



Shaftesbury Town Council

Town Hall, Shaftesbury, Dorset. SP7 8LY

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To: Members of Shaftesbury Town Council's Planning and Highways Committee (PH),
Councillors for P&H; Lewer (Chair) Welch (Vice-Chair), Chase, Hollingshead, Proctor and Yeo.
You are summoned to a meeting of the Planning and Highways Committee for the transaction
of the business shown on the agenda below. To be held at 7.30pm on

Tuesday 13 August 2019 in the Council Chamber, Shaftesbury Town Hall

To Shaftesbury Town Councillors not listed above, you are appointed as substitute members
and may be summoned to attend according to notice given by the Town Clerk.

All other recipients for information only

Claire Commons CerHE, PSLCC. Town Clerk and RFO
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. The period of
time designated for public participation shall not exceed twenty minutes. A member of the public shall not speak
for more than three minutes.

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 APOLOGIES 3**
To receive and consider for acceptance, apologies for absence (1 min)
- 2 DECLARATIONS OF INTEREST 3**
To declare any interests relating to the business of the meeting and receive any
dispensation requests from the Clerk. (1 min)
- 3 MINUTES 3**
To confirm as a correct record, the minutes of the previous meeting of the Planning and
Highways Committee. (1 min)
- 4 REPORTS 38**
To receive and note reports and updates relating to the work of the Committee. ... (3 mins)
- 5 PLANNING APPLICATIONS 44**
To consider responses to planning applications to include but not be limited to: Land On
The South Side Of Church Lane, 11 - 13 Wincombe Business Park, 17 Heathfields Way,
96 St James Street, Shaftesbury Football Club, The Mount Salisbury Road, 16 New
Road. (35 mins)
- 6 PLANNING APPEAL - LAND AT HIGHER BLANDFORD ROAD CANN 47**

To consider any further representation regarding the appeal Land A30 (5 mins)

7 ROAD CLOSURE – FOYLE HILL..... 49

To receive road closure notice and feedback any adverse comments (3 mins)

8 DAPTC AGM PROPOSALS 50

To consider proposals to the Dorset Association of Parish and Town Councils AGM (10 mins)

9 ELECTRIC VEHICLE CHARGING POINTS (EVCP) 51

To consider locations for EVCP (10 mins)

10 AGENDA ITEM. ERROR! BOOKMARK NOT DEFINED.

Purpose. (Click here to enter number of minutes for this item mins)

(End)

Bibliography

Shaftesbury Town Council, 2012. *Code of Conduct*. [Online]

Available at: https://www.shaftesbury-tc.gov.uk/images/STC_Code_of_Conduct_2012.pdf

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

1 Apologies

To receive and consider for acceptance, apologies for absence (1 min)

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

2 Declarations of Interest

To declare any interests relating to the business of the meeting and receive any dispensation requests from the Clerk. (1 min)

2.1 Background

2.1.1 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

2.1.2 Where a matter arises at a meeting which relates to a councillor's interest, the councillor has the responsibility of declaring that interest in accordance with the adopted code of conduct. (Shaftesbury Town Council, 2012)

2.2 Declarations of Interest or dispensations received to date

3 Minutes

To confirm as a correct record, the minutes of the previous meeting of the Planning and Highways Committee. (1 min)

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 See following pages

STRATEGIC PLAN AREA: CHOOSE AN ITEM.



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 25th 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.

ACTION: CLERK

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

4 Reports

To receive and note reports and updates relating to the work of the Committee. (3 mins)

4.1 Delegated Decisions

4.1.1 There were no decisions made under the Council's Scheme of Delegation requiring reporting to the Planning and Highways Committee.

4.2 Updates

- Planning Applications - all observations made by the Committee as a consultee have been submitted to the Planning Authority.
- Blips – A meeting is being arranged, further updates will follow.
- Mampitts Bus Gate – See update from Dorset Council appended to this report.

