



Shaftesbury Town Council

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

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

Held at 6.30pm on Tuesday 19 February 2019 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 MINUTES2**
To confirm as a correct record, the minutes of the previous meeting of the Planning &
Highways Committee.
- 4 REPORTS7**
To receive and note reports from Advisory Committees, Shaftesbury Civic Society,
Officers and any other organisations on matters relating to the work of the Committee
- 5 PLANNING APPLICATIONS8**
To consider responses to planning applications to include but not be limited to; Land at
Yeatmans Lane, 28 Crookhayes, and 6 Paddock Close.

Bibliography

Tharmarajah, M., 2013. *Local Council's Explained*. 1st ed. London: NALC.

(End)

1 Apologies

To receive and consider for acceptance, apologies for absence

1.1 Background

- 1.1.1 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.

1.2 Apologies received to date

- 1.2.1 Councillor Proctor due to personal commitments.
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STRATEGIC PLAN AREA: POLICIES, PROCEDURE AND GOVERNANCE, MARK JACKSON

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 or dispensations received to date

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

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3 Minutes

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

3.1 Background

- 3.1.1 When the meeting is approving the draft minutes of a previous meeting as an accurate record, the only issue for the meeting is whether the minutes accurately record the proceedings of the meeting and the resolutions made at them. It is irrelevant if the chairman or other councillors were not present at the meeting to which the draft minutes relate.
- 3.1.2 If it is necessary for the draft minutes of the previous meeting to be corrected because of an inaccuracy in them, then the amendments to the draft minutes must be approved by resolution. (Tharmarajah, 2013, p. 154)

3.2 Minutes to be adopted

- 3.2.1 18th December 2018
-

STRATEGIC PLAN AREA: INTERNAL ENGAGEMENT, MARK JACKSON

Planning and Highways Committee

18/12/2018



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, 18 December 2018 commencing at 6:31pm.

Members Present

Councillor Taylor (Chair)
Councillor Lower

Councillor Brown
Councillor Proctor

Absent:

Councillors Austin

Officers Present:

Brie Logan, Business Manager
Zoe Moxham, Office Administrator

In Attendance:

6 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;

- Planning application 2/2018/0696/OUT, Land North of Enmore Court - Concern was expressed for this application and the proposed pedestrian crossing being unsafe.
A member of the press asked; Will the committee be discussing the entire planning application 2/2018/0696/OUT or just matters relating to the pedestrian crossing? *Answer- The committee will be discussing the vehicular access, parking and landscape.*
- Littledown - Has a date been set for a meeting with the developers for the Littledown development? *Answer – No date in place yet, planned for January 2019.*
- The Wilderness - Who was bidding for the Wilderness on behalf of Shaftesbury Town Council? *Answer – An agent from Woolley and Wallis, accompanied by the Town Clerk.*

P16a 6.33pm – Councillor Proctor arrived at this point.

P17 Apologies

Apologies were received and accepted from Councillor Austin due to personal reasons.

P18 Declarations of Interest and Dispensations

All members were invited to declare any interests throughout the meeting if the need arose, none were declared. Councillor Proctor wanted it noted that Item 5, Planning Application for 65 Bimport contained a drawing from Proctor, Watts and Cole but this is an old drawing and no longer an application from the company.

P19 Minutes

It was **RESOLVED** to approve the minutes of the meeting held on Tuesday, 20 November 2018, the minutes were duly signed.

P19a It was noted at this point that actions from the November Planning and Highways meeting needed to be completed, including; arranging a meeting to discuss the Littledown Development, Submitting the comments for the Shale Gas consultation and consulting with Highways regarding Bell St parking issues.

P20 Order of Business

It was **RESOLVED** to consider Item 5, Planning Applications first to allow members of the public to leave after the item that interest them.

P21 Planning Applications

Officer report 1218P&H5 was received and it was **RESOLVED** to submit the following comments:

P21a Develop land by the erection of 25 No. dwellings, form vehicular accesses, parking and landscaping. (Outline application to determine access).
Land North Of Enmore Court And Off New Road Shaftesbury Dorset
Ref. No: 2/2018/0696/OUT

OBJECTION for the following reasons;

- This planning application is contrary to the 2003 Slopes policies in the North Dorset Local Plan as quoted below.
Policy SB3 *Development which would reduce or urbanise the distinct rural character of the Slopes will not be permitted. Development will only be allowed if it can be shown that the proposal is in keeping with the character of the area and will not adversely affect views from higher and lower ground.*
Policy SB4 *New development will only be permitted where the design and location of the proposal strengthens local character. Development which masks the dramatic effect of the topography or adversely affects views from higher or lower ground will not be permitted.*
- There are specific slopes policy under development as part of the emerging Shaftesbury Neighbourhood Plan, which aim to protect the views in Shaftesbury including this area.

