



# Shaftesbury Town Council

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To: Members of Shaftesbury Town Council’s Planning and Highways Committee (PH),  
Councillors for P&H; Lewer (Chair) Welch (Vice-Chair), Chase, Hollingshead, Proctor and  
Yeo..

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 7.30pm on

**Tuesday 03 September 2019 in the Council Chamber, Shaftesbury Town Hall**

To Shaftesbury Town Councillors not listed above, you are appointed as substitute members  
and may be summoned to attend according to notice given by the Town Clerk.

All other recipients for information only

Claire Commons CerTHE PSLCC, Town Clerk and RFO  
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. The period of  
time designated for public participation shall not exceed twenty minutes. A member of the public shall not speak  
for more than three minutes.

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

<b>1</b>	<b>APOLOGIES .....</b>	<b>3</b>
	To receive and consider for acceptance, apologies for absence .....	(1 min)
<b>2</b>	<b>DECLARATIONS OF INTEREST .....</b>	<b>3</b>
	To declare any interests relating to the business of the meeting and receive any dispensation requests from the Clerk. ....	(1 min)
<b>3</b>	<b>MINUTES .....</b>	<b>3</b>
	To confirm as a correct record, the minutes of the previous meeting of the Planning and Highways Committee.....	(1 min)
<b>4</b>	<b>REPORTS .....</b>	<b>9</b>
	To receive and note reports from the Mayor, Committee Chairmen, Lead Councillors District and County Councillors and Local Organisations.....	(3 mins)
<b>5</b>	<b>PLANNING APPLICATIONS .....</b>	<b>10</b>
	To consider responses to planning applications to include but not be limited to: 38 High Street and 18 Breach Lane, .....	(20 mins)
<b>6</b>	<b>PLANNING APPEAL PLANNING APPEAL – LAND NORTH OF ENMORE COURT AND OFF NEW ROAD .....</b>	<b>12</b>

To consider any further representation regarding the appeal Land .....(15 mins)

**7 BUDGET ..... 16**

To consider the committee's budget requirements for 2020/21 for recommendation to the General Management Committee .....(20 mins)

Anticipated meeting end time 8:50pm

(End)

**Bibliography**

Shaftesbury Town Council, 2012. *Code of Conduct*. [Online]

Available at: [https://www.shaftesbury-tc.gov.uk/images/STC\\_Code\\_of\\_Conduct\\_2012.pdf](https://www.shaftesbury-tc.gov.uk/images/STC_Code_of_Conduct_2012.pdf)

Tharmarajah, M., 2013. *Local Council's Explained*. 1st ed. London: NALC.

## **1 Apologies**

To receive and consider for acceptance, apologies for absence (1 min)

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### **1.1 Background**

1.1.1 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.

### **1.2 Apologies received to date**

## **2 Declarations of Interest**

To declare any interests relating to the business of the meeting and receive any dispensation requests from the Clerk. (1 min)

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### **2.1 Background**

2.1.1 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

2.1.2 Where a matter arises at a meeting which relates to a councillor's interest, the councillor has the responsibility of declaring that interest in accordance with the adopted code of conduct. (Shaftesbury Town Council, 2012)

### **2.2 Declarations of Interest or dispensations received to date**

## **3 Minutes**

To confirm as a correct record, the minutes of the previous meeting of the Planning and Highways Committee. (1 min)

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### **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 See following pages



## 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 13<sup>th</sup> August 2019** commencing at 7.30 pm.

**Members Present**

Councillor Lewer (Chair)	Councillor Chase
Councillor Welch (Vice-Chair)	
Councillor Proctor	Councillor Yeo

**Absent:**

Councillor Hollingshead

**Officers Present:**

Claire Commons, Town Clerk  
Brie Logan, Business Manager  
Laura Jeffers, Office Administrator

**In Attendance:**

Councillor Cook  
Councillor Brown  
28 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;

