



# Shaftesbury Town Council

Town Hall, Shaftesbury, Dorset. SP7 8LY

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Town Clerk: Mrs Claire Commons

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VAT Reg No 241 1307 58

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 21 January 2020 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

- 1 APOLOGIES .....2**  
To receive and consider for acceptance, apologies for absence (1 min)
- 2 DECLARATIONS OF INTEREST .....2**  
To declare any interests relating to the business of the meeting and receive any  
dispensation requests from the Clerk. (1 min)
- 3 MINUTES .....2**  
To confirm as a correct record, the minutes of the previous meeting of the Planning and  
Highways Committee. (1 min)
- 4 REPORTS .....5**  
To receive and note reports and updates relating to the work of the committee. .... (5 mins)
- 5 PLANNING APPLICATIONS .....11**  
To consider responses to planning applications to include but not be limited to;  
4 Haines Lane, 20 Tanyard Lane, 14 Cranborne Drive, Abbey House, Mustons Yard and  
Former Cattle Market (40 mins)

Anticipated meeting end time 8:30pm

(End)

## **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**

- 1.2.1 Councillor Proctor due to personal commitments.

## **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 2019. 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, 2019)

### **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 17<sup>th</sup> December 2019, see following pages



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, 17 December 2019 commencing at 7.30 pm.

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### Members Present

Councillor Lewer (Chair)  
Councillor Yeo

Councillor Hollingshead  
Councillor Chase

### Absent:

Councillor Proctor  
Councillor Welch (Vice Chair)

### Officers Present:

Claire Commons, Town Clerk  
Zoe Moxham, Office Administrator

### In Attendance:

Councillor Piers Brown

## MINUTES

### P11 Apologies

P11a Apologies were received and accepted from Councillor Proctor and Councillor Welch due to personal commitments.

### P12 Declarations of Interest and Dispensations

P12a All members were invited to declare any interests throughout the meeting if the need arose. None were declared.

### P13 Minutes

P13a It was **RESOLVED** to approve the minutes of the meeting held on Tuesday, 08 October 2019, the minutes were accepted with one amendment to P54c to change B3019 to B3091 and the minutes were duly signed.

### P14 Reports

P14a Officer report 1219PH4 was received and the reports received and noted.  
P14b A verbal report was received from the Town Clerk providing an update that the traffic studies at Mampitts Lane had been completed.

### P15 Planning Applications

Officer report 1219PH5 was received and it was **RESOLVED** to submit the following comments;

- P15a Erect 6 No. dwellings and create new vehicular and pedestrian access (demolish existing building). AMMENDMENT  
Southcombe Glove Factory Wincombe Lane Shaftesbury SP7 8PJ  
Ref. No: 2/2019/1432/FUL  
**Objection for the same reasons given when last discussed by the committee at the meeting held on 5<sup>th</sup> November 2019. (ref. P53c)**
- P15b Remove and replace windows to side and rear elevations and carry out associated internal and external alterations.  
96 St James Street Shaftesbury Dorset SP7 8HF  
Ref. No: 2/2019/1595/LBC  
**No Comment. Defer to Conservation Officer as the professional advisor on this matter.**
- P15c Convert existing garage/workshop to 1 No. dwelling and form new vehicular access and parking/ turning area.  
7 Love Lane Shaftesbury SP7 8BG  
Ref. No: 2/2019/1618/FUL  
**Objection for the following reasons:**  
**Inappropriate Location** - Loss of Amenities to Neighbours as the new parking area planned is close to the neighbouring garden and will cause noise disturbance. (NPPF 180)  
**Vehicle Access and Safety** – Love lane is a very narrow road any extra traffic will have a negative impact on traffic and pedestrian safety. (NPPF 108 and 110)  
**Conservation Areas** – the plans for the barn are out of character with the conservation area. (NPPF 122 and 127)
- P15d Change of use from B1 and B8 to Sui Generis coin operated laundrette.  
13C Wincombe Business Park Shaftesbury Dorset SP7 9QT  
Ref. No: 2/2019/1285/COU  
**Support as it will improve economy and services for Shaftesbury.**
- P15e Erect first floor extension over existing single storey to form two storey extension. 16 New Road Shaftesbury Dorset SP7 8QL  
Ref. No: 2/2019/1647/HOUSE  
**No objection**

