



# Shaftesbury Town Council

Town Hall, Shaftesbury, Dorset. SP7 8LY

Telephone: 01747 852420

Town Clerk: Mrs Claire Commons

e-mail: enquiries@shaftesbury-tc.gov.uk

Website: www.shaftesbury-tc.gov.uk

VAT Reg No 241 1307 58

To: Members of Shaftesbury Town Council's Planning and Highways Committee (P&H), Councillors Brown (Chair), Taylor (Vice Chair), Austin, Lewer & Proctor. All other recipients for information only.

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 6.30pm on Tuesday 18 December 2018 in the Council Chamber, Shaftesbury Town Hall

Claire Commons, Town Clerk

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 submitted under the Council's Public Participation Procedure.

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 ..... 2**  
To receive and consider for acceptance, apologies for absence
- 2 DECLARATIONS OF INTEREST ..... 2**  
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.
- 3 MINUTES ..... 2**  
To confirm as a correct record, the minutes of the previous meeting of the Planning and Highways Committee.
- 4 SECTION 106 ..... 6**  
To consider section 106 allocation requests.
- 5 PLANNING APPLICATIONS ..... 11**  
To consider responses to planning applications to include but not be limited to;
- 6 BLANDFORD+ NEIGHBOURHOOD PLAN ..... 14**  
To consider response to the Blandford+ Neighbourhood Plan

(End)

**Administration for a meeting of the Planning and Highways Committee  
To be held at 6.30pm on Tuesday 18 December 2018 in the Council Chamber,  
Shaftesbury Town Hall**

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**1 Apologies**

To receive and consider for acceptance, apologies for absence

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.

**1.1 Apologies received to date**

1.1.1 .

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*STRATEGIC PLAN AREA: INTERNAL ENGAGEMENT, MARK JACKSON*

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**2 Declarations of Interest**

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 Declarations of Interest or dispensations received to date**

2.1.1 There have been no declarations received at the point of papers being issued.

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*STRATEGIC PLAN AREA: INTERNAL ENGAGEMENT, MARK JACKSON*

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**3 Minutes**

To confirm as a correct record, the minutes of the previous meeting of the Planning and Highways Committee.

**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 20<sup>th</sup> November 2018

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*STRATEGIC PLAN AREA: INTERNAL ENGAGEMENT, MARK JACKSON*

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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, 20 November 2018 commencing at 6:32pm.

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### Members Present

Councillor Taylor (Chair)  
Councillor Lewer

Councillor Brown  
Councillor Proctor

### Absent:

Councillors Austin

### Officers Present:

Claire Commons, Town Clerk  
Brie Logan, Business Manager

### In Attendance:

6 members of the public  
2 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;

- A representative from the Open Spaces Group expressed concern that lighting Hawkesdene Lane would increase energy usage in Shaftesbury and be contrary to the dark skies objective in an area that is protected by TPO's and Conservation status.
- Support was voiced to make pre-application consultation for fracking areas compulsory.
- It was noted that following the Council meeting held on the 16<sup>th</sup> October the bollards had not been reinstated outside the Town Hall as agreed.
- A member of the press asked if Shaftesbury Town Council was still pursuing the planning objections regarding the Littledown Development. *The answer was affirmative.*
- Concern was expressed for the lack of parking regulations along Bell Street which is causing vehicles to be blocked in outside the Arts Centre.

**P16 Apologies**

Apologies were received and accepted from Councillor Austin due to personal commitments and Councillor Brown for being late due to work commitments.

**P17 Declarations of Interest and Dispensations**

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

**P18 Minutes**

It was **RESOLVED** to approve the minutes of the meeting held on Tuesday, 16 October 2018, the minutes were duly signed.

**P19 Order of Business**

It was **RESOLVED** to consider Item 8 – Hawkesdene Lane Lighting, followed by Item 5 – Bell Street Parking Restrictions, Item 9 – Shale Gas Planning Applications, Item 4 – Planning Applications, Item 7 – S.106 Developer Contributions and then Item 6 – Littledown Development, to allow members of the public to leave after the item that interest them.

**P20 Hawkesdene lane – lighting**

18.59 pm Councillor Brown arrived at this point.

Officer report 1018PH8 was received and after considered debate it was proposed and seconded to request lighting in the area of Hawkesdene Lane referred to in the Officer Report. The vote was split and the Chairman exercised his casting vote against the motion and the motion fell.

**P21 Bell street – parking restrictions**

Officer report 1018PH65 was received and it was **RESOLVED** that the Town Clerk would consult with Highways regarding a loading bay or comparable solution and to consider a similar solution for the area by Haimes Lane.

