



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 16 April 2019 in the **Guildhall**, 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; The
Chantry St James Street, 27 High Street, 7 Pix Mead Gardens, Rear of 25 High Street

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.

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.

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 19th March 2019

Appendix A. Minutes to be adopted



SHAFTESBURY TOWN COUNCIL

Planning and Highways Committee

Minutes of the Planning and Highways Committee held in the Guildhall, Town Hall, High Street, Shaftesbury Dorset SP7 8LY on Tuesday, 19 March 2019 commencing at 7 pm.

Members Present

Councillor Brown (Chair)
Councillor Lower
Councillor Taylor

Councillor Austin

Absent:

Councillors Proctor

Officers Present:

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

In Attendance:

22 members of the public (including representatives from the Open Spaces Group)
5 representatives from Redrow
2 members of the press
Councillors Perkins and Cook

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;

- **Angola** – Concerns were expressed regarding the retrospective planning application ref: 2/2018/1775/FUL
This application has been discussed in detail and will not be reviewed again by the Planning and Highways committee, North Dorset District Council is now the relevant authority to contact regarding objections.
- **A350 Pedestrian Crossing** – Concern was expressed regarding the lack of crossing points along the Grosvenor Road.
This matter has been raised by Shaftesbury Town Council to Highways and a Study was undertaken, the road does not currently meet Dorset County Council's criteria for a crossing point to be installed.

- **Planning Process** – What is the new planning process when the new Dorset Council is in place?
This is set out by Dorset Council.
- **Land South of A30** – Concern was expressed regarding the loss of employment land if the planning application submitted by Persimmon Homes is approved. Concern was expressed that Persimmon Homes is currently under investigation.
- **Bimport Corner** – Concern was expressed regarding road safety at the corner of Bimport Road.
This has been discussed with Highways and they are aware of the issues.

P61 Apologies

Apologies were received and accepted from Councillor Proctor due to a conflicting personal engagement.

P62 Declarations of Interest and Dispensations

All members were invited to declare any interests throughout the meeting if the need arose, Zoe Moxham declared an interest in item 4, Littledown Development as a home owner near the plot.

P63 Minutes

It was **RESOLVED** to approve the minutes of the meeting held on Tuesday, 19 February 2019, the minutes were duly signed.

P64 Change to Standing Orders

P64a It was **RESOLVED** to suspend standing orders to allow more time for public participation during Item 4.

P65 Littledown Development

P65a Officer report 0319PH4 was received and a presentation was received from representatives of Redrow.

- The public were invited to ask questions at this point and a summary is appended to these minutes.

P65b It was **RESOLVED** to submit the following consultee comments on planning ref: 2/2018/1418/REM: No Objection with the following conditions: To look at the potential land transfer of the green open space to Shaftesbury Town Council. The adoption of the roads by Dorset Highways. To improve the plans to make an attractive approach to Shaftesbury along the A350. To accentuate the current plans for green open space along the entrance to the development. To change the name from Cranborne View to something more suitable.

P56 Change to Standing Orders

P56a It was **RESOLVED** to reinstate standing orders at this point.

9.12 pm Councillor Anthony Austin left the meeting at this point.

P61 Change of Order of Business

P61a It was **RESOLVED** to discuss Items, 6, 7 and 9 next and defer all other Items to the General Management Meeting to be held on the 26th of March.

P62 Planning Applications

Officer report 0319PH6 was received and it was **RESOLVED** to submit the following comments:

P62a Erect 1 No. single storey rear extension (Demolish existing). Construct 1 No. additional dormer to front facade & replace roofs and windows to 2 no. dormers. Remove & replace rear dormer window. Replace 3 No. rear first floor windows. Alterations to roof.

Flats 1-3, Shops 1 - 9 Bell Street Shaftesbury SP7 8AR

Ref. No: 2/2019/0032/FUL Support for this scheme as it will improve the public realm and promote local businesses.

P62b Erect single storey rear extension and other alterations to include rear juliet balcony, replace garage roof and replace windows and doors.

Meadow Sweet Breach Lane Shaftesbury SP7 8LF

Ref. No: 2/2019/0164/HOUSE **No Objection**

P62c Erect 1 No. single storey extension to rear and side of house.

7 Christys Lane Shaftesbury SP7 8NG

Ref. No: 2/2019/0111/HOUSE **No Objection**

P62d Erect two storey side extension.