ACTION: OFFICE ADMINISTRATOR

**P16 Community Highways Request Policy**

- P16a Officer report 1219PH6 was received and it was **RESOLVED** to adopt the Community Highways Request policy. *(Delegated to the Town Clerk to manage the implementation of these policies. Policies to take effect immediately. Financial Implication £0)*

ACTION: TOWN CLERK

There being no further business, the meeting was closed at 8.35 pm.

Signed

Date

#### **4 Reports**

To receive and note reports and updates relating to the work of the committee. (5 mins)

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##### **4.1 Updates**

- 4.1.1 **Planning Applications** - all observations made by the Committee as a consultee have been submitted to the Planning Authority.
- 4.1.2 **Mampitts Traffic Study** – A summary of key points from Traffic Study are appended to this report for your information.

##### **4.2 Recommendation**

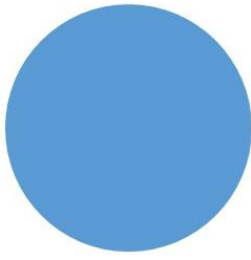
- 4.2.1 That the reports are received and noted and any actions arising identified for future meetings of the Council or its Committees

(End)

Report Author:

Claire Commons Certhe PSLCC, Town Clerk and RFO

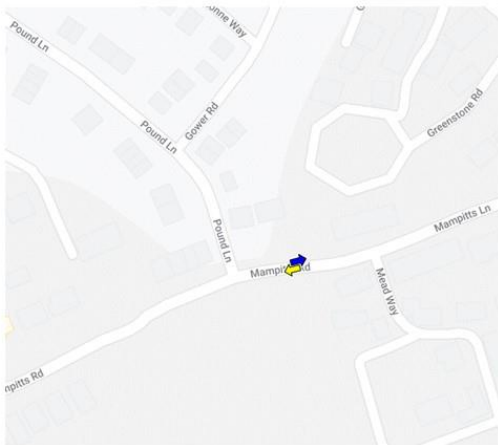
## Appendix A.




# Traffic Studies

Mampitts and  
Pound Lane - 2019


## Site Location and Overview of Data



|   |                             |                                |           |  |           |
|---|-----------------------------|--------------------------------|-----------|--|-----------|
|  <b>Dorset Council</b> |                             | <b>AUTOMATIC TRAFFIC COUNT</b> |           | <small>Dorset Council<br/>Infrastructure Service<br/>County Hall, Colston Park,<br/>Dorchester, Dorset DT1 1SU</small> |           |
| CLIENT  |                             | Brie Logan                     |           |  |           |
| PROJECT No.   | DC 5117                     | JOB No.                        | J409      | SITE No.   | 3461      |
| LOCATION : MAMPITTS ROAD, SHAFTESBURY   |                             |                                |           |  |           |
| ROAD : D31133   |                             | SPEED : 30                     |           |  |           |
| GRID EASTING : 387315   |                             | NORTHING : 122908              |           |  |           |
| COUNT TYPE : VOLUME / SPEED   |                             |                                |           |  |           |
| DIRECTION   |                             | 5 DAY AV.                      | 7 DAY AV. | 7 DAY AV.  | 7 DAY AV. |
|   |                             | FLOW                           | FLOW      | 85%ILE   | MEAN      |
| 1   | Westbound to Christy's Lane | 1276 ✓                         | 1202      | 27.3   | 20.9      |
| 2   | Eastbound to Spar           | 1477 ✓                         | 1373      | 23.6   | 19.1      |
| START DATE : Tuesday 12th November 2019   |                             |                                |           |  |           |
| END DATE : Monday 18th November 2019  |                             |                                |           |  |           |

