



## 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, 05 November 2019 commencing at 7.30 pm.

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**Members Present**

Councillor Lewer (Chair)  
Councillor Yeo  
Councillor Chase

Councillor Welch (Vice Chair)  
Councillor Hollingshead  
Councillor Proctor

**Officers Present:**

Brie Logan, Business Manager  
Zoe Moxham, Office Administrator

**In Attendance:**

20 members of the public  
1 member 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;

- **Raspberry Lane** – Concern was expressed about the decision made about this planning application without all documents being available; biodiversity survey/conservation officer report. It was suggested that Shaftesbury Town Council re-vote on the previous No Objection decision made at the General Management Committee Meeting in September.  
*Councillor Lewer reminded the public that Shaftesbury Town Council are not the planning authority and proper procedure for this application was adhered to. Councillor Hollingshead reminded the public that the decision of no objection was reached after careful consideration of all the facts available at the time for the consultee comment to be submitted prior to the expiry date. He also informed the public that the decision makers at Dorset Council would be considering the application in full and taking the Conservation Officers report into account*
- **Mampitts Bus Gate** – Concern was expressed for the plans to install the Mampitts Bus Gate and it was requested that Shaftesbury Town Council do more to stop the process. Concerns were expressed that proper process was not followed. Councillor Lewer advised the public that STC was not the approving authority.

*Councillor Hollingshead informed the public that the original Traffic Regulation Order was no longer valid. When the new design plans have been approved by Dorset Council Highways then the TRO will commence. Shaftesbury Town Council as the statutory consultee and members of the public will then have the opportunity to comment via the consultation process.*

- **Planning App ref No: 2/2019/1432/FUL Southcombe Glove Factory –**  
Concern was expressed for this application.

Meeting commenced: 7.55 pm

**P48 Apologies**

P48a None.

**P49 Declarations of Interest and Dispensations**

P49a All members were invited to declare any interests throughout the meeting if the need arose. Councillor Yeo declared an interest in Item 4, Mampitts Bus Gate as a resident on the Eastern Development.

**P50 Minutes**

P50a It was **RESOLVED** to approve the minutes of the meeting held on Tuesday, 08 October 2019, the minutes were accepted with one spelling amendment to P38a and duly signed.

**P51 Order of Business**

P51a It was **RESOLVED** to discuss Item 4, Reports after the other agenda items to allow members of the public to leave after the Items that interest them.

**P52 Blips – Traffic Regulation Order**

P52a Officer report 1119PH5 was received and it was **RESOLVED** that the Committee submits the request to Dorset Highways to introduce parking restrictions on the High Street to commence the TRO process for the introduction of blips. The committee requested that 2 loading bays feature as part of the plan.

P52b That the committee approves the need for a parking safely educational campaign to raise the awareness of unsafe parking

P52c The committee approves the request to work in collaboration with Dorset Council Parking Enforcement team to plan a series of enforcement campaigns

**P53 Planning Applications**

P53a Officer report 1119PH5 was received and it was **RESOLVED** to submit the following comments;

P53b Erect rear ground single storey extension and carry out all external and internal alterations in association to this. 45 High Street Shaftesbury SP7 8JE. Ref. No: 2/2019/1388/LBC and Ref. No: 2/2019/1387/FUL  
**No Objection**

- P53c Erect 6 No. dwellings and create new vehicular and pedestrian access (demolish existing building). Southcombe Glove Factory Wincombe Lane Shaftesbury SP7 8PJ. Ref. No: 2/2019/1432/FUL
- Objection for the following reasons:**
- Loss of employment land** – This in contradiction to the Shaftesbury Draft Neighbourhood plan policy SFHE3 where all employment land should be protected.
- Design** – The size and nature of this planning application is completely out of character from other residential plots nearby. (NPPF 110d, 122e and 127)
- Traffic, Access and Road Safety** – Increased traffic on Wincombe Lane which is a narrow stretch of road will cause issues with traffic flow and access to current commercial plots, as there are already many commercial vehicles using this area. The traffic that would result from building works will also likely cause traffic flow issues and damage to the road. (NPPF 108 and 110d)
- Parking** – The plans for parking for these residential plots do not include any visitors parking which would result in parking along Wincombe Lane causing further issues for traffic flow.
- Noise/Disturbance** – Residential buildings that sit within industrial surroundings would result in noise and disturbance to residents from factories that are running 24/7, Therefore, significant impact on the residents and the businesses that operate within that area. (NPPF 180)
- Residential Amenity** – loss of sunlight to neighbouring properties, see sun path plan documentation. Site is adjacent to the Fire Station and impact of visual sightlines into the houses from the tower.

ACTION: OFFICE ADMINISTRATOR

## P54 Reports

- P54a Officer report 1119PH4 was received and noted.
- P54b Mampitts Bus Gate – It was **AGREED** to distribute the email received from Highways regarding the plans for the Mampitts Bus Gate to all involved in the Mampitts Bus Gate Working party and to undertake research regarding all planning conditions for the Eastern Development site.

ACTION: BUSINESS MANAGER

- P54c St Johns Hill – It was **AGREED** to request that the sign indicating 'To Shaftesbury' be changed to 'All Routes' at the Coles Lane turning from the B3019 road travelling from Guys Marsh direction.

ACTION: OFFICE ADMINISTRATOR

There being no further business, the meeting was closed at 9.05 pm.

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Signed

Date

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