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- Shaftesbury is a prime tourist location and tourism is vital to Shaftesbury's economy. Views feature as the number one comment from recent tourism studies and therefore need to be protected.
- This site is immediately adjacent to the conservation Area.
- This site is in a designated Landscape Character Area.
- This site is located on the spring line therefore prone to water logged ground surface and the running greensand is widely known locally as an unstable base for development. The associated cost with stabilising the foundation is likely to impact on the affordable housing element of the development.
- The Drainage strategy seems to imply that water can travel uphill.

Vehicular Access, parking and landscaping and crossing point-
Objections;

- No comment evident from Dorset Highways in relation to the blind corner along the B3081 near the New Rd turning, in regard to the safety of the proposed pedestrian crossing. This road is widely known by locals as a dangerous stretch of road and accidents have been recorded, including one fatality.
- Recent traffic studies have highlighted that the B3081 Southbound from Gillingham has an average of 36mph as the 85 percentile speed, therefore meeting criteria for a speed indicator device. This is evidence to support this is a dangerous stretch of road for a pedestrian crossing.
- The proposed location of the pedestrian crossing links to the pavement on the opposite side of the road. This pavement is not a continuous link to Shaftesbury and would require crossing this stretch of road again.

P21b Erect conservatory on rear elevation. Fountain Inn Breach Lane Shaftesbury SP7 8LE. Ref. No: 2/2018/1438/FUL
Support for the following reasons; it is in keeping with the local area and will support local business growth.

P21c Install 2 No. satellite dishes. 11 - 13 Bell Street Shaftesbury Dorset SP7 8AR. Ref. No: 2/2018/1519/FUL
Support for the following reasons; it will increase the cultural diversity in Shaftesbury and have limited impact on the public.

P21d Install 600 mm flue on rear elevation to enable replacement of gas boiler, carry out all internal/externals alterations in association with this. 65 Bimport Shaftesbury Dorset SP7 8BA. Ref. No: 2/2018/1591/LBC
No Objection.

ACTION: OFFICE ADMINISTRATOR

P22 Section 106
Officer report 1218P&H4 was received and it was **RESOLVED** to defer this item until January 2019 following a brainstorming session with all Councillors.

ACTION: TOWN CLERK

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P23 Planning applications

Officer report 1218P&H6 was received and it was **AGREED** to wish Blandford Town Council Luck with their neighbourhood plan.

ACTION: BUSINESS MANAGER

There being no further business, the meeting was closed at 7:29pm.

Signed

Date

4 Reports

To receive and note reports from Advisory Committees, Shaftesbury Civic Society, Officers and any other organisations on matters relating to the work of the Committee

4.1 Recommendation

- 4.1.1 That the reports are received and noted and any actions arising identified for future meetings of the Council or its Committees

4.2 Summary

- 4.2.1 Updates have been provided from Highways on the following items:
- 4.2.2 **Lyons Walk** – This is work that has been scheduled to be done this year, however no date is in place at yet.
- 4.2.3 **Angel Square** – Angel square will not have any road markings or signs as this is a shared section of highway. The reasoning being that signs /road markings could result in accidents because more attention would be on the new additions and not on the pedestrians / motorists.
- 4.2.4 **Bell Street** – Resurfacing is scheduled in Feb/March 2019 and will include Barton Hill resurfacing work needed also.
- 4.2.5 **Bell Street Loading Bay markings** – Currently Highways are unable to put any dates on the Shaftesbury TRO's until they have gone out to primary consultation, however one officer has indicated that the TRO would be in place around Easter time 2019 and work would be carried out by the end of the year.
- 4.2.6 **Highstreet Blips** – Shaftesbury's Community Highways Officer has suggested Blips, these are 2 yellow lines on the kerb. To have them start by Boots and stretching as far as Barlows Framing. This will stop all vehicles from parking within this narrow area which then makes it very awkward for other vehicles to pass and watch them mount the pavement and being more wary to the car they are passing rather than the pedestrians. Applying for this TRO will need to go through the normal process which entails of an initial public consultation and will take probably 2-5 years to go through if the public of Shaftesbury are agreeable to it.
- 4.2.7 **Littledown Development** – A verbal report will be given following meeting held on Friday 8th February.
- 4.2.8 **Park Walk Permits** – Request for permit to park for Church warden whilst funerals are on.