# Site Location and Overview of Data



|   |                             |                                |                |  |                |
|---|-----------------------------|--------------------------------|----------------|--|----------------|
|  |                             | <b>AUTOMATIC TRAFFIC COUNT</b> |                | <small>Dorset Council<br/>Infrastructure Service<br/>County Hall, Colyton Park,<br/>Dorchester, Dorset, DT11 5UJ</small> |                |
| CLIENT  |                             | Brie Logan                     |                |  |                |
| PROJECT No.   | DC 5117                     | JOB No.                        | J409           | SITE No.   | 3462           |
| LOCATION : POUND LANE, SHAFTESBURY  |                             |                                |                |  |                |
| ROAD  | D31180                      | SPEED                          | 30             |  |                |
| GRID EASTING  | 387263                      | NORTHING                       | 122916         |  |                |
| COUNT TYPE  |                             | VOLUME / SPEED                 |                |  |                |
| DIRECTION   |                             | 5 DAY AV. FLOW                 | 7 DAY AV. FLOW | 7 DAY AV. 85%ILE   | 7 DAY AV. MEAN |
| 1   | Northbound to Gower Road    | 1313                           | 1210           | 22.4   | 18.4           |
| 2   | Southbound to Mampitts Road | 1467                           | 1358           | 20.5   | 17.3           |
| START DATE  |                             | Tuesday 12th November 2019     |                |  |                |
| END DATE  |                             | Monday 18th November 2019      |                |  |                |

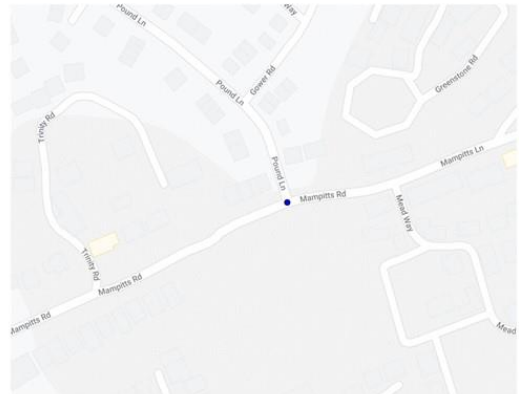
# Site Location and Overview of Data

**Cover**  
DORSET\_SURVEY - 000000050501 - Mampitts Road / Pound Lane - Tuesday, November 12, 2019

Study Description: Pre Bus Gate Restriction Monitoring  
Date of Survey: Tuesday, November 12, 2019  
Time Period: 07:00 - 19:00  
Comments: -

