



# Shaftesbury Town Council

Town Hall, Shaftesbury, Dorset. SP7 8LY

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VAT Reg No 241 1307 58

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 08 October 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 CerTHE 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 .....7**  
To receive and note reports from the Mayor, Committee Chairmen, Dorset Councillors and  
Local Organisations. (20 mins)
- 5 PLANNING APPLICATIONS .....8**  
To consider responses to planning applications to include but not be limited to: 26 Castle  
Close, 2 Boyne Mead, 21 Yeatman's Close, 3 High Street, Unit 3, 25c Longmead Industrial  
Estate (20 mins)
- 6 SID UPDATE.....10**

To receive an update on the Speed Indicator Devices and to consider carrying out a public engagement campaign for future SID locations. (15 mins)

**7 MAMPITTS BUS GATE .....11**

To receive an update from Dorset Highways on the Mampitts Bus Gate proposal from Cllr Tim Cook (15 mins)

Anticipated meeting end time 8:50pm

(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](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)

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### **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)

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### **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)

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### **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



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.

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### Members Present

Councillor Lewer (Chair)	Councillor Chase
Councillor Proctor (for part of the meeting)	Councillor Hollingshead
Councillor Yeo	

### 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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#### **4 Reports**

To receive and note reports from the Mayor, Committee Chairmen, Dorset Councillors and Local Organisations. (20 mins)

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##### **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**

4.2.1 Planning Applications - all observations made by the Committee as a consultee have been submitted to the Planning Authority.

##### **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

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#### ***STRATEGIC PLAN AREA: ENGAGEMENT***

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(End)

Report Author:

Brie Logan – Business Manager



## **5 Planning Applications**

To consider responses to planning applications to include but not be limited to: 26 Castle Hill Close, 2 Boyne Mead, 21 Yeatmans Close, 3 High Street, Unit 3, 25C Longmead Industrial Estate (20 mins)

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### **5.1 Summary**

- 5.1.1 Planning applications listed below have been received and require comments to be submitted to the Local Planning Authority. 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.
- 5.1.2 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.

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## ***STRATEGIC PLAN AREA: POLICIES, PROCEDURES AND GOVERNANCE***

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### **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

**5.5 Erect single storey side extension.**

Planning Application

<https://planning.north-dorset.gov.uk/online-applications/applicationDetails.do?keyVal=PUTSU4LHLCZ00&activeTab=summary>

26 Castle Hill Close Shaftesbury SP7 8LQ

Ref. No: 2/2019/0976/FUL

Applicant Name Mr Thomas Ball

**5.6 Install loft conversion to include 3 No. Dormer windows to rear.**

Planning Application

<https://planning.north-dorset.gov.uk/online-applications/applicationDetails.do?keyVal=PWOP73LHLRM00&activeTab=summary>

2 Boyne Mead Shaftesbury SP7 8NX

Ref. No: 2/2019/1200/HOUSE

Applicant Name Mr & Mrs BENNETT

Agent Name Mr Wayne Card

**5.7 Erect enclosed front porch**

Planning Application

<https://planning.north-dorset.gov.uk/online-applications/applicationDetails.do?keyVal=PWOGTVLHLRD00&activeTab=summary>

21 Yeatmans Close Shaftesbury SP7 8LU

Ref. No: 2/2019/1197/HOUSE

Applicant Name Mr & Mrs Carter

Agent Name Mr Andrew Jarvis

**5.8 Change of use of part of ground floor from Business use (Class B1) to Residential (Class C3) to form 1 No. dwelling.**

Planning Application

<https://planning.north-dorset.gov.uk/online-applications/applicationDetails.do?keyVal=PWMM6KLHLQT00&activeTab=summary>

3 High Street Shaftesbury Dorset SP7 8HZ

Ref. No: 2/2019/1191/FUL

Applicant Name Mr J Ritchie

Agent Name R & S Consultants

**5.9 Change of use from dog grooming business to motorbike repair and MOT station and carry out associated alterations**

Planning Application

<https://planning.north-dorset.gov.uk/online-applications/applicationDetails.do?keyVal=PYHA7JLHM4Y00&activeTab=summary>

