



SHAFTESBURY TOWN COUNCIL

Planning and Highways Committee

Minutes of the Planning and Highways Committee held via Zoom on Tuesday, 14 July 2020 commencing at 7 pm.

Members Present

Councillor Welch (Chair)
Councillor Yeo
Councillor Hollingshead

Councillor Chase
Councillor Proctor

Absent:

Councillor Lewer

Officers Present:

Claire Commons, Town Clerk
Brie Logan, Business Manager
Zoe Moxham, Office Administrator

In Attendance:

2 members of the press
4 members of the public

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;

- **Land North Of Enmore Court planning application** – Concern was expressed regarding this application.

The meeting commenced at 7.07 pm

P78 Apologies

Apologies were received and accepted from Councillor Lewer.

P79 Declarations of Interest and Dispensations

All members were invited to declare any interests throughout the meeting if the need arose. Councillor Hollingshead declared an interest in item 4, planning application 2/2020/0786/FUL as a resident on the same road.

Councillor Chase declared an interest in item 4, planning application 2/2020/0786/FUL as a trustee of the Arts Centre.

P80 Minutes

It was **RESOLVED** to approve the minutes of the meeting held on 16th June 2020.

P81 Planning Applications

Officer report 0620PH4 was received and it was **RESOLVED** to submit the following comments;

P81a Erection of single storey rear extension
7 Belmont Close Shaftesbury SP7 8NF
2/2020/0727/HOUSE
No objection.

P81b Develop land by the erection of 23 No. affordable dwellings, form vehicular accesses, parking and landscaping. (Outline application to determine access).
Land North Of Enmore Court New Road Shaftesbury Dorset
2/2020/0677/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 water logged 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.

- P81c Replace existing internal metal spiral staircase with oak 'winder' staircase and carry out all internal alterations in association to this.
19A Salisbury Street Shaftesbury Dorset SP7 8EL
2/2020/0739/LBC
No objection.
- P81d Erection of single storey extensions; external alterations to include new slate roof covering and timber cladding. Erect single storey detached art studio.
5 Boyne Mead Shaftesbury Dorset SP7 8HT
2/2020/0790/HOUSE
Support for this application with the condition that the roof design is amended to a low profile pitched slate roof for the studio.
- P81e Install conservation rooflight to north elevation and Dormer and replacement window to South elevation.
4 Lyons Walk Shaftesbury SP7 8JF
2/2020/0720/HOUSE
Support
- P81f Erect 1 No. single storey dwelling and access.
Land At 44 Sweetmans Road Shaftesbury Dorset
2/2020/0347/FUL
No objection
- P81g On the South East facade erect single storey extension, remove existing dormer and provide new with flat roof and existing rooflight to provide smoke vent. Rebuild existing dormer windows, replace window and remove existing to provide French doors. Erect single storey extension (demolish existing). On the South West facade remove and replace existing flat roof dormer, remove existing flat roof to dormer window and replace with curved roof (retrospective).
1 - 9 Bell Street Shaftesbury SP7 8AR

2/2020/0786/FUL

Support

ACTION: OFFICE ADMINISTRATOR

P82 St Johns Hill

Officer report 0720PH5 was received and it was **RESOLVED** to support the community highways request and forward the report to Dorset Highways, and to request that a Traffic Regulation Order for a 7.5 Tonnes Weight Limit be put in place for St Johns Hill. To also highlight that turning right for HGVs at the end of Bimport is not possible currently due to the High Street pedestrianisation, and turning left is too tight for a lot of HGV's.

ACTION: OFFICE ADMINISTRATOR

P83 Roundabout Naming

Officer report 0720PH5 was received and it was **RESOLVED** to confirm the preference for a name for the roundabout at Littledown as '**Wincombe Roundabout**' and provide the alternative as '**Roundy MacRoundabout**' if the first choice is not accepted.

ACTION: OFFICE ADMINISTRATOR

There being no further business, the meeting was closed at 8.36 pm.

Signed

Date