- Strong objections were expressed regarding the planning application for 2 new dwellings on land known as The Mount. Concerns raised about narrow access and impact on refuse collections and emergency vehicles accessibility, 3 blind bends and very dangerous to access the road. Concerns raised about limited parking, impact on the privacy of Belmont Close residents. Demolition of 2 listed buildings which will be unsympathetic to the area. Impact on visitor parking
- Further objection to The Mount on grounds of disturbance, privacy, amenity, sewage and traffic concerns. Issues regarding access via one gravel track and impact on construction vehicular access. Residents of Blackthorn will be affected by the traffic

- Representatives of the Shaftesbury Civic Society raised concerns regarding the land at Higher Blandford Road, Cann appeal. It was agreed the Civic Society letter would be read out at the point of debate.
- Concerns expressed regarding access to Coppice Street and increased traffic in view of new hand car wash business at Shaftesbury Football Club
- Long term resident of Shaftesbury urged the Committee to consider application to erect 1 new dwelling on land South of Church Lane.  
Concerns regarding traffic and fast speeds were presented by several residents living in the Pound Lane/ Mampitts area and these were noted by the Committee. Councillor Cook acknowledged concerns and will seek more information from Persimmon

Meeting commenced: 19:56:pm

### **P11 Apologies**

Apologies were received and accepted from Councillor Hollingshead to a conflicting personal engagement.

### **P12 Declarations of Interest and Dispensations**

**All members were invited to declare any interests throughout the meeting if the need arose.**

**Councillor Cook declared interest agenda item 5, Planning Applications, as County Council member of its Planning Committee and a personal interest in application 2/2017/1725/FUL as the applicant and agent were known to him**

Councillor Welch declared interest in Planning application Ref. No: 2/2019/0965/LBC as his property is adjacent to the one being debated.

ACTION: CLERK

### **P13 Minutes**

It was **RESOLVED** to approve the minutes of the meeting held on Tuesday, 25 June 2019, the minutes were duly signed.

### **P14 Order of Business**

P14a It was **RESOLVED** to change the order of the meeting to bring forward 3 agenda items:

1. Land on the South side of church lane Ref. No: 2/2017/1725/FUL.
2. Planning application for Football Club Ref. No: 2/2019/0965/LBC.
3. Planning application, The Mount Salisbury Road Shaftesbury Ref. No: 2/2019/0965/LBC.

### **P15 Reports**

Officer report 0619PH4 was received and noted;

ACTION: CLERK

### **P16 Planning Applications**

Officer report 0819PH5 was received and it was **RESOLVED** to submit the following comments;

P16a Ref. No: 2/2017/1725/FUL Land on the South Side Of Church Lane Shaftesbury Dorset SP7 8JT. **Erect 1 No. dwelling (demolish existing outbuilding).**

**No Objection.**

- P16b P24b Ref. No: 2/2019/0965/LBC Shaftesbury Football Club Coppice Street Shaftesbury SP7 8PD. **Change of use to car parking area and use of hand car wash business (retrospective).**

The committee did not reach a decision on which a majority vote could be achieved therefore no observation will be submitted to Dorset Council.

- P24c Ref. No: 2/2019/0965/LBC The Mount Salisbury Road Shaftesbury SP78NL. **Erect 2 No. dwellings within The grounds of The Mount and create 4 No. parking spaces. (remove existing tennis courts).**

The Committee objected to the application and recommended refusal for the following reasons:

**Access** - concern regarding ownership and right of way over the access lane currently under review by solicitors, also access over 1mtr strip adjacent to the wall under review

**Access** – limited visibility on exiting the lane on to Salisbury Road, increased with additional traffic using the access lane – safety concerns to be referred to Highways Department contrary to NPPF 1086

**Access** – the access lane is owned and maintained by 2 neighbours of applicants. Concern regarding the upkeep and maintenance of the access lane, (which is gravel) in light of increased traffic on the lane for access by the new dwellings

**Access** – width of access lane does not meet the legal standard for enabling emergency vehicle access/turning, and not wide enough for services and emergency vehicles, contrary to NPPF 110d

**Listed Building** – unnecessary demolition of listed building and wall, contrary to NPPF 194a

**Loss of privacy** – limited amenity within the proposed dwellings result in decking only 2mtrs from neighbour's bedroom windows of several adjacent houses