4.3 Recommendation

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

STRATEGIC PLAN AREA: POLICIES, PROCEDURES AND GOVERNANCE

(End)

Report Author:

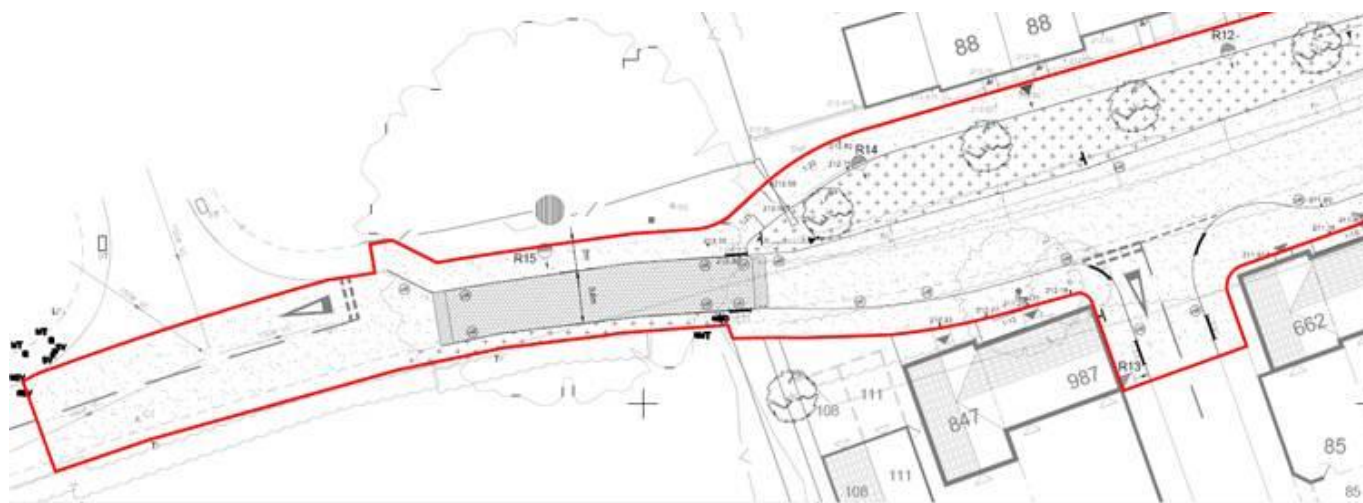
Claire Commons CertHE, PSLCC. Town Clerk and RFO

Appendix A. Mampitts Bus Gate

Further to our telephone conversation, yesterday, below is the summary of the current situation together with a brief history of the development.

Following the issuing of Planning Permission, and the Planning Inspector's decision (back in 2007), there has been a long-standing requirement to prevent traffic from the new development travelling along Mampitt's Lane (towards Christie's Lane). The preferred route for traffic (in the short term) is for all residents to use Allen Road and Greenacre Way onto the A30 Salisbury Road via the two new signal controlled junctions. In the future, it is envisaged that Allen Road (the main route through the new site heading north/south) will connect with Wincombe Lane and give an additional route into the town. However, buses are to be permitted to travel along the Mampitt's Lane route, along with cyclists and pedestrians.

The restriction for traffic will be signed as a no through road to motor traffic except for buses and cyclists (and emergency vehicles), and supported by a Traffic Regulation Order. This order (TRO) will make it an offence to contravene the signs. The actual restriction will apply to the narrowing constructed on Mampitts Lane half-way between Pound Lane and Legg Road (the new road off Mampitt's Lane to the south just prior to The Square). Priority (Give Way) will be given to traffic heading west towards Christies Lane and buses/bicycles travelling west will need to Give Way before entering The Square. I have attached an extract from a layout plan; Pound Lane is the junction shown to the left, and Legg Road is the side road to the right (below).



The specifics of the bus gate design has been a matter of debate and, following agreement on a principle of a design for a physical restriction (see attached drawings for i) signing and lining, and ii) construction) the public consultation process was carried out (and completed) by 26 January 2018. The proposals were drafted and submitted to the Highways Regulation Team for preparation for public consultation. However, the Regulations Team had reservations regarding the physical nature of the restriction and would not prepared to recommend the proposal to committee. The reservations related to the need for a maintenance and recovery contract should any vehicle contravene the signs and get stuck within the narrowing.

The Police do not wish to manage such an ongoing situation, so the proposal must be amended. Following communication with Ipswich Borough Council (the authority from where the original designed was obtained), it has been confirmed that their existing ramped bus gate is not “successful” as the route is not managed, or policed, effectively for similar reasons.

After negotiation, the re-design has been agreed and the construction will now comprise two speed cushions (with no other physical obstruction/restriction) and the proposals for the signing,

lining, no entry and banned turns remain exactly as originally proposed. The primary consultation is considered to remain valid, as the consulted parties are all still relevant/still in office.