## Classes

Car & Taxi  
Light Goods  
OGV 1  
OGV 2  
Motor Cycle  
Bus/Coach  
Cycle



**Total Flow****DORSET\_SURVEY - 000000050501 - Mampitts Road / Pound Lane - Tuesday, November 12, 2019**

| Period | Car & Taxi | Light Goods | OGV 1 | OGV 2 | Motor Cycle | Bus/Coach | Cycle | Total |
|--------|------------|-------------|-------|-------|-------------|-----------|-------|-------|
| 07:00  | 45         | 14          | 0     | 0     | 0           | 0         | 0     | 59    |
| 07:30  | 81         | 27          | 1     | 0     | 1           | 2         | 2     | 114   |
| 08:00  | 139        | 14          | 3     | 0     | 0           | 3         | 3     | 162   |
| 08:30  | 166        | 13          | 0     | 0     | 0           | 0         | 0     | 179   |
| 09:00  | 92         | 5           | 2     | 0     | 1           | 0         | 0     | 100   |
| 09:30  | 62         | 7           | 0     | 0     | 3           | 0         | 0     | 72    |
| 10:00  | 57         | 9           | 0     | 0     | 0           | 0         | 0     | 66    |
| 10:30  | 50         | 10          | 0     | 0     | 1           | 0         | 0     | 61    |
| 11:00  | 48         | 7           | 3     | 0     | 0           | 1         | 1     | 60    |
| 11:30  | 48         | 16          | 0     | 0     | 1           | 0         | 0     | 65    |
| 12:00  | 66         | 8           | 1     | 0     | 1           | 0         | 1     | 77    |
| 12:30  | 65         | 7           | 0     | 0     | 0           | 0         | 0     | 72    |
| 13:00  | 64         | 19          | 0     | 0     | 0           | 0         | 1     | 84    |
| 13:30  | 27         | 8           | 0     | 0     | 0           | 0         | 0     | 35    |
| 14:00  | 60         | 4           | 3     | 0     | 0           | 0         | 0     | 67    |
| 14:30  | 82         | 11          | 0     | 0     | 0           | 0         | 1     | 94    |
| 15:00  | 139        | 5           | 0     | 0     | 0           | 0         | 1     | 145   |
| 15:30  | 105        | 15          | 0     | 0     | 2           | 0         | 3     | 125   |
| 16:00  | 88         | 14          | 0     | 0     | 2           | 2         | 0     | 106   |
| 16:30  | 101        | 25          | 0     | 0     | 1           | 1         | 0     | 128   |
| 17:00  | 106        | 26          | 0     | 0     | 1           | 0         | 1     | 134   |
| 17:30  | 129        | 16          | 0     | 0     | 0           | 0         | 0     | 145   |
| 18:00  | 109        | 13          | 0     | 0     | 1           | 0         | 1     | 124   |
| 18:30  | 77         | 6           | 0     | 0     | 0           | 0         | 0     | 83    |
| Total  | 2006       | 299         | 13    | 0     | 15          | 9         | 15    | 2357  |

**Movement Summary**

|                          |  |  |                           |  |                          |  |
|--------------------------|--|--|---------------------------|--|--------------------------|--|
| From: Mampitts Road (W)  |  |  |                           |  |                          |  |
|                          |  |  | To: Pound Lane            |  | To: Mampitts Road (E)    |  |
| Total                    |  |  | 112                       |  | Total 139                |  |
| AM Peak                  |  |  | 07:30 - 08:30 12          |  | AM Peak 07:00 - 08:00 9  |  |
| PM Peak                  |  |  | 16:30 - 17:30 22          |  | PM Peak 16:30 - 17:30 27 |  |
| From: Pound Lane         |  |  |                           |  |                          |  |
| To: Mampitts Road (W)    |  |  | To: Mampitts Road (E)     |  |                          |  |
| Total 105                |  |  | Total 975                 |  |                          |  |
| AM Peak 08:00 - 09:00 16 |  |  | AM Peak 08:30 - 09:30 90  |  |                          |  |
| PM Peak 17:00 - 18:00 13 |  |  | PM Peak 17:00 - 18:00 147 |  |                          |  |
| From: Mampitts Road (E)  |  |  |                           |  |                          |  |
| To: Mampitts Road (W)    |  |  | To: Pound Lane            |  |                          |  |
| Total 171                |  |  | Total 889                 |  |                          |  |
| AM Peak 08:00 - 09:00 33 |  |  | AM Peak 08:00 - 09:00 198 |  |                          |  |
| PM Peak 17:30 - 18:30 18 |  |  | PM Peak 14:30 - 15:30 103 |  |                          |  |



### Arm Summary

| Mampitts Road (W) |               |     |                    |               |     |                 |               |     |
|-------------------|---------------|-----|--------------------|---------------|-----|-----------------|---------------|-----|
| Towards Junction  |               |     | Away From Junction |               |     | Both Directions |               |     |
| Total             |               | 251 | Total              |               | 276 | Total           |               | 527 |
| AM Peak           | 07:30 - 08:30 | 20  | AM Peak            | 08:00 - 09:00 | 49  | AM Peak         | 08:00 - 09:00 | 65  |
| PM Peak           | 16:30 - 17:30 | 49  | PM Peak            | 17:30 - 18:30 | 28  | PM Peak         | 16:30 - 17:30 | 71  |