**ACTION: TOWN CLERK**

**P22 Shale gas planning applications**

Officer report 1018PH9 was received and it was **RESOLVED** to respond that it should be mandatory for the Government to undertake prior consultation with communities before submitting shale gas planning applications.

**ACTION: TOWN CLERK**

**P23 Planning applications**

Officer report 1118PH4 was received and it was **RESOLVED** to submit the following comments:

Ref. No: 2/2018/1379/HOUSE 6 St Georges Road

Erect single storey rear extension

**Objection. It is out of keeping. Impact on Neighbours.**

Ref. No: 2/2018/1412/HOUSE 6 Paddock Close

Erect first floor extension over existing single storey flat roofed car port.

**No Objection.**

Ref. No: 2/2018/1496/HOUSE 8 Crookhays

Erect single storey extension, first floor balcony and front porch.

**No Objection.**

**ACTION: TOWN CLERK**

P24 **S.106 developer contribution**

Officer report 1018PH7 was received and it was **AGREED** that the Council makes representation to the Planning Authority for areas to link with the s.106 developer contributions.

**ACTION: TOWN CLERK**

P25 **Littledown development**

Officer report 1018PH6 was received and it was **RESOLVED** that Councillors Taylor and Lewer will meet with the Littledown developer along with an officer and a member of the Neighbourhood Plan Advisory Committee.

**ACTION: TOWN CLERK**

There being no further business, the meeting was closed at 7:40pm.

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Signed

Date

**Report 1218P&H6 to a meeting of the Planning and Highways Committee  
To be held at 6.30pm on Tuesday 18 December 2018 in the Council Chamber,  
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**4 Section 106**

To consider section 106 allocation requests.

**4.1 Summary**

- 4.1.1 Shaftesbury currently has two developments in the planning process which, if approved, will be subject to developer contributions.
- 4.1.2 The Planning Authority has asked the Council to make recommendations on the allocation of funds to be collected.
- 4.1.3 The appended document sets out the outline of projects and aspirations within the Council's strategic plan and applies likely areas for collecting contributions. This will need further detail to provide guidance on the likely areas for developer contributions.

**4.2 Financial Implication**

- 4.2.1 There are no expenditure implications from this report

**4.3 Legal Implication**

- 4.3.1 The authority for collecting developer contributions rests currently with the District Council and will transfer to Dorset Councils in April 2019

**4.4 Risk**

- 4.4.1 There is a risk that Shaftesbury will not obtain maximum benefit from s.106 opportunities if specific requests are not outlined and made to the planning authority.

**4.5 Recommendation**

- 4.5.1 That the Infrastructure Requirements document is adopted as the basis for developer contribution requests.
- 4.5.2 That the Infrastructure Requirements document is reviewed quarterly to ensure it is meeting requirements.
- 4.5.3 To make retrospective request for developer contributions for the development on the higher Blandford road *if* planning permission was to be granted

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***STRATEGIC PLAN AREA: EXTERNAL ENGAGEMENT, PHIL PROCTOR***

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(End)

Report Author:  
Claire Commons, Town Clerk

## Appendix B. Infrastructure Requirements

Project parent	Project detail	Obligation	Infrastructure	Infrastructure Sector	Infrastructure type	Infrastructure element	C	E	R	Estimated Cost	Notes
<b>Welcome our Visitors</b>	Gateway navigational signage		Grey	Public Realm	Amenity	Town centre enhancements		✓		£30,000	See VEAC action plan. 6 information boards.
<b>Welcome our Visitors</b>	Periphery road signs (brown)		Grey	Public Realm	Amenity			✓		£18,000	6 brown signs at approximately £3,000 each
<b>Residents Lifestyle Outdoor</b>	Enhance football pitch in partnership with F.A.	Formal Outdoor Sports: Pitches	Green	Sport and Recreation	Sport	Sport pitches		✓		£500,000	Extend period of use and develop youth teams and community involvement
<b>Changing Places</b>	Uplift to improvement of public toilets to 'Changing Places' facility		Social	Community	Local Facilities				✓	£100,000	Supports Shaftesbury residents with additional needs and supports tourism for those with additional needs. Refer to GEM report 17/1/2017
<b>Enhancing Community Facilities</b>	Various existing community buildings require support to maximise their potential	Community, Leisure & Indoor Sport Facilities: Village Hall	Social	Community	Assembly	Community halls/centre		✓		-	Project to be scoped out