4.3 Financial, Legal and Risk Implications

- 4.3.1 There are no financial implications arising from this report as the item is not specific enough to give advance notice of a decision to be taken.
- 4.3.2 There are no legal implications arising from this report for the reasons identified in Financial Implications.
- 4.3.3 There is a risk of decisions being taken on items not clearly identified on the agenda. This is mitigated by clear agendas and deferring items not notified in advance.

*STRATEGIC PLAN AREAS: ENGAGEMENT, PHIL PROCTOR
POLICIES, PROCEDURES AND GOVERNANCE, MARK JACKSON*

(End)

Report Authors: Zoe Moxham, Office Administrator and Claire Commons, Town Clerk

5 Planning Applications

To consider responses to planning applications to include but not be limited to; Land at Yeatmans Lane, 28 Crookhayes, and 6 Paddock Close.

5.1 Recommendation

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

5.2 Summary

- 5.2.1 The Committee is asked to provide observations on the planning applications appended to this report, returning an observation of Objection, No Objection or Support and providing material planning reasons for the comments.
- 5.2.2 The Committee may receive a report from Mr Clinch who has volunteered to keep the council informed on planning applications as they progress.

5.3 Financial Implication

- 5.3.1 There are no financial implications arising from this report

5.4 Legal Implication

- 5.4.1 The Council is a statutory consultee but does not have the authority to determine planning applications.

5.5 Risk

- 5.5.1 There is a risk of passing an observation on an application without being fully appraised of the application, its situation and the local and national planning policies relating to it.

STRATEGIC PLAN AREA: EXTERNAL ENGAGEMENT, PHIL PROCTOR

5.6 Detail

- 5.6.1 Shaftesbury Town Council's Strategic Plan incorporates developing links with other authorities. Providing local knowledge on the considerations affecting planning applications is valuable to the Planning Authority.
- 5.6.2 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.
- 5.6.3 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.
- 5.6.4 Consideration should be given to matters relating to planning law and to local knowledge with any comments provided to support the observation made.
- 5.6.5 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](http://planning.north-dorset.gov.uk/online-applications/). Applications can be viewed online at <http://planning.north-dorset.gov.uk/online-applications/>

(End)

Report Author:
Zoe Moxham, Office Administrator and Claire Commons, Town Clerk

Appendix B. Planning Applications

- 5.6.6 [2/2018/1800/HOUSE | Erect 1 No. extension. | Land At Yeatmans Lane Yeatmans Lane Shaftesbury Dorset](#)
 Applicant Name Mr Russell Tottman
 Agent Name Mr Roger Hill
- 5.6.7 [2/2019/0055/FUL | Erect 1 No. dwelling house | 28 Crookhays Shaftesbury Dorset SP7 8DX](#)
 Applicant Name Mr Matt Walsh
 Agent Name Mr Tristan Plant
- 5.6.8 [2/2019/0072/FUL | Erect 6 No. dwellings, create new vehicular and pedestrian access and form 18 No. parking spaces. | Land On The North West Side Of 6 Paddock Close Shaftesbury SP7 8DD](#)
 Applicant Name Mr Rodon
 Agent Name Mr Dan Roycroft
- 5.6.9 [2/2019/0074/LBC | Demolish existing, replace single storey rear extension and carry out associated internal and external alterations. | 18 St James Street Shaftesbury SP7 8HE](#)
- 5.6.10 [2/2019/0073/HOUSE | Erect single storey rear extension \(demolish existing\).](#)
 Applicant Name Dr Pritchard
 Agent Name Mr Steven Jones
- 5.6.11 [2/2019/0065/LBC | Remove and replace 4 No. windows, 1 No. door, guarding to stairs at first floor and carry out associated internal and external alterations. | 2 Victoria Street Shaftesbury Dorset SP7 8AG](#)
 Applicant Name Mrs S Veal
 Agent Name Mrs J Lucas
- 5.6.12 [2/2019/0095/VALBC | Remove section of internal stone wall and carry out associated internal alterations. \(Variation of condition No. 2 against listed building consent 2/2018/0085/LBC to allow amendments to Drawing 1821-02B indicated a new studwork partition and door to form entrance lobby. It is proposed to infill the existing opening between the two front rooms with doors/glazed screen, omitting the studwork walls and doors, as indicated on drawing 1821-2C Drawing 1821-02B to 1821-02C\). | 9 High Street Shaftesbury SP7 8JS](#)
 Agent Name Mr Ben Eastmond
 Agent Name R & S Consultants