



Shaftesbury Town Council

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To: Members of Shaftesbury Town Council's Planning and Highways (PH), Councillors Brown (Chair), Taylor (Vice Chair), Austin, Lewer & Proctor. 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 20 November 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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|----------|--|-----------|
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Purpose.

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Purpose.

(End)

Administration for a meeting of the Planning and Highways
To be held at 6.30pm on Tuesday 20 November 2018 in the Council Chamber, Shaftesbury
Town Hall

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

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

16th October 2018



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, 16 October 2018 commencing at 6:30pm.

Members Present

Councillor Taylor (Chair)
Councillor Lewer

Councillor Brown
Councillor Proctor

Absent:

Councillors Austin

Officers Present:

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

In Attendance:

3 members of the public
1 member of the press

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;

- Concern was expressed regarding the Bimport junction being dangerous for drivers turning in to the Junction and leaving the Junction. It was mentioned that there had been a plan in place from Highways regarding this section of Road and Bleke street.
- A request was made for the Bollards outside the Town Hall to be raised once again to prevent cars from parking and turning.

P29 Apologies

Councillor Brown, running late due to personal commitments and Councillor Austin due to personal reasons.

P30 Declarations of Interest and Dispensations

All members were invited to declare any interests throughout the meeting if the need arose, the following declarations were made;
Mrs Zoe Moxham declared an interest in Item 4, relating to the Littledown Planning application, as a resident in that area.

P31 Minutes

It was **RESOLVED** to approve the minutes of the meeting held on Tuesday, 17 July 2018, the minutes were duly signed.

P32 Order of Business

It was **RESOLVED** to consider point 8.1.3 on Item 8 next and then Item 6, SID Updates to allow members of the public to leave after the item that interest them.

P33 Officer Report

8.1.3 Correspondence received from residents of Calves Lane was discussed and it was agreed to discuss Calves Lane as an area to consider a Traffic Study to be undertaken when Item 6, SID Updates was discussed.

P34 SID Updates

Officer report 1018PH6 was received and the following was **RESOLVED**;

P34a To undertake Traffic studies in the following locations;

- Pound Lane
- Sweetmans Road
- Calves Lane
- High Street Shaftesbury
- B3081 Gillingham Shaftesbury Road
- St James Street Shaftesbury
- B3091 Sturminster/Todber Road.

P34b To allocate £1800 to carry out the Traffic Studies and cover the costs associated with Installing the SID. (*Financial Implications £1800 General Reserves*)

ACTION: OFFICE ADMINISTRATOR/FINANCE AND SERVICES OFFICER

P35 Planning Applications

Officer report 1018PH4 was received and it was **RESOLVED** to submit the following observations on the below listed applications to the Local Planning Authority;

P35a 2/2018/1269/HOUSE 20 Sweetmans Road Shaftesbury Dorset SP7 8EH
Erect garage and create new vehicular access and parking area. **No Objection.**

- P35b 2/2018/1271/HOUSE 5 St James Street Shaftesbury SP7 8HE
2/2018/1206/LBC 5 St James Street Shaftesbury SP7 8HE
Extend height of chimney stack. Carry out external alterations in connection with this. **No Objection.**
- P35c 2/2018/1266/HOUSE Ampersand House Christys Lane Shaftesbury SP7 8DL
Erect single storey timber building and demolish 2 No. existing sheds.
2/2018/1267/LBC Ampersand House Christys Lane Shaftesbury SP7 8DL
Demolish 2 No. existing sheds and erect single storey timber building.
No Objection.
- P35d 2/2018/1396/HOUSE 5 Ratliffs Garden Shaftesbury Dorset SP7 8HJ
Erect single storey side extension; install 2 No. dormer windows on north east roof slope; erect pitched roof over existing dormer windows (replace existing flat roof); affix timber cladding to dormers and frontage.
No Objection.
- P35e 2/2018/1214/HOUSE 18 Well Lane Shaftesbury SP7 8LW
Demolish existing rear outbuildings, and erect single storey rear extension.
No Objection.
- P35f 2/2018/1254/FUL Land At E 386668 N 124209 Littledown Shaftesbury Dorset. Application for Roundabout, connecting roads and car park area.
**Support for this application with the following conditions:
A cycle route should be incorporated in the plans for this roundabout.
A two lane exit off the roundabout should be incorporated for the Wincombe Industrial estate exit to help with traffic flow.**
- P35g 2/2018/0789/FUL at 9 Love Lane. **Objection due to poor visibility.**
ACTION: OFFICE ADMINISTRATOR
- P36 Street Lighting**
Officer report 1018PH5 was received and it was **RESOLVED** to retain the budget line for Heritage Lanterns.
ACTION: FINANCE AND SERVICES OFFICER
- P37 Parking Study**
Officer report 1018PH7 was received and it was **RESOLVED** to delegate authority to the Town Clerk and the Business Manager to select and instruct a company to undertake a parking study using funds allocated to the Neighbourhood Plan Advisory Committee. (*Financial Implications up to £5000 Neighbourhood Plan*)
ACTION: BUSINESS MANAGER
- P38 Officer Report**
Officer report 1018PH8 was received and noted. It was agreed to gain data regarding installation of electric charging points in Shaftesbury in

consultation with the Neighbourhood Plan Advisory Committee and the
Visitors Experience Advisory Committee.