Unit 3 25C Longmead Industrial Estate Longmead Shaftesbury Dorset SP7 8PL

Ref. No: 2/2019/1356/FUL

Applicant Name Motatec Ltd

Agent Name Sway Design

## **6 SID Update**

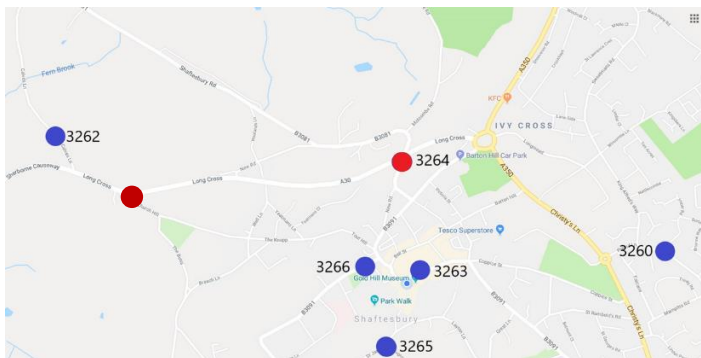
To receive an update on the Speed Indicator Devices and to consider carrying out a public engagement campaign for future SID locations. (15 mins)

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### **6.1 Summary**

6.1.1 Following frequent correspondence from residents in Shaftesbury regarding traffic issues, traffic studies were undertaken in 2018 to determine whether the sites as shown on the map below, met the criteria for a Speed Indicator Device. (SID locations need to meet the following criteria - 10% over speed limit +2 mph. Sites that met criteria are marked in red.)

6.1.2



6.1.3 Only two of the locations met the criteria and the Council RESOLVED to approve the proposed locations for a Speed Indicator Device and make the necessary arrangements with Dorset Highways to install the device. (Officer report 0319PH9 P61a)

6.1.4 It was also AGREED to collate a list based on enquiries from residents in Shaftesbury for potential sites for a SID in the future. (Officer report 0319PH9 P61b)

6.1.5 The office has received correspondence regarding the following locations so far; King Alfred's Way and Mampitts lane.

### **6.2 Financial Implication**

6.2.1 There are no financial implications arising from this report

### **6.3 Legal Implication**

6.3.1 There are no legal implications arising from this report

### **6.4 Risk**

6.4.1 There are no risks arising from this report

### **6.5 Recommendation**

6.5.1 To receive and note the report and to delegate to the Officers to undertake a public engagement campaign using social media to determine from residents in Shaftesbury any suggestions for potential future SID locations.

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## **STRATEGIC PLAN AREA: TOWN, LANDSCAPE & AESTHETICS**

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(End)

Report Author:  
Brie Logan – Business Manager

## **7 Mampitts Bus Gate**

To receive an update from Dorset Highways on the Mampitts Bus Gate proposal from Cllr Tim Cook (15 mins)

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### **7.1 Summary**

- 7.1.1 At the P&H meeting during the public session concerns were expressed regarding the eastern part of Shaftesbury being cut off from the rest of Shaftesbury. A letter was read out (appendix A). *Councillor Cook agreed to speak with Dorset Highways regarding the plan for the Mampitts Bus Gate and will add this as an Agenda item on the Planning and Highways meeting to be held on the 8<sup>th</sup> of October*

### **7.2 Financial Implication**

- 7.2.1 There are no financial implications arising from this report

### **7.3 Legal Implication**

- 7.3.1 There are no legal implications arising from this report

### **7.4 Risk**

- 7.4.1 There are no risks arising from this report

### **7.5 Recommendation**

- 7.5.1 To receive and note the update from Cllr. Cook

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## **STRATEGIC PLAN AREA: ENGAGEMENT**

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Report Author:  
Brie Logan – Business Manager

## Appendix A

Good Evening

I am \_\_\_\_\_ and I am a Shaftesbury Resident of Indus Road, Chilmark Glade, in the Eastern Development of Shaftesbury.

This relates to the General poor Access to the Eastern Development in Shaftesbury and to the proposed MAMPITTS LANE BUS GATE.

My wife and I moved to Shaftesbury from Plymouth 18 months ago in order to be closer to our children, having been visiting relatives here for the last 30 years. We chose Shaftesbury due to its location, history and reputation as a friendly, inclusive, vibrant and close knit community.

Thanks to the local press, I have recently become aware of the plan by Dorset Council to permanently shut off the Mampitts Lane access to and from the estate for all vehicles, except non-existent buses, with a barricade obstacle ridiculously called a 'bus gate'. This is one of only two ways in to this very large and new part of Shaftesbury, and the one which is the most practical, most direct and most environmentally friendly.

I was saddened to read the report of this Council's Planning and Highways meeting of the 13th August which was evidently well attended by residents of the Pound Lane area, but with apparently no one in attendance from the vastly greater population of the Eastern development.