<b>Cycle link to Motcombe</b>	Develop cycle route to Motcombe to link in with the cycle route to Gillingham	Rights of Way Enhancement	Grey	Transportation	Road	Cycling facilities and network		✓			Discussions to be had with Woodland Trust and private land owners for viability of project.
<b>White Hart Link</b>	Improvements to the White Hart Link	Rights of Way Enhancement	Grey	Transportation	Road	Walking facilities		✓			Project to be scoped out
<b>Silver Band Hall</b>	Relocate Silver Band Hall (Mampitts) and enhance facility	Community, Leisure & Indoor Sport Facilities: Village Hall	Social	Culture	Arts facilities				✓		Enhance band provision to include music rooms/recording studio and flexible space to meet community need on the Eastern Development
<b>Project Belle</b>	Start-up enterprise units		Economic Development								Can migrate to similar project using high street units if PB bid unsuccessful
<b>Project Belle</b>	Employment										Full project proposal available to demonstrate financial viability
<b>Project Belle</b>	Health										Full project proposal available to demonstrate financial viability
<b>Project Belle</b>	Leisure										Full project proposal available



											to demonstrate financial viability
<b>Community Kitchen</b>	Men's shed / mental health support	Community, Leisure & Indoor Sport Facilities: Village Hall	Social	Community	Assembly	Community halls/centre		✓			Project to be scoped out
<b>Developing the Arts</b>	Pop-up galleries on the high street		Social	Culture	Art	Art galleries			✓		Project to be scoped out, become long lease tenant of high street unit, sub-let to pop-up galleries to keep high street vibrant and interesting
<b>Swimming Pool</b>	Refurbish pool and enhance to extend the season and availability of the facility to the residents and visitors	Formal Outdoor Sports: Other	Green	Sport and Recreation	Active Recreation	Formal outdoor facilities		✓			Consultation started on improved facilities, retractable roof, additional facilities
<b>Footpaths</b>	Linking up existing footpath network	Rights of Way Enhancement	Grey	Transportation	Road	Walking facilities		✓			Evidence building from emerging Neighbourhood Plan
<b>The Wilderness</b>	Create paths suitable for all weather access and wheelchair compatible	Rights of Way Enhancement	Green	Sport and Recreation	Active Recreation	Informal open space		✓		£10,000	Project to be scoped if successful at auction

<b>The Wilderness</b>	Plant native fruit trees to extend the scope of the woodland area and provide natural foraging	Natural Environment - Ecology and Conservation	Green	Environment	Natural space	natural areas	✓			£3,000	£60 per tree for tree and sundries. 50 trees.
<b>The Wilderness</b>	Provide wheelchair accessible gates	Rights of Way Enhancement	Green	Sport and Recreation	Active Recreation	Informal outdoor facilities		✓		£2,000	Project to be scoped if successful at auction

**Report 1218P&H5 to a meeting of the Planning and Highways Committee  
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## **5 Planning Applications**

To consider responses to planning applications to include but not be limited to;

### **5.1 Summary**

- 5.1.1 The Committee is asked to provide observations on the planning applications at Appendix A, returning an observation of Objection, No Objection or Support. Where possible and in particular with 'Objection' you will be asked to provide a planning reason.
- 5.1.2 The Committee may receive a report from Mr Clinch who has volunteered to keep the council informed on planning applications as they progress.

### **5.2 Financial and Legal Implications and Risk**

- 5.2.1 There are none identified in the report.

### **5.3 Recommendation**

- 5.3.1 That the Committee provides its observations on the below mentioned applications in the form of Support, No Objection or Objection.
- 5.3.2 That the Committee notes any report provided on the progress of planning applications and determines any actions arising.
- 5.3.3 That the Committee identifies any developer contribution requests *if* a development is granted planning permission.

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### ***STRATEGIC PLAN AREA: EXTERNAL ENGAGEMENT, PHIL PROCTOR***

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### **5.4 Detail**

- 5.4.1 Shaftesbury Town Council's Strategic Plan incorporates developing links with other authorities. Providing local knowledge on the considerations affecting planning applications is valuable to the Planning Authority.
- 5.4.2 Shaftesbury Town Council is a statutory consultee for planning applications which is provided with the opportunity to make observations on planning applications within its parish boundary. These observations are reported back to the planning authority in order that it can make an informed decision when determining the applications.
- 5.4.3 The Committee may request that an applications be considered by the planning authority's development management committee if there are matters of particular concern or which would be better considered during debate.
- 5.4.4 Consideration should be given to matters relating to planning law and to local knowledge with any comments provided to support the observation made.
- 5.4.5 More guidance on how to comment on planning applications can be found at <http://planninghelp.org.uk/improve-where-you-live/how-to-comment-on-a-planning-application>. Applications can be viewed online at <http://planning.north-dorset.gov.uk/online-applications/>

