



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, 25 June 2019 commencing at 7.30 pm.

Members Present

Councillor Welch (Chair)
Councillor Proctor
Councillor Chase

Councillor Hollingshead
Councillor Yeo

Absent:

Councillors Lewer

Officers Present:

Claire Commons, Town Clerk
Brie Logan, Business Manager
Julie Curtis, Office Administrator

In Attendance:

Councillor Cook

8 members of the public

2 members 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;

- **Redrow Development** –concerns expressed regarding the planning application for 170 new homes on ANOB land that the Council withdrew objections to in March 2019 after strongly opposing the application in November 2018. The Town Clerk to investigate this matter.
- **Planning Application 2/2019/0732/LBC The Mount, Shaftesbury** – Strong Objections were expressed regarding the planning application for 2 new dwellings requesting support from the committee to strongly oppose the planning application.
- **Traffic safety mirror** consideration asked to be given to installing a mirror along Salisbury Road, Shaftesbury (opposite The Mount) for safety

reasons due to poor visibility entering the road from The Mount's access lane.

Meeting commenced: 8:19pm

P11 Order of Business

P11a It was **RESOLVED** to change the order of the meeting to bring forward 1 item from item 5, Planning Application, The Mount, Salisbury Road, Shaftesbury SP7 8NL Ref. No. 2/2109/0732/LBC.

P12 Apologies

Apologies were received and accepted from Councillor Lower due to personal commitments.

P13 Declarations of Interest and Dispensations

All members were invited to declare any interests throughout the meeting if the need arose.

P13a Councillor Welch declared an interest in planning application 2/1029/0731/LBC and Councillor Hollingshead in planning application 2/1029/0231/LBC, both due to living in close proximity to the respective applications.

P14 Planning Applications

Officer report 0619PH5 was received and it was **RESOLVED** to submit the following comments;

P14a Ref. No: 2/2019/0732/LBC The Mount, Salisbury Road, Shaftesbury SP7 8NL. **Remove existing tennis court and erect 2 No. dwellings within the grounds of The Mount and create 4 No. parking spaces. Carry out all works associated to this.**

The Committee noted that Planning Application No. 2/2019/0731/FUL was withdrawn from the Planning Portal by Dorset Council on 25/6/19.

The Committee Objected to the application and recommended refusal for the following reasons: (Councillor Welch abstained)

Access - concern regarding ownership and right of way over the access lane currently under review by solicitors, also access over 1mtr strip adjacent to the wall under review

Access – limited visibility on exiting the lane on to Salisbury Road, increased with additional traffic using the access lane – safety concerns to be referred to Highways Department contrary to NPPF 1086

Access – the access lane is owned and maintained by 2 neighbours of applicants. Concern regarding the upkeep and maintenance of the access lane, (which is gravel) in light of increased traffic on the lane for access by the new dwellings

Access – width of access lane does not meet the legal standard for enabling emergency vehicle access/turning, and not wide enough for services and emergency vehicles, contrary to NPPF 110d

Listed Building – unnecessary demolition of listed building and wall, contrary to NPPF 194a

Loss of privacy – limited amenity within the proposed dwellings result in decking only 2mtrs from neighbour's bedroom windows of several adjacent houses

Loss of privacy – proposed dwellings over 5mtrs high overlooking up to 18mtrs of the neighbours boundary

Loss of privacy – proposed dwellings 7mtrs from adjacent houses, looking straight into bedroom and bathroom windows and overlooking garden

Not in keeping - the proposals design is not in keeping, and in conflict, with the area and adjacent listed buildings, contrary to NPPF 127c

Sewerage and waste-water – concerns expressed due to the increased demands on current infrastructure due to the size of the dwellings (7 bedrooms)

Limited parking – only 4 parking spaces planned, considered not sufficient given the size of the dwellings,

Lack of turning space – little space for turning further reduced if 4 vehicles parked

ACTION: CLERK

P15 Minutes

It was **RESOLVED** to approve the minutes of the meeting held on Tuesday, 21 May 2019, the minutes were duly signed.

P16 Reports

Officer report 0619PH4 was received and noted;

P16a Bus Gate update – The Clerk had requested feedback from Highways Department in time for the meeting nothing was received. Councillor Yeo asked for consideration of alternative traffic calming options.

P16b Emergency road closure – Bimport to Grosvenor Hotel commencing 22/7/19.

ACTION: CLERK

P17 Planning Applications

Officer report 0619PH5 was received and it was **RESOLVED** to submit the following comments;

P17a Ref. No: 2/2019/0231/LBC 26 Bell Street, Shaftesbury SP7 8AE. **Carry out structural repairs and alterations to ceilings, fireplaces, stairs, install conservation rooflight and carry out associated internal and external alternations.**

No Objection.