49 Fairlane Shaftesbury Dorset SP7 8RT

Ref. No: 2/2019/0175/HOUSE **No Objection**

P62e Erect garden wall (demolish existing wood panel fence)

4 The Bartons Church Hill Shaftesbury Dorset SP7 8LN

Ref. No: 2/2019/0104/HOUSE

Ref. No: 2/2019/0105/LBC **No Objection**

P63 Change of Business

P63a It was resolved to defer the following planning applications until the General Management meeting on the 26th March.

- 22 Crookhays Shaftesbury SP7 8DX

Ref. No: 2/2019/0182/HOUSE

- 9-11 Well Lane Shaftesbury Dorset SP7 8LP

Ref. No: 2/2019/0047/HOUSE

- 96 Sweetmans Road Shaftesbury SP7 8EH

Ref. No: 2/2019/0195/HOUSE

- Land South Of A30 And East Of Shaftesbury Salisbury Road
Shaftesbury Dorset
Ref. 2/2018/1773/OUT
- Spare Penny Cottage 2 Magdalene Lane Shaftesbury SP7 8BQ
Ref. No: 2/2018/1063/LBC

ACTION: OFFICE ADMINISTRATOR

P61 Traffic Regulation Orders

P61a Officer report 0319PH8 was received and it was **RESOLVED** to support the proposals outlined by Dorset Highways.

P61b Officers will make enquires regarding an update from Dorset Highways for a potential loading bay opposite Haimes Lane.

ACTION: OFFICE ADMINISTRATOR

P62 Speed Indicator Device Locations

P62a Officer report 0319PH9 was received and it was **RESOLVED** to approve the proposed locations for a Speed Indicator Device and make the necessary arrangements with Dorset Highways to install the device.

P62b It was AGREED to collate a list based on enquiries from residents in Shaftesbury for potential sites for a SID in the future.

ACTION: OFFICE ADMINISTRATOR

P63 Deferral

Due to the time it was **RESOLVED** to defer the remaining items to the next appropriate meeting of the Council or it's Committees. The meeting was closed at 21.35 pm.

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 Dorset County Council (Part of Footpath 31, Shaftesbury at Lower Pensbury) Public Path Diversion Order 2018. We have received a copy of the notice of confirmation of the above order and a copy of the order as confirmed. Copies available on at www.dorsetforyou.gov.uk/row-orders.

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; The Chantry St James Street, 27 High Street, 7 Pix Mead Gardens, Rear of 25 High Street

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.

5.2 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, Legal and Risk Implications

5.3.1 There are no financial implications arising from this report

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

5.3.3 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

5.4 Detail

5.4.1 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.

5.4.2 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.

5.4.3 Consideration should be given to matters relating to planning law and to local knowledge with any comments provided to support the observation made.

5.4.4 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:

Zoe Moxham, Office Administrator and Claire Commons, Town Clerk

Appendix B. Planning Applications

1. **The Chantry St James Street Shaftesbury SP7 8HQ**

Repoint front elevation with hydraulic lime mortar and carry out associated external alterations (regularisation of works).

Ref. No: [2/2018/1746/LBC](#)

Ref. No: [2/2019/0213/ADV](#)

Applicant Name Mrs Hilary Francis

2. **27 High Street Shaftesbury SP7 8JE**

Erect 1 No non illuminated fascia sign 4000 x 350mm and 1 No. non illuminated hanging sign and carry out all associated works in connection to this

Ref. No: [2/2019/0352/LBC](#)

Applicant Name Ms L Hole/LBC

3. **7 Pix Mead Gardens Shaftesbury Dorset SP7 8BZ**

Erect single storey extension and extend dormers.

Ref. No: [2/2019/0214/HOUSE](#)

Applicant Name Mr Paul Mayo

Agent Name Spudivor Designs

4. **Store Rear Of 25 High Street Shaftesbury Dorset**

Partially demolish, rebuild and convert outbuilding to form 1 No. dwelling.

Ref. No: [2/2019/0342/FUL](#)

Partially demolish, rebuild and carry out internal and external alterations associated with the conversion of outbuilding to 1 No. dwelling.

Ref. No: [2/2019/0343/LBC](#)

Applicant Name Friday Street Limited

Agent Name Proctor Watts Cole Rutter