Hall

8 Officer Report

To receive and note reports from Officers relating to Planning and Highways.

8.1 Summary

8.1.1 Footpath at Pensbury update

8.2 Financial, Legal and Risk Implication

8.2.1 There are no financial implications.

8.3 Recommendation

8.3.1 To receive and note the report.

STRATEGIC PLAN AREA: INTERNAL ENGAGEMENT, MARK JACKSON

STRATEGIC PLAN AREA: EXTERNAL ENGAGEMENT, PHIL PROCTOR

(End)

Report Author:
Claire Commons, Town Clerk