ACTION: BUSINESS MANAGER

There being no further business, the meeting was closed at 7:48pm.

Signed

Date

DRAFT

Report 1118PH4 to a meeting of the Planning and Highways

To be held at 6.30pm on Tuesday 20 November 2018 in the Council Chamber, Shaftesbury Town Hall

4 Planning Applications

To consider responses to planning applications to include but not be limited to; 6 St Georges Road and 6 Paddock Close

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.
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/> (End)

Report Author:
Claire Commons, Town Clerk

Appendix B. Planning Applications

[2/2018/1379/HOUSE 6 St Georges Road](#)

Erect single storey rear extension

Applicant Name Mr R Hill

Agent Name Mr R Hill

Requests for consultation

Date Requested: Wed 31 Oct 2018

Expiry Date: Fri 23 Nov 2018

[2/2018/1412/HOUSE 6 Paddock Close Shaftesbury SP7 8DD](#)

Erect first floor extension over existing single storey flat roofed car port.

Applicant Name Mr and Mrs J and P Watson

Agent Name Tangram Architects

Requests for consultation

Date Requested: Thu 01 Nov 2018

Expiry Date Sat 24 Nov 2018 12

Report 1118PH5 to a meeting of the Planning and Highways
To be held at 6.30pm on Tuesday 20 November 2018 in the Council Chamber,
Shaftesbury Town Hall

5 Cattle Market Planning Brief

Purpose.

- 5.1 **Summary**
- 5.2 **Financial, Legal and Risk Implication**
- 5.3 **Recommendation**

STRATEGIC PLAN AREA: TOWN LANDSCAPE & AESTHETICS, PIERS BROWN

(End)

Report Author:
Zoe Moxham, Office Administrator

Report 1118PH6 to a meeting of the Planning and Highways

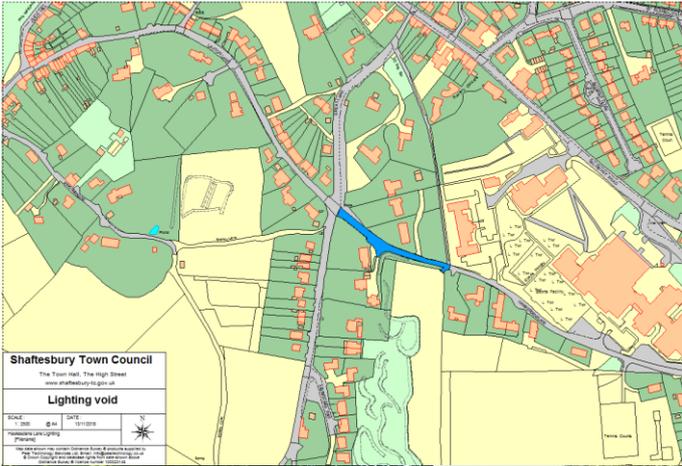
To be held at 6.30pm on Tuesday 20 November 2018 in the Council Chamber, Shaftesbury Town Hall

6 Hawkesdene Lane - Lighting

To consider additional lighting requirements for Hawkesdene Lane

6.1 Summary

- 6.1.1 raised during my meeting with SSEC, John Lewer was concerned about the absence of light on a particular part of Hawkesdene Lane and I said I would follow this up with DCC. You can see from the information below that a solution would be expensive and require significant public support to be viable. The cost would be to the Town Council.
- 6.1.2 Hawkesdene Lane appears to benefit from a system of lighting along most of its length, except near its junctions with Lower Blandford Lane and again at Great Lane – where the road narrows for approx. 60m lengths in both locations to a single lane with many large trees over the road.
- 6.1.3 Although it would be technically possible to design and complete this system, to install the four or so missing lights from this road, there would be significant land and tree issues to first resolve – essentially we would have to create somewhere in the private land and high banks alongside the road to place columns, also remove or trim many of the trees growing over it. This would require the town council to obtain significant levels of local support from land owners and residents, to avoid objections and protest.
- 6.1.4 Finally is the issue of finance; although we used to have a small annual budget to fulfil requests for additional lighting this was removed in 2009 and is unlikely to be returned in the foreseeable future. However, if the town council wished to locally fund the scheme, then I could arrange for a detailed estimate for the design and construction costs be prepared. In the meantime I would hazard that to trench along the road (in the absence of footways) and supply all four columns would cost in the region of £24,000.
- 6.1.5 At a meeting with SSEC to talk about the lighting replacements in St James Street the conversation moved on to a lighting blackspot on Hawkesdene Lane. It was acknowledged that the SSEC contract was to replace like for like and as there had not previously been a light there, none was requested to be installed now.
- 6.1.6 Councillors have raised concern about this and asked me to raise it with Dorset County Council. If there was a feeling in the town to put an additional light there, what would need to be done to request one