**Loss of privacy** – proposed dwellings over 5mtrs high overlooking up to 18mtrs of the neighbour's boundary

**Loss of privacy** – proposed dwellings 7mtrs from adjacent houses, looking straight into bedroom and bathroom windows and overlooking garden

**Not in keeping** - the proposals design is not in keeping, and in conflict, with the area and adjacent listed buildings, contrary to NPPF 127c

**Sewerage and waste-water** – concerns expressed due to the increased demands on current infrastructure due to the size of the dwellings (7 bedrooms)

**Limited parking** – only 4 parking spaces planned, considered not sufficient given the size of the dwellings,

**Lack of turning space** – little space for turning further reduced if 4 vehicles parked

**P17 Planning Appeal - Land at Higher Blandford Road Cann**

- P17a Officer report 0819PH6 was received and it was **RESOLVED** to submit a letter to the Planning Inspectorate reinforcing the objections submitted to the Planning Authority and drawing attention to additional relevant information due to changed circumstances since the original application was submitted. These to include:
- Contrary to the emerging neighbourhood plan policies;

- SGFHE 2 - To learn from the issues that have arisen from previous large-scale housing developments in Shaftesbury,
- SFGI 2 - To ensure development respects Shaftesbury's topography and its position in the landscape, recognising that the steep slopes, hilltop and the lower settlements of St James and Enmore Green are all highly sensitive to development, and the extent to which tree cover is important to the incorporation of new development on the shallower slopes,
- SFGI3 - To ensure development respects and enhances the Green Infrastructure network - its green spaces and green corridors - and the contribution this makes to the character of the town, its sustainability and biodiversity, and the general well-being of its residents,
- SFGI4 - To protect our dark skies, particularly considering the adjoining Area of Outstanding Natural Beauty and its potential International Dark Sky Reserve status.
- Policy SFCL3 - To support safe walking and cycling routes that are well connected with the town centre and other key areas and that provide access to the countryside, and encourage improvements to this network, including where opportunities arise within developments to create new links or make existing routes more attractive.
- Support the content of the Shaftesbury Civic Society letter to the inspectorate on this application.
- Concern about road safety due to the site junction with the C13 as this is now a south bound HGV route
- Lack of affordable housing.
- Housing too near to the employment land

**P18 Planning applications (continued)**

P18a Ref. No: 2/2019/0880/FUL 11-13 Wincombe Business Park Shaftesbury Dorset SP7 9QJ. **Change of use of from storage (B1/B8) to Crossfit Gymnasium (D2).**

**No objection.**

**ACTION: CLERK**

P18b Ref. No: 2/2019/0880/HOUSE 17 Heathfields Way Shaftesbury Dorset. **Erect two storey and single storey extensions.**

**No objection.**

P18c Ref. No: 2/2019/08998/HOUSE and 0899/LBC 96 St James Street Shaftesbury Dorset SP7 9JZ 8HF. **Erect 1 No. single storey rear extension (demolish existing storey rear extension).**

**No objection.**

**ACTION: CLERK**

Meeting Adjourned at 9:15pm and reconvened at 9:30pm

P24j Ref. No. 2/2019/0987/HOUSE 16 New Road Shaftesbury Dorset SP7 8QL. **Erect two storey front extension.**

**Objection, not in keeping with the Conservation Area.**

**ACTION: CLERK**

**P19 Road closure – Foyle Hill**

P19a Officer report 0819PH7 was received and noted.

**P20 DAPTC AGM Proposals**

Officer report 0819PH8 was received and it was **RESOLVED** to submit the following motions:

P20a That all developments of residential properties with granted planning permission will be subject to Council Tax appropriate to the proposed development 5 years following grant of planning permission or on completion, whichever is the sooner.

P20b That nationally, the speed limit within residential streets in built up areas be 20mph.

**P21 Electric Vehicle Charging Points (EVCP)**

Officer report 0819PH9 was received and it was **RESOLVED**:

P21a That the Committee identifies potential locations for EVCP;: Bell Street Car Park, Barton Hill (currently leased by STC to DC), Longmead carpark, Angel Lane carpark.

