



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, 18 December 2018 commencing at 6:31pm.

Members Present

Councillor Taylor (Chair)
Councillor Lewer

Councillor Brown
Councillor Proctor

Absent:

Councillors Austin

Officers Present:

Brie Logan, Business Manager
Zoe Moxham, Office Administrator

In Attendance:

6 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;

- Planning application 2/2018/0696/OUT, Land North of Enmore Court - Concern was expressed for this application and the proposed pedestrian crossing being unsafe.
A member of the press asked; Will the committee be discussing the entire planning application 2/2018/0696/OUT or just matters relating to the pedestrian crossing? *Answer- The committee will be discussing the vehicular access, parking and landscape.*
- Littledown - Has a date been set for a meeting with the developers for the Littledown development? *Answer – No date in place yet, planned for January 2019.*
- The Wilderness - Who was bidding for the Wilderness on behalf of Shaftesbury Town Council? *Answer – An agent from Woolley and Wallis, accompanied by the Town Clerk.*

P16a 6.33pm – Councillor Proctor arrived at this point.

P17 Apologies

Apologies were received and accepted from Councillor Austin due to personal reasons.

P18 Declarations of Interest and Dispensations

All members were invited to declare any interests throughout the meeting if the need arose, none were declared. Councillor Proctor wanted it noted that Item 5, Planning Application for 65 Bimport contained a drawing from Proctor, Watts and Cole but this is an old drawing and no longer an application from the company.

P19 Minutes

It was **RESOLVED** to approve the minutes of the meeting held on Tuesday, 20 November 2018, the minutes were duly signed.

P19a It was noted at this point that actions from the November Planning and Highways meeting needed to be completed, including; arranging a meeting to discuss the Littledown Development, Submitting the comments for the Shale Gas consultation and consulting with Highways regarding Bell St parking issues.

P20 Order of Business

It was **RESOLVED** to consider Item 5, Planning Applications first to allow members of the public to leave after the item that interest them.

P21 Planning Applications

Officer report 1218P&H5 was received and it was **RESOLVED** to submit the following comments:

P21a Develop land by the erection of 25 No. dwellings, form vehicular accesses, parking and landscaping. (Outline application to determine access). Land North Of Enmore Court And Off New Road Shaftesbury Dorset Ref. No: 2/2018/0696/OUT

OBJECTION for the following reasons;

- This planning application is contrary to the 2003 Slopes policies in the North Dorset Local Plan as quoted below.
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.*
- There are specific slopes policy under development as part of the emerging Shaftesbury Neighbourhood Plan, which aim to protect the views in Shaftesbury including this area.

- Shaftesbury is a prime tourist location and tourism is vital to Shaftesbury' economy. Views feature as the number one comment from recent tourism studies and therefore need to be protected.
- This site is immediately adjacent to the conservation Area.
- This site is in a designated Landscape Character Area.
- This site is located on the spring line therefore prone to water logged ground surface and the running greensand is widely known locally as an unstable base for development. The associated cost with stabilising the foundation is likely to impact on the affordable housing element of the development.
- The Drainage strategy seems to imply that water can travel uphill.

Vehicular Access, parking and landscaping and crossing point-
Objections;

- No comment evident from Dorset Highways in relation to the blind corner along the B3081 near the New Rd turning, in regard to the safety of the proposed pedestrian crossing. This road is widely known by locals as a dangerous stretch of road and accidents have been recorded, including one fatality.
- Recent traffic studies have highlighted that the B3081 Southbound from Gillingham has an average of 36mph as the 85 percentile speed, therefore meeting criteria for a speed indicator device. This is evidence to support this is a dangerous stretch of road for a pedestrian crossing.
- The proposed location of the pedestrian crossing links to the pavement on the opposite side of the road. This pavement is not a continuous link to Shaftesbury and would require crossing this stretch of road again.

P21b Erect conservatory on rear elevation. Fountain Inn Breach Lane Shaftesbury SP7 8LE. Ref. No: 2/2018/1438/FUL
Support for the following reasons; it is in keeping with the local area and will support local business growth.

P21c Install 2 No. satellite dishes. 11 - 13 Bell Street Shaftesbury Dorset SP7 8AR. Ref. No: 2/2018/1519/FUL
Support for the following reasons; it will increase the cultural diversity in Shaftesbury and have limited impact on the public.

P21d Install 600 mm flue on rear elevation to enable replacement of gas boiler, carry out all internal/externals alterations in association with this. 65 Bimport Shaftesbury Dorset SP7 8BA. Ref. No: 2/2018/1591/LBC
No Objection.

ACTION: OFFICE ADMINISTRATOR

P22 Section 106

Officer report 1218P&H4 was received and it was **RESOLVED** to defer this item until January 2019 following a brainstorming session with all Councillors.

ACTION: TOWN CLERK

P23 Planning applications

Officer report 1218P&H6 was received and it was **AGREED** to wish Blandford Town Council Luck with their neighbourhood plan.

ACTION: BUSINESS MANAGER

There being no further business, the meeting was closed at 7:29pm.

Signed

Date