P17b Ref. No: 2/2019/0680/FUL. Former A T S Euromaster Site, New Road, Shaftesbury Dorset SP7 8QH. **Erect 18 No. dwellings, from vehicular access, car parking and landscaping.**

The Committee Objected to the application and recommended refusal for the following reasons:

Density and positioning of dwellings - not best use of the area, dwellings to the North of the plan too close to the road

Poor access

Not in keeping with the buildings within the immediate area, the design of the dwellings - buff brick, the rendering and tiles not of Shaftesbury quality, contrary to NPPF 227c and 72c

Environmental damage potential significant risk of environmental damage caused by felling of trees to the South of the plan, contrary to NPPF 170e

Height of the dwellings at 2.5 stories would overlook neighbouring properties, contrary to NPPF 227c

Archaeological impact – sight of significance following recent discovery of Saxon Hoard, contrary to NPPF 187 a, b, & c, assessment required as NPPF 189

Underground tunnels – run alongside the proposed site and concern that previous use of site as a petrol station left underground tanks

Impact to neighbouring properties

Sewerage/waste-water – require more information of plan/systems

No affordable housing

- P17c It was **RESOLVED** to refer to ROSE Committee to consider a Tree Preservation Order for the trees referred to above.

ACTION: CLERK

- P17d Ref. No: 2/2019/0537/FUL Spillers House, Flat 8 25 Old Boundary Road Shaftesbury SP7 8EP **Convert office to 1 No. dwelling.**

No Objection.

- P17e Ref. No: 2/2019/0769/FUL Former Livestock Market Site, Christys Lane, Shaftesbury, Dorset SP7 8PH **Erect retail foodstore (Class A1), form vehicular and pedestrian accesses, car parking, landscaping and engineering works (demolish existing buildings).**

The Committee Objected to the application for the following reasons:

Access – the road (A350) not wide enough for a filter lane to turn right in to the site, large number of traffic movement points in a short space of road (A350 between the Ivy Cross roundabout and Royal Chase roundabout) and Fire Station opposite – increased waiting traffic in area could prevent emergency vehicles leaving the Fire Station in a timely manner,

Poor access/pedestrian corridor to town centre – access point required in to the High Street, contrary to NPPF 85, ensuring the vitality of town centres

Loss of parking spaces – loss of 125 car parking spaces would be of significant detriment to the Town, contrary to NPPF 102e

Trees and verges – widening of entrance from A350 would require a loss of at least one tree and potentially significant damage to others

Traffic concerns rush hour traffic already heavy on this stretch of road concerns that additional traffic turning/slowing down will have a detrimental effect on traffic flow

Design of car park and HGV access – the design of the car park is poor with no cover or canopy resulting in ‘sterile’ design with no electrical charging points. Poor planning of the service area leaves only a small loading bay for HGVs etc and limited turning bay

Archaeological concerns – site is very close to the Barton Hill Ice House, grade II listed, potential detrimental impact

- P17f It was **RESOLVED** to refer to ROSE Committee to consider a Tree Preservation Order for the trees referred to above.

ACTION: CLERK

- P17g Ref. No: 2/2019/0688/HOUSE 19 Layton Lane, Shaftesbury Dorset SP7 8EY **Erect shed at rear of property.**

No Objection.

- P17h Ref. No: 2/2019/0813/HOUSE 100 St James Street, Shaftesbury Dorset SP7 8HQ **Erect garden building (demolish existing greenhouse).**

No Objection.

- P17i Ref. No: 2/2019/00745/ Valley Farm, Cann, Shaftesbury SP7 0BH **Excavation of building stone (800 tonnes per annum) with void backfilled with inert waste.**

The Committee **RESOLVED** not to comment at this point due to the absence of the environmental survey.

The Committee noted:

The area is a very popular walking area with many footpaths adjacent to the site

Loss of open, scenic views to the area

Noise levels

What would the site look like after 10 years of quarrying

ACTION: CLERK

P18 Road Safety Concerns

Officer report 0619PH6 was received and it was observed that:

- P18a **Wincombe Lane** – that in consideration of the Crime and Disorder Act there had been no significant incidents brought to the attention of Shaftesbury Town Council or Dorset Police that would necessitate consideration by Dorset Council for permanent night-time lighting with the area.
- Victoria Street** – that whilst the Committee sympathises with the home owner however, the width of Victoria Street inhibits the potential installation

of a pavement in the area as this would further restrict the width of the road especially when vehicles are parked nearby. Further, that due to the limited parking in the area it would be unlikely that double yellow lines to limit parking at the pinch points would be acceptable to Highways Department.

P19 BLIPS

Officer report 0619PH7 was received and it was **RESOLVED** that:

- P19a Members of the Committee would meet with Traffic Management (on a date to be arranged) specifically to consider Dorset Highways suggestion to introduce BLIPS (yellow lines that restrict all parking) in the area in the High Street between Boots and Barlow's Framing, to reduce traffic flow issues that result from illegal parking in the area. The Committee would like to consider alternative options in more details such as increased enforcement, concerned about BLIPS negatively impacting on businesses in the area loading/unloading.

ACTION: BUSINESS MANAGER

There being no further business, the meeting was closed at 10:13pm.

Signed

Date

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