P21b To delegate to officers in collaboration with the Shaftesbury Neighbourhood Plan Advisory Committee regarding possible locations for STC to request a feasibility study.

P21c Shaftesbury Town Council supports renewable energy in all its forms.

**ACTION: BUSINESS MANAGER**

There being no further business, the meeting was closed at 10:06pm.

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Signed

Date

## **4 Reports**

To receive and note reports from the Mayor, Committee Chairmen, Lead Councillors District and County Councillors and Local Organisations. (3 mins)

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### **4.1 Delegated decisions**

4.1.1 There were no decisions made under the Council's Scheme of Delegation requiring reporting to the Planning and Highways Committee

### **4.2 Updates**

- Planning Applications - all observations made by the Committee as a consultee have been submitted to the Planning Authority.
- Blips – Meeting arranged for 22 08 2019 with Highways Enforcement Officer from Dorset Council – verbal update from Cllr Lewer and Business Manager

### **4.3 Recommendation**

4.3.1 That the reports are received and noted and any actions arising identified for future meetings of the Council or its Committees

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## ***STRATEGIC PLAN AREA: ENGAGEMENT***

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(End)

Report Author:

Claire Commons CerTHE PSLCC, Town Clerk and RFO

## **5 Planning Applications**

To consider responses to planning applications to include but not be limited to: 38 High Street  
and 18 Breach Lane, (20 mins)

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### **5.1 Summary**

5.1.1 Planning applications listed below have been received and require comments to be submitted to the Local Planning Authority. Prior to the meeting, members are urged to view the planning application using the link below and to visit the site to understand local context.

5.1.2 As part of Shaftesbury Town Council's response to planning proposals it needs to give material planning reason for its comments, be they of support or objection. Simply stating 'No Objection' or 'Support' is insufficient as there is a requirement to give the reasons for that decision.

Biodiversity	Design
Economic Benefits	Effect on the Appearance of Area
Flooding Issues	Height
Heritage	Impact on Access
Impact on Light	Landscape
Local or Government Policy	Noise/Disturbance
Other	Overlooking/Loss of Privacy
Parking	Residential Amenity
Road Safety	Traffic or Highways
Trees	Financial Implication

### **5.2 Legal Implication**

5.2.1 The Town Council is a consultee but does not have the authority to determine planning applications

### **5.3 Recommendation**

5.3.1 That the Council provides its response on the listed planning application and considers responses to applications received without notice, in the form of Support, No Objection or Objection.

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## ***STRATEGIC PLAN AREA: POLICIES, PROCEDURES AND GOVERNANCE***

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### **5.4 Detail**

5.4.1 To assist here are a few examples as to how you might word something to give a material planning reason for your thoughts;

- House Extension – no objection as limited impact on amenity of neighbouring property/ object – will have detrimental impact on neighbouring property
- New dwelling – support, design is in keeping with locality/ object – design not in keeping with local area
- Vehicular access – support, will have no impact on road safety given proposed visibility splays/ object – visibility is poor in this location and traffic speeds are high.

Appendix A. Planning Applications

**Undertake a full external and internal refurbishment, replace 2 No. dormer windows, redecorate the front facade, masonry repairs, rear door replacement and carry out associated internal and external alterations.**

Planning Application

38 High Street Shaftesbury SP7 8JG

Ref. No: 2/2019/0970/LBC | Received: Wed 17 Jul 2019 | Validated: Thu 15 Aug 2019 | Status:

Pending Consideration

Letter Reference:	Consultee:	Date Requested:	Expiry Date:
Not Available	Shaftesbury TC	Tue 20 Aug 2019	Fri 13 Sep 2019

**Erect 1 No. dwelling, create new vehicular and pedestrian access and form 2 No. additional parking spaces (demolish existing garage).**

Planning Application

18 Breach Lane Shaftesbury SP7 8LE

Ref. No: 2/2019/1073/FUL | Received: Thu 01 Aug 2019 | Validated: Thu 01 Aug 2019 | Status:

