



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, 03 September 2019 commencing at 7.30 pm.

Members Present

Councillor Lewer (Chair)

Councillor Proctor (for part of the meeting)

Councillor Yeo

Councillor Chase

Councillor Hollingshead

Absent:

Councillor Welch (Vice- Chair)

Officers Present:

Claire Commons, Town Clerk

Brie Logan, Business Manager

Laura Jeffers, Office Administrator

In Attendance:

15 members of the public

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;

- Enmore Court – Strong objections were expressed regarding the planning appeal on the Land north of Enmore Court and off New Road Shaftesbury. Concerns raised about preservation of slopes and landscape, blind bends and very dangerous access for pedestrians and cyclist. Concerns raised about the suitability of the land for development which is on green sand.
- 32 High Street - Shaftesbury Civic Society welcomed the refurbishment and urged the Council to encourage retaining as retail A1 or A3 use.
- Road Safety - concerns regarding level of speeding and dangerous driving in Shaftesbury High street and Bell Street.

Meeting commenced: 19:55pm

P31 Order of Business

P31a It was **RESOLVED** to change the order of the meeting to bring forward 1 agenda item: Planning Appeal – Land north of Enmore court and off New Road.

P32 P23 Apologies

P32a Apologies were received and accepted from Councillor Welch due to a conflicting work engagement and from Councillor Proctor who had to leave the meeting early for personal reasons.

P33 Declarations of Interest and Dispensations

P33a All members were invited to declare any interests throughout the meeting if the need arose.
Councillor Proctor reported in respect of the Planning Appeal for the Land at Enmore Court that he had already written a letter of objection to the inspectorate in his personal capacity.

P34 Minutes

P34a It was **RESOLVED** to approve the minutes of the meeting held on Tuesday, 13th August, the minutes were duly signed.

P35 P26 Planning Appeal – Land north of Enmore court and off New Road

P35a Report 0919PH6 was received and it was **RESOLVED** to submit a letter to the Planning Inspectorate reinforcing the objections submitted to the Planning Authority and drawing attention to additional relevant information due to changed circumstances since the original application was submitted. These to include;

- Contrary to the emerging neighbourhood plan policies;
 - SFGI2 – seeks to ensure development respects Shaftesbury's topography and its position in the landscape, recognizing that the steep slopes, hilltop and the lower settlements of St James and Enmore Green are all highly sensitive to development, and the extent to which tree cover is important to the incorporation of new development on the shallower slopes.
 - SFCL3 – seeks to support safe walking and cycling routes that are well connected with the Town Centre and other key areas and that provide access to the countryside, and encourage improvements to this network, including where opportunities arise within developments to create new links or make existing routes more attractive.
- The Geology of the land is unsuitable for development as it consists of Green sand.
- Support the content of the Shaftesbury Civic Society letter to the inspectorate on this application
- Contrary to the 2003 Slopes policies in the North Dorset Local Plan:

- 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.
- Outside of the settlement boundary.
- Appellant had not engaged with the Town Council

ACTION: CLERK

P36 Reports

- P36a Officer report 0919PH4 was received and noted and a verbal update was provided in respect of Blips in The Narrows for debate at the next meeting of the Committee.

P37 Planning Applications

- P37a Officer report 0919PH5 was received and it was **RESOLVED** to submit the following comments;
- P38a Ref. No: 2/2019/0970/LBC 38 High Street Shaftesbury SP7 8JG. Undertake a full external and internal refurbishment, replace 2 No. dormer windows, redecorate the front façade, masonry repairs, rear door replacement and carry out associated internal and external alterations. **No Objection.**
- P39a Ref. No: 2/2019/1073/FUL 18 Breach Lane Shaftesbury SP7 8LE. Erect 1 No. dwelling, create new vehicular and pedestrian access and form 2 No. additional parking spaces (demolish existing garage). **No Objection with the condition that the highway recommendation is followed.**

P38 Budget

- P40a Officer report 0919PH7 was received and it was **RESOLVED** to **RECOMMEND** to the General Management Committee to vire £3,000 of the Grit Bin budget line as it felt appropriate, holding the remaining £1,000 over winter for reconsideration in March 2020
- P41a That the Committee had no capital or project budget requests to make for the following year

ACTION: TOWN CLERK

There being no further business, the meeting was closed at 20:58pm.

Signed

Date

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