(Google, 2011)

6.2 Legal Implication

- 6.2.1 The Town Council may, for the purpose of lighting the roads and other public places, provide and maintain lamps and contract for the supply of lighting. (Parish Councils Act, 1957 s3)
- 6.2.2 Local Councils must exercise their functions with due regard to their likely effect, if any, on crime and disorder and the need to prevent them. (Crime and Disorder Act, 1998 s.17)

6.3 Financial and Risk Implication

- 6.3.1 Financial Implication in the region of £24,000

6.4 Recommendation

- 6.4.1 That consideration of the impact of additional lighting on Hawkesdene Lane is given, to include public opinion, Dark Skies, Conservation Area, impact on crime and disorder and impact on the existing road.
- 6.4.2 That, if supported by the considerations at 6.4.1, the Committee is supportive of additional lighting, a recommendation is made to Council for including in the Strategic Plan.

STRATEGIC PLAN AREA: NEIGHBOURHOOD PLAN, JOHN LEWER

STRATEGIC PLAN AREA: TOWN LANDSCAPE & AESTHETICS, PIERS BROWN

(End)

Report Author:
Brie Logan Business Manager

Report 1118PH7 to a meeting of the Planning and Highways

To be held at 6.30pm on Tuesday 20 November 2018 in the Council Chamber,
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7 Shale Gas Planning Applications

To consider response to government consultation on mandatory prior consultation with communities before submitting shale gas planning applications.

7.1 Summary

7.1.1 The Government has announced a consultation that seeks views on whether applicants should be required to conduct pre-application consultation with the local community prior to submitting a planning application for shale gas development. More details can be found at

<https://www.gov.uk/government/consultations/compulsory-community-pre-application-consultation-for-shale-gas-development>

7.1.2 The Society of Local Council Clerks will be responding to the consultation and would appreciate copies of any responses members or their councils may be submitting.

7.1.3 Consultation ends on 7th January 2019 but the SLCC would appreciate copies of responses by Friday 21st December 2018 in order to take them into account as part of their submission.

7.2 Legal Implication

7.3 Financial and Risk Implication

7.4 Recommendation

STRATEGIC PLAN AREA: INTERNAL ENGAGEMENT, MARK JACKSON

STRATEGIC PLAN AREA: EXTERNAL ENGAGEMENT, PHIL PROCTOR

(End)

Report Author:

Claire Commons, Town Clerk



Ministry of Housing, Communities & Local Government

Consultation response form

If you are responding by email or in writing, please reply using this questionnaire proforma, which should be read alongside the consultation document. You are able to expand the comments box should you need more space. Required fields are indicated with an asterisk (*). It is not mandatory to answer all of the questions.

This form should be returned to:

shaleconsultation@communities.gov.uk

Or posted to:

Planning and Infrastructure Division
Ministry of Housing, Communities and Local Government
2nd floor, South East
Fry Building
2 Marsham Street
LONDON
SW1P 4DF

By 7 January 2019

Your details

First name*	
Family name (surname)*	
Title	
Address	
City/Town*	
Postal Code*	
Telephone Number	
Email Address*	

Are the views expressed on this consultation your own personal views or an official response from an organisation you represent?*

Please select an option from this drop down menu

If you are responding on behalf of an organisation, please select the option which best describes your organisation.*

Please select an option from this drop down menu

If you selected other, please state the type of organisation.

Click here to enter text.

Please provide the name of the organisation (if applicable).

Click here to enter text.

Pre-application engagement

Question 1

Should community pre-application consultation be compulsory prior to applying for planning permission for shale gas development?

Please select an option from this drop down menu.

Existing processes for compulsory community pre-application consultation

Question 2

By what process (if any) should prospective applicants be required to conduct community pre-application consultation prior to applying for planning permission for shale gas development?

Please select an option from this drop down menu.

If Other, please specify.

Click here to enter text.

Question 3

What (if any) shale gas development should be subject to compulsory community pre-application consultation?

Please select an option from this drop down menu

If, Other criteria or threshold, please specify

Click here to enter text.

Public sector equality duty

Question 4

Do you have any views the potential impact of the matters raised in this consultation on people with protected characteristics as defined in section 149 of the Equalities Act 2010?

Click here to enter text.