Pending Consideration

Letter Reference:	Consultee:	Date Requested:	Expiry Date:
Not Available	Shaftesbury TC	Tue 27 Aug 2019	Fri 20 Sep 2019

**6 Planning Appeal Planning Appeal – Land north of Enmore court and off New Road**

To consider any further representation regarding the appeal Land

(15 mins)

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**Inspectorate's Ref: APP/D1265/W/19/3233173**

**Appeal by: Nylo Homes Ltd**

**Application No: 2/2018/0696/OUT**

**Location: Land north of Enmore Court and off New Road Shaftesbury Dorset.**

**Proposal: Develop land by the erection of up to 23 No. dwellings, form vehicular accesses, parking and landscaping.**

- 6.1.1 An appeal has been made to the Secretary of State in respect of the Council's refusal of permission. It will be determined on the basis of Written Representations. The procedure to be followed is set out in Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure)(England) Regulations 2009, as amended.
- 6.1.2 The Secretary of State directs that any person who submitted written representations to the Local Planning Authority relating to the proposed development at application stage be notified of the appeal. Copies of all representations already received have been forwarded to the Planning Inspectorate and the Appellant.
- 6.1.3 If you wish to make further comments, or modify/withdraw your previous representation, you can do so online at <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can send your comments to: Ms Jenni Ball - The Planning Inspectorate, 3C Eagle Wing, Temple Quay House, 2 The Square, Bristol, BS1 6PN
- 6.1.4 You must quote reference: APP/D1265/W/19/3233173
- 6.1.5 All representations must be received by the Planning Inspectorate by **9<sup>th</sup> September 2019** otherwise there is a risk that your representations will not be considered. The Planning Inspectorate will not acknowledge your letter. They will, however, ensure that your letter is passed on to the Inspector dealing with the appeal.
- 6.1.6 Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal. They are liable to be read out in the case of an Inquiry or Hearing.
- 6.1.7 The Planning Inspectorate may publish appeal documentation, including copies of representations received, online at <https://acp.planninginspectorate.gov.uk> this includes copies of representations received at the time of the original application. This may include your name and address, but personal telephone numbers and email addresses and signatures of individuals will be removed. If you object to publication in this way, please contact the Planning Inspectorate. If you supply information belonging to a third party, please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.
- 6.1.8 The Appellant's grounds of appeal and the Council's planning case file will be made available for inspection on Council's website and at the Council Offices, although it is recommended that you telephone 01305 838336 to check the availability of statements before coming to inspect them.

6.1.9 Guidance booklets about how to take part in an appeal can be downloaded free of charge from our website, or <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>. Paper copies are likewise available free from our appeals administrators.

6.1.10 The appeal documents and information regarding the progress of the appeal can be viewed online at <https://acp.planninginspectorate.gov.uk> or on Councils website at <http://planning.north-dorset.gov.uk/online-applications/> where all associated documents will also be uploaded and available to view

6.1.11 When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk> or alternatively you can request a paper copy of the decision notice from the council offices, subject to the normal copying charges.

## **6.2 Other representations and communications**

6.2.1 The Shaftesbury Civic Society has written to councillors providing a copy of their letter to the Planning Inspectorate. The Committee may wish to refer to this as part of the debate. (see appx B)

6.2.2 Appx C is an excerpt from the planning objections sent in June 2018 and December 2018 respectively

## **6.3 Financial Implication**

6.3.1 There are no financial implications arising from this report

## **6.4 Legal Implication**

6.4.1 Shaftesbury Town Council is a consultee and provided with the opportunity to further represent its views in this appeal.

## **6.5 Risk**

6.5.1 Refraining from further comment presents a reputation risk to the Council.

## **6.6 Recommendation**

6.6.1 That the Committee provides further representation for the appeal.

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### ***STRATEGIC PLAN AREA: POLICIES, PROCEDURES AND GOVERNANCE***

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(End)

Report Author:  
Claire Commons CertHE PSLCC, Town Clerk and RFO

Appendix B)

Letter (original) from Shaftesbury Civic Society Tuesday 03 July 2018 (Objects)

**Re: Planning application 2/2018/ 0696/OUT**

Land North of Enmore Court off New Road, Shaftesbury

Shaftesbury Civic Society wishes to place on record its objections to this planning application. This appears to be yet another opportunistic application triggered by the perceived short-term deficit in housing land supply.