On 10 June 2019, I wrote to the developer and consultant to request amended drawings be amended in the following manner;

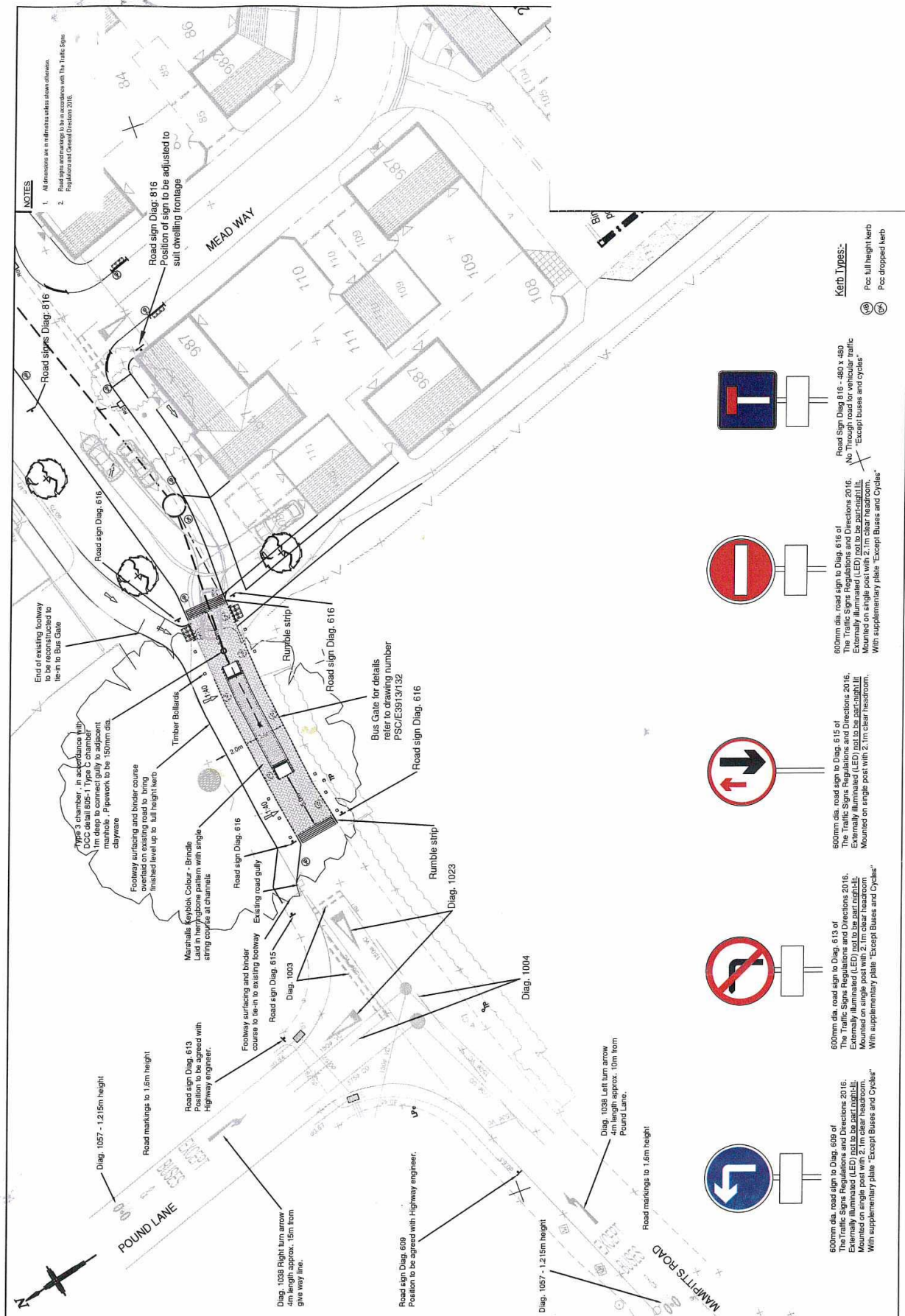
Please can you amend drawing to show the following;

