



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 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

P20 Apologies

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

P21 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

P22 Minutes

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

P23 Order of Business

P23a 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.

P24 Reports

Officer report 0619PH4 was received and noted;

ACTION: CLERK

P25 Planning Applications

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

- P25a 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.

- P25b 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 108b

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

P26 Planning Appeal - Land at Higher Blandford Road Cann

- P26a 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

P27 Planning applications (continued)

P27a 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

P27b Ref. No: 2/2019/0880/HOUSE 17 Heathfields Way Shaftesbury Dorset. **Erect two storey and single storey extensions.**

No objection.

P27c 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

P28 Road closure – Foyle Hill

P28a Officer report 0819PH7 was received and noted.

P29 DAPTC AGM Proposals

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

P29a 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.

P29b That nationally, the speed limit within residential streets in built up areas be 20mph.

P30 Electric Vehicle Charging Points (EVCP)

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

P30a 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.

P30b To delegate to officers in collaboration with the Shaftesbury Neighbourhood Plan Advisory Committee regarding possible locations for STC to request a feasibility study.

P30c 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.

Signed

Date