



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, 21 May 2019 commencing at 7.30 pm.

Members Present

Councillor Cook
Councillor Proctor

Councillor Lewer (Chair)
Councillor Welch

Absent:

Councillors Chase, Hollingshead

Officers Present:

Claire Commons, Town Clerk
Brie Logan, Business Manager
Julie Curtis, Office Administrator

In Attendance:

Councillor Prichard

25 members of the public
1 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;

- **Enmore Court** –concerns and strong objection with regard to the planning application for 23 new homes requesting support from the Committee to strongly oppose the planning application at the planning meeting the following week.
- **Land at St James** – Strong Objections were expressed regarding planning application 2/2019/0315/FUL.

P1 Election Of Committee Chairman And Vice Chairman

Officer report 0519PH1 was received and it was **RESOLVED**;

P1a That Councillor Lewer serve as Chairman of the Planning & Highways Committee for the Municipal Year 2019/2020 and sign his declaration of acceptance of office.

P1b That due to the absence of two of the Committees Members the Vice-Chairman be elected at the next Planning & Highways Committee.

P2 Order of Business

P2a It was **RESOLVED** to change the order of the meeting to allow item 6, Land at St James 2/2019/0315/FUL to be heard first followed by item 7 Neighbourhood Plan.

P3 Apologies

Apologies were received and accepted from Councillors Chase due to work commitments and Hollingshead due to a personal commitment.

P4 Planning Applications

Officer report 0519PH6 was received and it was **RESOLVED** to submit the following comments;

P4a Ref. No: 2/2019/0315/FUL Land At E 385940 N 122542 St James Street Shaftesbury Dorset. **Erect 1 No. dwelling (demolish existing garage).**
The Committee Objected to the application and recommended refusal for the following reasons:
Access - concern about the narrow street and on street parking, notwithstanding the existing garages there it was thought that the proposal would increase traffic movement in and out of the site.
Not in keeping - the proposal is not in keeping with the historic nature of the site and does not protect or enhance the existing views in this area especially due to the area being a conservation area, the majority of the site being listed and the area covered by the slopes policies
Public Right of Access - Concern that the public right of access would be impeded not least during construction works and potentially beyond.
Overlooking - the development significantly overlooks the public owned garden and would impair the enjoyment of the garden by members of the public
Levels - the plans show significant issues with the levels of the development
Water - there is no room in the development for a soakaway and the water level there is at floor level due to the ancient springs.
Traffic safety - particularly concerning traffic movements safety and disturbance during construction but also once development is complete. The street is effectively single carriageway due to on street parking and under significant pressure due to the growth of the primary school at the end of St James St. The access to Millennium Garden is used as a pull in to allow cars to pass.
Overdevelopment - the site is considered to be too small for the proposed development
Highways - concern that the loss of 2 garages will increase the pressure on on-street parking.

The rest of the Planning applications were deferred to later in the meeting.

P5 Declarations of Interest and Dispensations

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

P6 Minutes

It was **RESOLVED** to approve the minutes of the meeting held on Tuesday, 16 April 2019, the minutes were duly signed.

P7 Neighbourhood Plan

P7a Officer report 0519PH7 was received and the following was **RESOLVED**;
To adopt the Draft Neighbourhood Plan policies and projects as presented to the Committee (subject to any minor points over coming weeks) in readiness of the formal public consultation in July 2019.

P7b The Committee acknowledged that the Neighbourhood Plan is an evolving document and thanked the Neighbourhood Plan Team for their contribution and commitment to date.

P8 Reports

- P8a Officer report 0519PH5 was received and noted;
Representation from the Civic Society regarding the following planning applications and developments; Persimmon Homes, Paddock Oaks, St James and Emerald Court and confirmation that the Civic Society plan to submit their objections. Urge Committee Members to attend the meeting planned for next week at Sturminster Newton.
- P8b The Civic Society Day planned for 12th June 2019 in the Town Hall.
- P8c Congratulated Business Manager and Neighbourhood Plan Committee on their work with the draft neighbourhood plan.
- P8d Delegated Decision Form regarding SID installation duly noted.

P9 Planning Applications

P9a Officer report 0519PH6 was received and it was **RESOLVED**;
That a letter endorsing the Committee's comments is sent to the Planning Inspectorate in regards to Land at Paddock Close

to submit the following comments;

P9b Ref. No: 2/2019/0440/HOUSE 32 Tanyard Lane Shaftesbury SP7 8HW
Erect one and half storey extension (demolish existing garage).