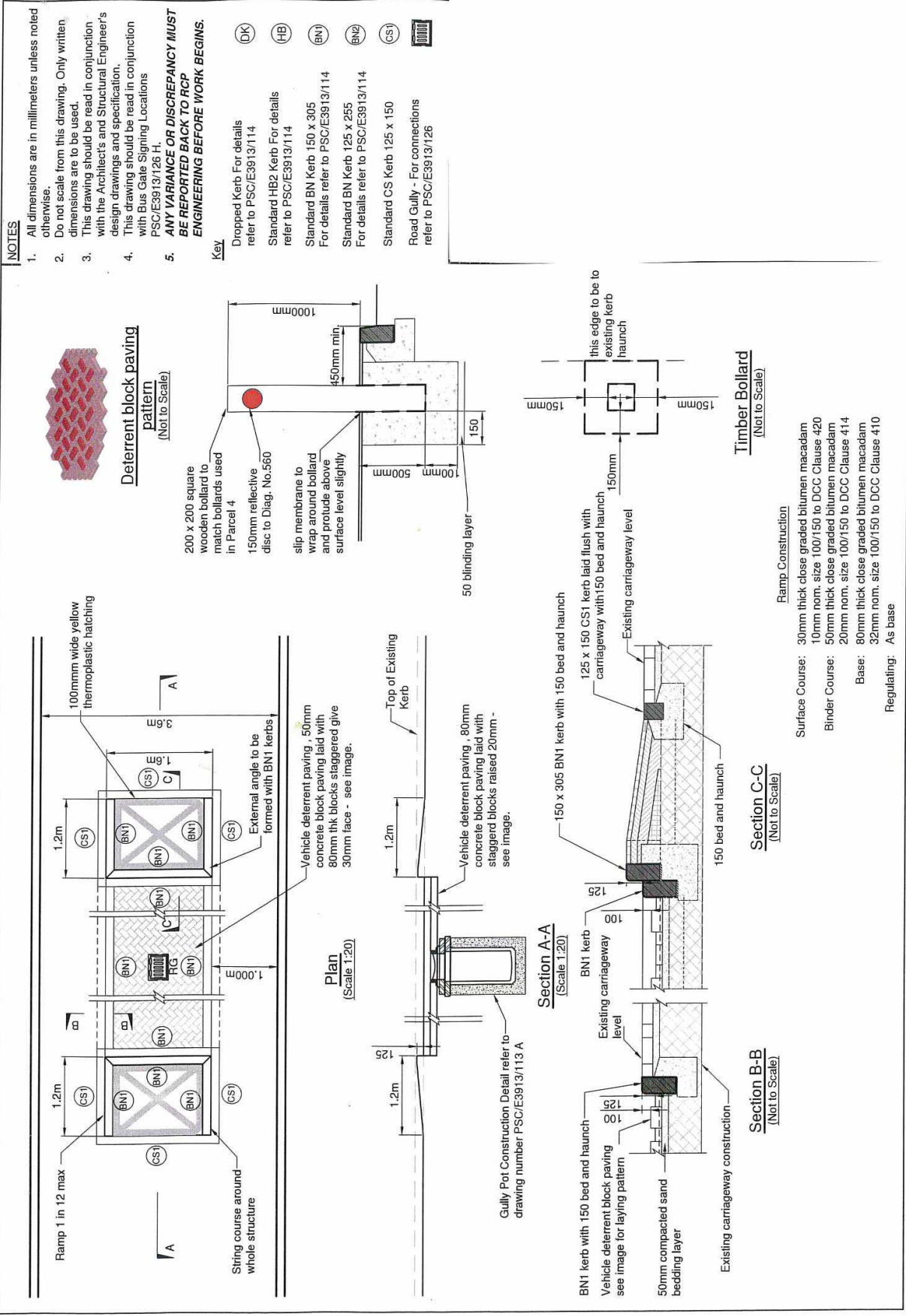
- i) Wooden posts/bollards to remain in positions shown,
- ii) Remove the two ramps, “depression” with deterrent pavements, and proposed gully, lateral, and the additional chamber and connection.
- iii) Install two permanent speed cushions; each positioned 5.000m from each end of the block-paved.
- iv) Install a single Diag 1062 on both sides of each cushion,
- v) All signing is correct as shown.

Please amend drawing to show the following;

- i) Amended plan view to show speed cushions only,
- ii) Remove drainage and ramp detail from cross-sections
- iii) Retain timber post/bollard information

I have yet to receive a reply, but upon receipt of the amended drawings, I can forward the information to the Regulations Team to advertise for the public consultation process.