Releasing further land outside the settlement boundary and contrary to the adopted North Dorset Local Plan would be a perverse decision at this stage. The Local plan exists to regulate this type of proposed development and to protect the community and its environment for future generations. Once built upon this land will be lost, the considerable wild life asset damaged and the precious views into the town of its beautiful wooded slopes completely compromised. We would remind you of the inspector's comments appertaining to this land made in 2013 when rejecting the appeal for one house on the site (APP/N1215/12/2/2186237). He made particular note of the rural nature of the site which if it would be spoilt by one house, would be destroyed by 25.

Any development on this site would be a hazard to an already dangerous stretch of the A30 and cause problems on the B3081. There are no safe foot or cycle routes into either Motcombe or Shaftesbury, nor are there footpath links. The site would be subject to high levels of traffic noise. We would also deplore further deterioration of the dark skies in our area.

This proposal creates an island of development completely detached from existing settlements. Pressures on the already overstretched infrastructure of Shaftesbury would be unwelcome. The visuals presented of the designs are inappropriate for a very rural setting and reflect nothing of the local vernacular being largely of brick under slate roofs. This would also ensure that the visual impact, particularly in winter, would be considerable.

Our concerns also cover the impact on the ecology of the site and surrounding environment. The survey provided by the developer was undertaken in March which leaves many questions unasked and the mitigation measures proposed are of a token nature and are unlikely to be effective.

Once again we wish our concerns over the opportunistic nature of many of the current applications to be heard, as we fear for North Dorset's future as a tranquil oasis in this rush to exploit a perceived loophole. It is time for the planning committee to stand up and take a dispassionate look at the current situation.

Yours sincerely,

Jackie Upton King

Jackie Upton King, Honorary Secretary,

on behalf of Shaftesbury Civic Society

Appendix C)

Original objections raised by STC – **19 06 2018**

Shaftesbury Dorset Develop land by the erection of 25 No. dwellings, form vehicular accesses, parking and landscaping. (Outline application to determine access). Objection for the following reasons; Traffic generation and road safety. Impact on Public services. Not in keeping with the look of the landscape. Impact of the buildings on neighbours, (overlooking) Shaftesbury Town Council requests that this application is brought to committee. Outside of the settlement boundary.

Original objections raised by STC – **18 12 2018**

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 waterlogged 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

## **7 Budget**

To consider the committee's budget requirements for 2020/21 for recommendation to the General Management Committee (20 mins)

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### **7.1 Summary**

- 7.1.1 The Planning and Highways Committee does not hold a revenue budget. It looks after the projects and capital replacement budgets for Bus Shelters and Grit Bins.
- 7.1.2 The Bus Shelter budget is holding £3,500 and this is considered sufficient for repairs. No further capital is proposed for this reserve. If a full replacement is required and costs exceed £3,500 due to quantity or design, the Council holds sufficient general reserves to fulfil this need.
- 7.1.3 Grit bins have £4,000 unused in projects. The Grounds team repair and replace from within the Grounds Repairs and Maintenance budget. Officers have not had any additional areas brought to their attention for requiring bins. No further funds are proposed for this budget line and it is recommended that the Committee consider virement of this fund to another project.
- 7.1.4 Officers have reviewed the draft proposals for the Strategic Plan and the current resolved projects. There are none requiring budget commitment for the Planning and Highways Committee

### **7.2 Recommendation**

- 7.2.1 That no further funds are requested for the Planning and Highways Committee and the funds held for Grit Bins are recommended to the General Management Committee for virement to another project.

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*STRATEGIC PLAN AREA: POLICIES, PROCEDURES AND GOVERNANCE*

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(End)

Report Author:

Claire Commons CertHE PSLCC, Town Clerk and RFO