



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, 19 February 2019 commencing at 6:31pm.

Members Present

Councillor Taylor (Chair)
Councillor Lewer

Councillor Brown

Absent:

Councillors Austin, Proctor

Officers Present:

Claire Commons, Town Clerk
Zoe Moxham, Office Administrator

In Attendance:

14 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;

- Paddock Close – Concern was expressed regarding this planning application.
- 28 Crookhayes – Concern and support was expressed regarding this planning application.
- Thanks were received from the Shaftesbury Civic Society for the joint effort in objecting to the development on the Higher Blandford Road

P56 Apologies

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

P57 Declarations of Interest and Dispensations

All members were invited to declare any interests throughout the meeting if the need arose, none were declared.

P58 Minutes

It was **RESOLVED** to approve the minutes of the meeting held on Wednesday, 12 December 2018, the minutes were duly signed.

P59 Officer Report

P59a Officer report 0219PH4 was received and noted.

P59b It was **RESOLVED** to deny the request to provide a Permit for Park Walk for the Church Warden whilst funerals are being held at St Peters Church.

P60 Planning Applications

Officer report 0219PH5 was received and it was **RESOLVED** to submit the following comments:

P60a 2/2018/1800/HOUSE | Erect 1 No. extension. | Land At Yeatmans Lane Yeatmans Lane Shaftesbury Dorset **No Objection**

P60b 2/2019/0055/FUL | Erect 1 No. dwelling house | 28 Crookhays Shaftesbury Dorset SP7 8DX **Objection – due to traffic and parking generation and over development of plot.**

P60c 2/2019/0072/FUL | Erect 6 No. dwellings, create new vehicular and pedestrian access and form 18 No. parking spaces. | Land On The North West Side Of 6 Paddock Close Shaftesbury SP7 8DD **Objection for the following reasons:**
Over development of plot, the design is not in keeping with the area and will have a negative impact on the neighbours. This is contrary to NDDC Local Planning Policy 7.c where it states that new developments should be; ‘acceptable in terms of design and amenity, both for the intended occupants of the new development and the occupants of existing development in the vicinity.’ And also states ‘Where settlement boundaries exist, or are created or modified in neighbourhood plans, local communities are encouraged to develop more detailed policies relating to infilling and should be sensitively designed to the local context and to respect the amenity of adjoining properties.’
Poor vehicle access, traffic generation and road safety, and generation of increased road noise. This contray to NPPF – 9.202.e – where it states ‘patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.’ It also does not line up with North Dorset Locals Plan objective 6 - Improving the Quality of Life 2.54. where it states ‘ensuring that development makes a positive contribution to enhancing existing and providing new transport infrastructure.’

P60d 2/2019/0074/LBC | Demolish existing, replace single storey rear extension and carry out associated internal and external alterations. | 18 St James Street Shaftesbury SP7 8HE

- 2/2019/0073/HOUSE | Erect single storey rear extension (demolish existing). **No Objection**
- P60e 2/2019/0065/LBC | Remove and replace 4 No. windows, 1 No. door, guarding to stairs at first floor and carry out associated internal and external alterations. | 2 Victoria Street Shaftesbury Dorset SP7 8AG **No Objection**
- P60f 2/2019/0095/VALBC | Remove section of internal stone wall and carry out associated internal alterations. (Variation of condition No. 2 against listed building consent 2/2018/0085/LBC to allow amendments to Drawing 1821-02B indicated a new studwork partition and door to form entrance lobby. It is proposed to infill the existing opening between the two front rooms with doors/glazed screen, omitting the studwork walls and doors, as indicated on drawing 1821-2C Drawing 1821-02B to 1821-02C). | 9 High Street Shaftesbury SP7 8JS **Support as this will be positive for local economy.**
- P60g 2/2018/1775/FUL | Change of use of former retail/storage area to community venue and cafe/bar. Erect timber framed building, secure frontage and interior canopy (retrospective). | Mustons Yard Mustons Lane Shaftesbury Dorset SP7 8AD **Support as this will be positive for local economy.**

ACTION: BUSINESS MANAGER

There being no further business, the meeting was closed at 7.21 pm.

Signed

Date

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