These few Pound Lane residents described Pound Lane as being a 'rat run'. This is a gross insult to the other residents of Shaftesbury and is a totally biased misconstruction of reality. We residents of the Eastern development are not rats. We are equal in status to all Shaftesbury residents, no matter how long you have lived here.

This sensible and logical route along Pound Lane and Mampitts Lane to access the rest of Shaftesbury and all points North and West is fully used by the residents of Pound Lane and surrounding areas as much as anyone else.

Nowhere else in Shaftesbury is a whole section of seven hundred homes and over two thousand citizens being cut off and totally inconvenienced for ever more!

Even when the plan was to link up the new estates with Wincombe Lane, it made no sense to cut off the Mampitts Lane route. Now that this other link is definitely not going to happen, the insane plan to install this misnomered 'bus gate', must be halted! It is a car barricade! There is no bus service at all and even if there was, people need the vehicular access that they currently have and need.

The situation has totally changed, and so must this awful plan to cut off the Eastern Development.

It is totally wrong to reduce the whole Eastern Development to having only one entry and access point which is actually on the wrong side of town for all sensible and efficient movement to and from all of Shaftesbury's facilities and its centre.

This council must start fighting for the citizens of the East instead of allowing them to be barricaded off permanently.

Pound Lane is a wide road that is totally suitable for all the traffic it deals with. The fact that Pound Lane residents use this road as their car and work van car park, instead of their garages and driveways, is another issue of their making.

Purchasers of properties on the new estates were not made aware they would be shut off. If anyone was actually told of the original plan, it was for two access points to the East and my solicitor's searches revealed only vague plans referring to 'initial access'.

The closure of the Mampitts Lane access to all citizens vehicular traffic will severely affect the quality of life to the 700 odd households on the estate – as the only remaining vehicular access being at the extreme far

end of the estate will result in much longer journeys and necessitates a traffic light controlled right turn towards Shaftesbury – the likely direction for the vast majority of users.

For one example, anyone living near the Mampitts Lane Spar shop driving to the Tesco roundabout and via Pound Lane drives 482 metres, but once cut off, having to go the via Allen Road it is 1,600 metres so the additional round trip journey would be 2.2 kilometres – clearly if we are rats then we are rats with a sense of consideration for carbon emissions and this does not factor in the interminable wait at the two sets of traffic lights and delays at the Royal Chase roundabout at peak times.

*Why should Pound Lane be treated differently from any other urban thoroughfare in Shaftesbury? No other roads in Shaftesbury are blocked off to the detriment of huge numbers of citizens.*

Clearly Shaftesbury is at risk of becoming a divided town with newer residents on the Eastern estate, the majority being younger, working age families being ostracised by a minority of longer term residents.

*Eastern Development residents will have their quality of life seriously eroded forever, due to the complaints of this minority who do not wish to adapt to the evolution of this town, if Mampitts Lane is blocked off with this car obstacle or barricade.*

This current unimaginative plan to inconvenience the Eastern Development residents forever needs to be addressed and stopped urgently by you, our elected representatives. You must take ownership of this issue and realise that this is a nonsensical and out of date plan.

*I would like to propose a public meeting to be held here in the town hall on an evening that working families would be able to attend with Unitary council highways and planning representatives in attendance.*

I would also suggest the following:

1. A concerted, unified effort by councillors and our MP lobbying for the early construction of the outer relief road / by pass, giving access to and from the estate in the area of the Salisbury Road to the East, as well as to the North of Shaftesbury.
2. Urgent consideration given to installing traffic calming measures along Pound Lane, Mampitts Lane and Allen Road with a speed reduction to 20 mph and the introduction of parking restrictions on both roads during day time.
3. The Unitary and Town Council must also act urgently improve the terrible access from Mampitts Road to Pound Lane and Mampitts Lane adjacent to the cemetery. This is in urgent need of improvement as there is no foot path and only very narrow vehicular access. This out of date restriction can of course be easily rectified by modifications to the location of the cemetery railings boundary and movement of the hedge opposite and the addition of a pavement as well as slight road narrowing there. The town council can easily enable this as both the cemetery and the allotments are town council land.

*I therefore call upon all of this council, in Particular the Mayor and Deputy Mayor as Unitary Councillors, and Councillor Yeo as the only East Ward councillor who actually lives in the Eastern Development, to stop the thousands of Shastonian residents in the East being cut off and totally inconvenience forevermore with this appalling 'car barricade' bus gate.*

*What will this council do to stop this appalling plan to cut us off in the Eastern Development and to instead improve the access to, and the road safety in the East?*

Thank You.