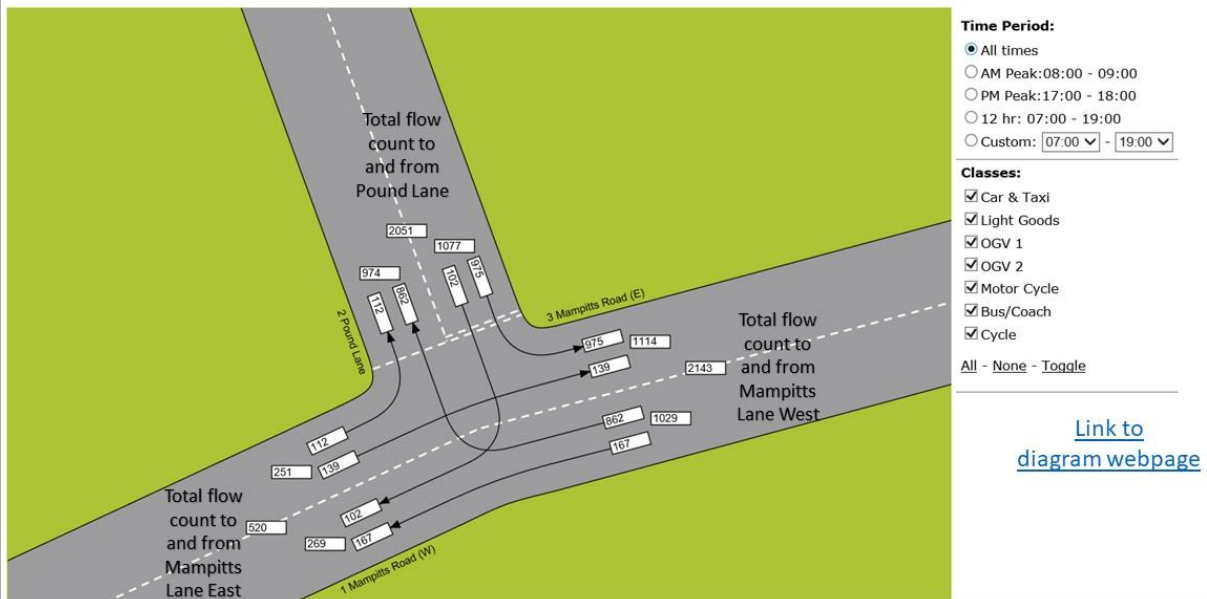
| Pound Lane       |               |      |                    |               |      |                 |               |      |
|------------------|---------------|------|--------------------|---------------|------|-----------------|---------------|------|
| Towards Junction |               |      | Away From Junction |               |      | Both Directions |               |      |
| Total            |               | 1080 | Total              |               | 1001 | Total           |               | 2081 |
| AM Peak          | 08:30 - 09:30 | 104  | AM Peak            | 08:00 - 09:00 | 209  | AM Peak         | 08:00 - 09:00 | 303  |
| PM Peak          | 17:00 - 18:00 | 160  | PM Peak            | 14:30 - 15:30 | 115  | PM Peak         | 17:00 - 18:00 | 241  |