5 Planning Applications

To consider responses to planning applications to include but not be limited to: Land On The South Side Of Church Lane, 11 - 13 Wincombe Business Park, 17 Heathfields Way, 96 St James Street, Shaftesbury Football Club, The Mount Salisbury Road, 16 New Road. (35 mins)

5.1 Summary

- 5.1.1 Planning applications listed below have been received and require comments to be submitted to the Local Planning Authority.
- 5.1.2 Prior to the meeting, members are urged to view the planning application using the link below and to visit the site to understand local context.
- 5.1.3 As part of Shaftesbury Town Council's response to planning proposals it needs to give material planning reason for its comments, be they of support or objection. Simply stating 'No Objection' or 'Support' is insufficient as there is a requirement to give the reasons for that decision.

Biodiversity	Design
Economic Benefits	Effect on the Appearance of Area
Flooding Issues	Height
Heritage	Impact on Access
Impact on Light	Landscape
Local or Government Policy	Noise/Disturbance
Other	Overlooking/Loss of Privacy
Parking	Residential Amenity
Road Safety	Traffic or Highways
Trees	Financial Implication

5.2 Legal Implication

- 5.2.1 The Town Council is a consultee but does not have the authority to determine planning applications

5.3 Recommendation

- 5.3.1 That the Council provides its response on the listed planning application and considers responses to applications received without notice, in the form of Support, No Objection or Objection.

STRATEGIC PLAN AREA: ENGAGEMENT

5.4 Detail

- 5.4.1 To assist here are a few examples as to how you might word something to give a material planning reason for your thoughts;
 - House Extension – no objection as limited impact on amenity of neighbouring property/ object – will have detrimental impact on neighbouring property
 - New dwelling – support, design is in keeping with locality/ object – design not in keeping with local area

- Vehicular access – support, will have no impact on road safety given proposed visibility splays/ object – visibility is poor in this location and traffic speeds are high.
- Planning Applications

Erect 1 No. dwelling (demolish existing outbuilding).

Planning Application

Land On The South Side Of Church Lane Shaftesbury Dorset SP7 8JT

Ref. No: 2/2017/1725/FUL | Received: Fri 27 Oct 2017 | Validated: Fri 27 Oct 2017 | Status: Pending Consideration

Letter Reference:	Consultee:	Date Requested:	Expiry Date:
Not Available	Shaftesbury TC	Fri 05 Jul 2019	Mon 29 Jul 2019

Change of use of from storage (B1/B8) to Crossfit Gymnasium (D2).

Planning Application

11 - 13 Wincombe Business Park Shaftesbury Dorset SP7 9QJ

Ref. No: 2/2019/0860/FUL | Received: Tue 25 Jun 2019 | Validated: Tue 09 Jul 2019 | Status: Pending Consideration

Letter Reference:	Consultee:	Date Requested:	Expiry Date:
Not Available	Shaftesbury TC	Wed 10 Jul 2019	Sat 03 Aug 2019

Erect two storey and single storey extensions.

Planning Application

17 Heathfields Way Shaftesbury Dorset SP7 9JZ

Ref. No: 2/2019/0880/HOUSE | Received: Fri 28 Jun 2019 | Validated: Tue 09 Jul 2019 | Status: Pending Consideration

Letter Reference:	Consultee:	Date Requested:	Expiry Date:
Not Available	Shaftesbury TC	Wed 10 Jul 2019	Sat 03 Aug 2019

Erect 1 No. single storey rear extension (demolish existing single storey rear extension).

Planning Application

96 St James Street Shaftesbury Dorset SP7 8HF

Ref. No: 2/2019/0898/HOUSE | Received: Tue 02 Jul 2019 | Validated: Tue 02 Jul 2019 | Status: Pending Consideration

Letter Reference:	Consultee:	Date Requested:	Expiry Date:
Not Available	Shaftesbury TC	Tue 16 Jul 2019	Fri 09 Aug 2019

Demolish existing single storey rear extension. Erect 1 No. single storey rear extension.

Planning Application

96 St James Street Shaftesbury Dorset SP7 8HF

Ref. No: 2/2019/0899/LBC | Received: Tue 02 Jul 2019 | Validated: Tue 02 Jul 2019 | Status: Pending Consideration

Letter Reference:	Consultee:	Date Requested:	Expiry Date:
Not Available	Shaftesbury TC	Tue 16 Jul 2019	Fri 09 Aug 2019

Change of use to car parking area and use of hand car wash business (retrospective).