(End)

Report Author:

Claire Commons, Town Clerk

Appendix C. Planning Applications

**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 | Received: Mon 21 May 2018 | Validated: Fri 08 Jun 2018 | Status: Pending

Consideration

Letter Reference:	Consultee:	Date Requested:	Expiry Date:
Not Available	Shaftesbury TC	Wed 21 Nov 2018	Wed 05 Dec 2018

**Erect conservatory on rear elevation.**

Fountain Inn Breach Lane Shaftesbury SP7 8LE

Ref. No: 2/2018/1438/FUL | Received: Wed 10 Oct 2018 | Validated: Thu 15 Nov 2018 | Status: Pending

Consideration AND

Ref. No: 2/2018/1439/LBC | Received: Wed 10 Oct 2018 | Validated: Thu 15 Nov 2018 | Status: Pending

Consideration

Letter Reference:	Consultee:	Date Requested:	Expiry Date:
Not Available	Shaftesbury TC	Fri 30 Nov 2018	Sun 23 Dec 2018

**Install 2 No. satellite dishes.**

11 - 13 Bell Street Shaftesbury Dorset SP7 8AR

Ref. No: 2/2018/1519/FUL | Received: Wed 24 Oct 2018 | Validated: Mon 26 Nov 2018 | Status: Pending

Consideration

Letter Reference:	Consultee:	Date Requested:	Expiry Date:
Not Available	Shaftesbury TC	Tue 04 Dec 2018	Thu 27 Dec 2018

**Install 2 No. satellite dishes and carry out associated external alterations.**

11-13 Bell Street Shaftesbury SP7 8AR

Ref. No: 2/2018/1697/LBC | Received: Mon 26 Nov 2018 | Validated: Mon 26 Nov 2018 | Status: Pending

Consideration AND

Ref. No: 2/2018/1519/FUL | Received: Wed 24 Oct 2018 | Validated: Mon 26 Nov 2018 | Status: Pending

Consideration

Letter Reference:	Consultee:	Date Requested:	Expiry Date:
Not Available	Shaftesbury TC	Tue 04 Dec 2018	Thu 27 Dec 2018

**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 | Received: Wed 07 Nov 2018 | Validated: Mon 10 Dec 2018 | Status: Pending

Consideration

Letter Reference:	Consultee:	Date Requested:	Expiry Date:
Not Available	Shaftesbury TC	Tue 11 Dec 2018	Thu 03 Jan 2019

Report 1218P&H6 to a meeting of the Planning and Highways Committee  
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6 **Blandford+ Neighbourhood Plan**

To consider response to the Blandford+ Neighbourhood Plan

**Blandford+ Statutory Consultation**

**You've spoken and we've listened!**

**Thanks to everyone who took part in our informal consultation in July.**

Following your comments Blandford+ have now prepared a new Draft Neighbourhood Plan.

Supported by the Ministry of Housing and by North Dorset District Council,  
the new Blandford+ Neighbourhood Plan is taking the lead on housing and infrastructure  
development for Blandford Forum, Blandford St. Mary and Bryanston.

Have we missed anything? **This is your last chance to comment before the Plan is finalised!**

**Meeting future housing needs - How many and where?**



**blandfordplus**

**Planning for education and health**

**Enabling local employment**

**Protecting our green spaces**

**Regenerating the town centre**

**Building community facilities**

**Managing design in Blandford Forum, Blandford St Mary and Bryanston**

**How to take part...**

You can submit your comments via email, online or through the post.

**Via email to:** [admin@blandfordforum-tc.gov.uk](mailto:admin@blandfordforum-tc.gov.uk)

**Online at:** <http://blandfordplus.org.uk/>

**Through the post:** A hard copy of the Draft Plan will be available to view at the Library, Town Clerk's Office, the Hall & Woodhouse shop in Blandford St Mary, and Bryanston Estate Club. Comment slips will be available for you to post to the Town Clerk's Office, Church Lane, Blandford Forum, Dorset, DT11 7AD.

**Consultation period - 7th November to 19th December 2018**



If you have any enquiries please contact the Chairman of Blandford +, Sara Loch, on 01258 450278  
or visit our website at [www.blandfordplus.org.uk](http://www.blandfordplus.org.uk)