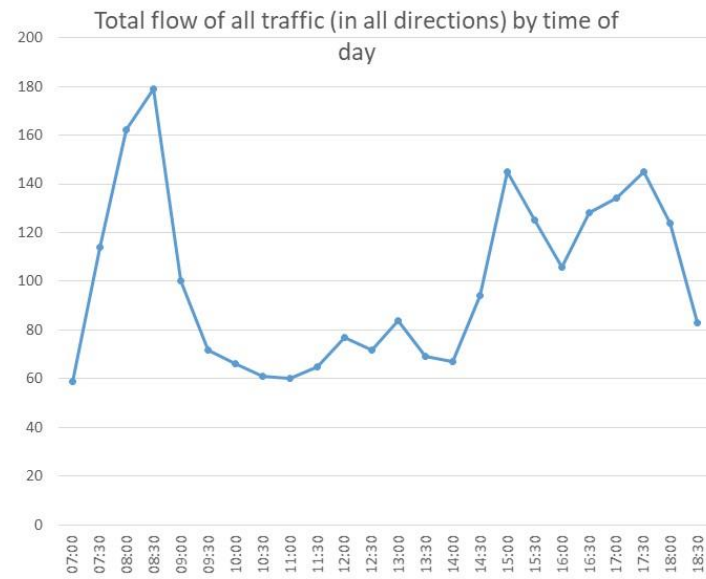
| Mampitts Road (E) |               |      |                    |               |      |                 |               |      |
|-------------------|---------------|------|--------------------|---------------|------|-----------------|---------------|------|
| Towards Junction  |               |      | Away From Junction |               |      | Both Directions |               |      |
| Total             |               | 1060 | Total              |               | 1114 | Total           |               | 2174 |
| AM Peak           | 08:00 - 09:00 | 231  | AM Peak            | 08:30 - 09:30 | 96   | AM Peak         | 08:00 - 09:00 | 314  |
| PM Peak           | 14:30 - 15:30 | 119  | PM Peak            | 17:00 - 18:00 | 171  | PM Peak         | 17:00 - 18:00 | 249  |

### Diagram

DORSET\_SURVEY - 000000050501 - Mampitts Road / Pound Lane - Tuesday, November 12, 2019



## Report 0120PH4



## **5 Planning Applications**

To consider responses to planning applications to include but not be limited to;  
4 Haimes Lane, 20 Tanyard Lane, 14 Cranborne Drive, Abbey House, Mustons Yard and  
Former Cattle Market (40 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.

### **5.2 Planning Applications**

5.2.1 [Application for a Certificate of Lawfulness to continue using as a separate dwelling.](#)

Annexe 4 Haimes Lane Shaftesbury Dorset  
Ref. No: 2/2019/1695/CPE  
Applicant Name Mrs Tracey Cheetham

5.2.2 [Erect detached timber garden room.](#)

20 Tanyard Lane Shaftesbury SP7 8HW  
Ref. No: 2/2019/1763/HOUSE  
Applicant Name Bridget Rosati  
Agent Name Smart Garden Offices Ltd

5.2.3 [Erect garden office.](#)

14 Cranborne Drive Shaftesbury SP7 9HA  
Ref. No: 2/2019/1687/HOUSE  
Applicant Name Mrs Alison Boyle

5.2.4 [Erect 1 No. Garage](#)

Abbey House Abbey Walk Shaftesbury SP7 8BB  
Ref. No: 2/2019/1772/HOUSE and Ref. No: 2/2019/1773/LBC  
Applicant Name Mr & Mrs N Sawrey-Cookson  
Agent Name Mrs Alexandra Mock

5.2.5 [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 SP7 8AD  
Ref. No: 2/2019/1790/FUL  
Applicant Name Mr J Morgan  
Agent Name Mr James Cain

5.2.6 [Erect retail foodstore \(Class A1\), form vehicular and pedestrian accesses, car parking, landscaping and engineering works \(demolish existing buildings\)](#)

Former Livestock Market Site Christys Lane Shaftesbury Dorset SP7 8PH  
Ref. No: 2/2019/0769/FUL (Reconsultation)  
Applicant Name Lidl  
Agent Name Simply Planning Limited

### 5.3 Legal Implication

- 5.3.1 The Town Council is a consultee but does not have the authority to determine planning applications.
- 5.3.2 Planning applications are delegated to the Planning and Highways Committee for consideration but may be considered by the Full Council or the General Management Committee where time constraints apply.

### 5.4 Recommendation

- 5.4.1 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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### 5.5 Additional Information

- 5.5.1 A link to the planning presentation is available [\[click here\]](#)
- 5.5.2 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            |

- 5.5.3 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.

(End)

Report Author:

Claire Commons CerTHE PSLCC, Town Clerk and RFO