Planning Application

Shaftesbury Football Club Coppice Street Shaftesbury SP7 8PD

Ref. No: 2/2019/0941/FUL | Received: Fri 12 Jul 2019 | Validated: Fri 12 Jul 2019 | Status: Pending Consideration

Letter Reference:	Consultee:	Date Requested:	Expiry Date:
Not Available	Shaftesbury TC	Tue 23 Jul 2019	Fri 16 Aug 2019

Erect 2 No. dwellings within the grounds of The Mount and create 4 No. parking spaces, (remove existing tennis court).

Planning Application

The Mount Salisbury Road Shaftesbury SP7 8NL

Ref. No: 2/2019/0964/FUL | Received: Tue 16 Jul 2019 | Validated: Tue 16 Jul 2019 | Status: Pending Consideration

Letter Reference:	Consultee:	Date Requested:	Expiry Date:
Not Available	Shaftesbury TC	Wed 31 Jul 2019	Sat 24 Aug 2019

Remove existing tennis court and erect 2 No. dwellings within the grounds of The Mount, create 4 No. parking spaces and carry out associated works.

Planning Application

The Mount Salisbury Road Shaftesbury SP7 8NL

Ref. No: 2/2019/0965/LBC | Received: Tue 16 Jul 2019 | Validated: Tue 16 Jul 2019 | Status: Pending Consideration

Letter Reference:	Consultee:	Date Requested:	Expiry Date:
Not Available	Shaftesbury TC	Wed 31 Jul 2019	Sat 24 Aug 2019

Erect two storey front extension.

Planning Application

16 New Road Shaftesbury Dorset SP7 8QL

Ref. No: 2/2019/0987/HOUSE | Received: Fri 19 Jul 2019 | Validated: Fri 02 Aug 2019 | Status: Pending Consideration

Letter Reference:	Consultee:	Date Requested:	Expiry Date:
Not Available	Shaftesbury TC	Mon 05 Aug 2019	Thu 29 Aug 2019

(End)

Report Author:

Claire Commons CertHE, PSLCC. Town Clerk and RFO

6 Planning Appeal - Land At Higher Blandford Road Cann

To consider any further representation regarding the appeal Land A30

(5 mins)

6.1 Inspectorate's Ref: APP/N1215/W/19/3227559

Appeal by: Shaftesbury LVA LLP

Application No: 2/2018/0602/OUT

Location: Land At E 387470 N 122346

Higher Blandford Road, Cann, Dorset

Proposal: Develop land by the erection of up to 55 No. dwellings, form vehicular access, open space and associated infrastructure. (Outline application to determine access).

- 6.1.1 An appeal has been made to the Secretary of State in respect of the Council's refusal of permission. It will be determined on the basis of Written Representations. The procedure to be followed is set out in Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure)(England) Regulations 2009, as amended.
- 6.1.2 The Secretary of State directs that any person who submitted written representations to the Local Planning Authority relating to the proposed development at application stage be notified of the appeal. Copies of all representations already received have been forwarded to the Planning Inspectorate and the Appellant.
- 6.1.3 If you wish to make further comments, or modify/withdraw your previous representation, you can do so online at <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can send your comments to: Ms Jenni Ball - The Planning Inspectorate, 3C Eagle Wing, Temple Quay House, 2 The Square, Bristol, BS1 6PN
- 6.1.4 You must quote reference: APP/N1215/W/19/3227559
- 6.1.5 All representations must be received by the Planning Inspectorate by **23rd August 2019** otherwise there is a risk that your representations will not be considered. The Planning Inspectorate will not acknowledge your letter. They will, however, ensure that your letter is passed on to the Inspector dealing with the appeal.
- 6.1.6 Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal. They are liable to be read out in the case of an Inquiry or Hearing.
- 6.1.7 The Planning Inspectorate may publish appeal documentation, including copies of representations received, online at <https://acp.planninginspectorate.gov.uk> this includes copies of representations received at the time of the original application. This may include your name and address, but personal telephone numbers and email addresses and signatures of individuals will be removed. If you object to publication in this way, please contact the Planning Inspectorate. If you supply information belonging to a third party, please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.
- 6.1.8 The Appellant's grounds of appeal and the Council's planning case file will be made available for inspection on Council's website and at the Council Offices, although it is

recommended that you telephone 01305 838336 to check the availability of statements before coming to inspect them.

6.1.9 Guidance booklets about how to take part in an appeal can be downloaded free of charge from our website, or <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>. Paper copies are likewise available free from our appeals administrators.