Councillor Proctor declared that he was no longer involved with Proctor Watts Cole and Rutter and had no involvement with the application Councillor Cook requested that votes be recorded in the minutes for the remaining applications of this meeting.

No Objection. Councillors Lewer, Proctor and Welch in favour, Councillor Cook abstained.

P9c Ref. No: 2/2019/0525/HOUSE The Lower House 7 Ratcliffs Garden Shaftesbury Dorset SP7 8HJ **Erect first floor extension.**

No Objection. Councillors Lewer, Proctor and Welch in favour, Councillor Cook abstained.

- P9d Ref. No: 2/2019/0383/VARIA 96 Sweetmans Road Shaftesbury SP7 8EH **Erect 1 No. dwelling. (Variation of Condition No. 2 from Planning Permission 2/2014/0032 to replace Drawing No. 1764/10 with Drawing No. 1764/13 to amend the dwelling from a two to a three bed dwelling).**
The Committee Objected to the application and recommended refusal due to increased overlooking and overshadowing. Councillors Lewer, Proctor and Welch in favour, Councillor Cook abstained.
- P9e Ref. No: 2/2019/0420/FUL Unit 1 25C Longmead Industrial Estate Longmead Shaftesbury Dorset SP7 8PL **Change of use from dog grooming business to motorbike repair and MOT station and carry out associated alterations.**
The Committee had no objection to the application however wished to point out to the Planning Officers that the location plan was significantly out of date and the application was now backing on to Christy's Gardens residential area and may cause some concern with noise. Councillors Lewer, Proctor and Welch in favour, Councillor Cook abstained
- P9f Ref. No: 2/2019/0434/HOUSE 10 Ratcliffs Garden Shaftesbury Dorset SP7 8HJ **Raise roof on south east elevation, install dormer window and rooflight to create additional accommodation in roof space, and install rear dormer window. Erect single storey side extension to garage.**
No Objection. Councillors Lewer, Proctor and Welch in favour, Councillor Cook abstained.
- P9g Ref. No: 2/2019/0512/FUL Former Workshop Mustons Lane Shaftesbury Dorset **Convert workshop to dwelling, add part first floor, (demolish corrugated iron shed).**
Councillor Proctor declared that he was no longer employed with the architect for this application and had no involvement with it. The Committee observed No Objection. Councillors Lewer and Welch in favour, Councillors Proctor and Cook abstained.
- P9h Ref. No: 2/2019/0488/HOUSE 4 Haimes Lane Shaftesbury SP7 8AJ **Erect single and two storey extension to the rear (demolish existing extensions).**
No Objection provided the proposal included the whole area indicated by the blue line, otherwise considered overdevelopment. Councillors Lewer, Proctor and Welch in favour. Councillor Cook abstained.
- P9i Ref. No: 2/2019/0541/HOUSE 3 Yeatmans Lane Shaftesbury SP7 8LR **Convert garage into additional living accommodation by installing a bay window with french doors. Install 2 No. conservation rooflights.**
The Committee Objected to the application and recommended refusal due to the loss of a garage in an area with difficult parking. Councillors Lewer and Welch in favour, Councillors Proctor and Cook abstained.

P9j Ref. No: 2/2019/0139/ADV Bloomfield And Associates Ltd 34 High Street Shaftesbury Dorset SP7 8JG **Erect 1 No. non-illuminated fascia sign.**
 No Objection. Councillors Lewer, Proctor and Welch in favour. Councillor Cook abstained.

P9k Ref. No: 2/2019/0593/HOUSE 17 Rifles Lane Shaftesbury Dorset SP7 8GE
Erect single storey extension, infill existing porch.
 No Objection. Councillors Lewer, Proctor and Welch in favour, Councillor Cook abstained.

It was **RESOLVED** that Councillor Proctor would represent Shaftesbury Town Council at the Dorset Council planning meeting with regards to Enmore Court to put forward the Council's previous objections to the application.

P10 Councillor Cook Resignation from P&H Committee

P10a Councillor Cook informed the Committee of his role on Dorset Planning Committee and resigned from the P&H Committee to avoid any potential conflict of interest in the future.

There being no further business, the meeting was closed at 9.46pm.

Signed

Date

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