6.1.10 The appeal documents and information regarding the progress of the appeal can be viewed online at <https://acp.planninginspectorate.gov.uk> or on Councils website at <http://planning.north-dorset.gov.uk/online-applications/> where all associated documents will also be uploaded and available to view

6.1.11 When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk> or alternatively you can request a paper copy of the decision notice from the council offices, subject to the normal copying charges.

6.2 Other representations and communications

6.2.1 The Shaftesbury Civic Society has written to councillors providing a copy of their letter to the Planning Inspectorate. The Committee may wish to refer to this as part of the debate.

6.3 Financial Implication

6.3.1 There are no financial implications arising from this report

6.4 Legal Implication

6.4.1 Shaftesbury Town Council is a consultee and provided with the opportunity to further represent its views in this appeal.

6.5 Risk

6.5.1 Refraining from further comment presents a reputation risk to the Council.

6.6 Recommendation

6.6.1 That the Committee provides further representation for the appeal.

STRATEGIC PLAN AREA: ENGAGEMENT

(End)

Report Author:
Claire Commons Certhe, PSLCC. Town Clerk and RFO

7 Road closure – Foyle Hill

To receive road closure notice and feedback any adverse comments

(3 mins)



Consultation

dorsetcouncil.gov.uk/traveldorset • @TravelDorset

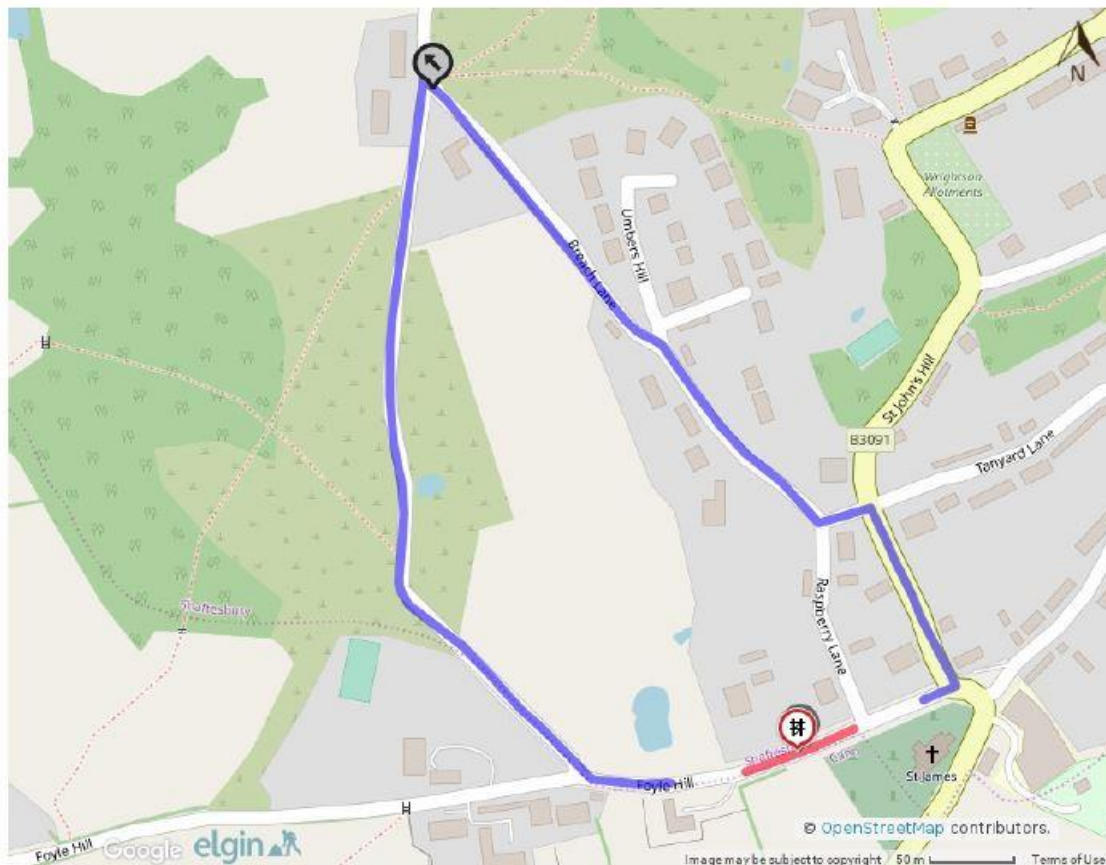
Consultation document ref: T/F/061/19, dated 7th August 2019

PROPOSED TEMPORARY CLOSURE OF FOYLE HILL, SHAFTESBURY

I have received an application from NJB Scaffolding Ltd to close Foyle Hill, Shaftesbury from the junction with Raspberry Lane to a point approximately 70 metres to the west. The closure has been requested to allow for the erection of Scaffold in the highway to allow wall repairs to take place following accidental damage. These works are programmed to commence from 16th September 2019 until 27th September 2019.

NJB Scaffolding Ltd will publicise the road closure in a number of ways: they will place information boards on the road in this area to inform the travelling public of the works; they will carry out a letter drop to local residents directly affected by the works; and they will sign a vehicular diversion route using the local road network. The following map shows the extent of the closure and the diversion route.

This document is for information only, however if you have any concerns about this proposal, please contact Tom Faulkner, (trafficteam@dorsetcouncil.gov.uk) by 19th August 2019.



View all roadworks in your area - dorsetcouncil.gov.uk/roadworks-events

7.1 Recommendation

7.1.1 That the temporary road closure is noted.

STRATEGIC PLAN AREA: ENGAGEMENT

(End)

Report Author: Claire Commons CertHE, PSLCC. Town Clerk and RFO

8 DAPTC AGM Proposals

To consider proposals to the Dorset Association of Parish and Town Councils AGM (10 mins)

8.1 Summary

- 8.1.1 The Council has an opportunity to put forward matters for lobbying central government. The DAPTC AGM will debate the motions and consider giving the Executive Committee delegated power to finalise the wording and any supplementary information to the National Association of Local Councils (NALC) which will then be able to lobby Central Government.
- 8.1.2 This item was considered by the Council on 18th June and referred to the next meeting of the Council. This item was then considered at a meeting of the Council on 23rd July but it was resolved to delegate to the Clerk in discussion with Councillors Brown and Lower regarding planning policy and large developments and defer to the Planning and Highways Committee meeting of 13th August 2019.
- 8.1.3 Members should refer to their papers of 18th June for more information.

8.2 Recommendation

- 8.2.1 That all developments of residential properties with granted planning permission will be subject to Council Tax appropriate to the proposed development 5 years following grant of planning permission or on completion, whichever is the sooner.

STRATEGIC PLAN AREA: ENGAGEMENT

(End)

Report Author:
Claire Commons CerTHE, PSLCC. Town Clerk and RFO

9 Electric Vehicle Charging Points (EVCP)

To consider locations for EVCP

(10 mins)

9.1 Correspondence Received

I am in the very early stages of looking at electric vehicle charge point (EVCP) provision at Dorset Council owned car parks, visitor attractions and on-street paid for parking. So as to progress with the feasibility studies I need to identify locations that will best serve residents, businesses and visitors which is why I am appealing to all councillors and local councils as their knowledge of their areas is going to be far greater than mine. It is anticipated that not all sites suggested will be viable for installation of EVCPs.

As I can only carry out feasibility studies on land or property owned by Dorset Council I would not be able to progress with a study at supermarkets, pubs, garden centres, privately run visitor attractions, privately owned land, land owned by the parish/town, village halls, community centres, church car parks, railway stations, etc.

Dorset Council is signed up to the Hampshire framework agreement which offers the Public Sector a “one stop shop” for Electric Vehicle Charging Point (EVCP) delivery and management. The open protocol approach to Electric Vehicle charging is important to promote a common vehicle charging solution, ensure that a consistent quality user interface is delivered across the region for public and public sector organisations, and can be accessible to drivers nationally. The Framework includes the following opportunities for any public sector organisations or Trust to understand, develop and deliver their requirements for EV charging:

- Feasibility
- Installation and deployment
- Adoption of existing charging points
- Charging point service and management

The Town Council could approach Hampshire County Council, which you may have already done, to sign up to the same framework agreement at no charge. Hampshire County Council have gone through a very rigorous procurement and legal process to produce this framework meaning we don't have to so things can move more swiftly. You can find out more information about this framework agreement by contacting energy@hants.gov.uk.

9.2 Financial Implication

9.2.1 £1 for a feasibility study.

9.3 Risk

9.3.1 Managing Expectations.

9.4 Recommendation

9.4.1 That the Committee identifies potential locations for EVCP.

STRATEGIC PLAN AREA: VISITOR EXPERIENCE

(End)

Report Author:

Claire Commons CertHE, PSLCC. Town Clerk and RFO