



SHAFTESBURY TOWN COUNCIL

Planning and Highways Committee

Minutes of the Planning and Highways Committee held via Zoom on Tuesday, 16 June 2020 commencing at 7 pm.

Members Present

Councillor Lewer (Chair)
 Councillor Yeo
 Councillor Welch

Councillor Chase
 Councillor Proctor

Absent:

Councillor Hollingshead

Officers Present:

Claire Commons, Town Clerk
 Zoe Moxham, Office Administrator

In Attendance:

1 member of the press
 2 members of the public
 Councillors Hall and Tippins

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;

- **Raspberry Lane planning application** – Concern was expressed regarding this application.
- **Littledown Development** – Concern was expressed that planning conditions had been breached. Councillor Cook agreed to discuss this with Dorset Council.

Councillor Yeo requested that the votes were recorded by name on the minutes.

The meeting commenced at 7.07 pm

P73 Apologies

Apologies were received and accepted from Councillor Hollingshead due to personal commitments.

P74 Declarations of Interest and Dispensations

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

P75 Minutes

It was **RESOLVED** to approve the minutes of the meeting held on 25th February 2020.

Proposed by Cllr Lewer		
Seconded by Cllr Chase		
In Favour	4	Cllrs Chase, Lewer, Proctor, Yeo
Against	0	
Abstentions	1	Cllr Welch
MOTION CARRIED		

P76 Planning Applications

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

- P76a Erect 1 No. dwelling, create new vehicular and pedestrian access and form 2 No. parking spaces.
 Land At Raspberry Lane Raspberry Lane Shaftesbury Dorset
 Ref. No: 2/2020/0572/FUL **Object to the scheme due to its appearance and siting but not to the development in principle.**

Proposed by Cllr Proctor		
Seconded by Cllr Chase		
In Favour	4	Cllrs Chase, Proctor, Welch, Yeo
Against	1	Cllr Lewer
Abstentions	0	
MOTION CARRIED		

- P76b 1 No. dwelling (unit) to be used as show home At E 386668 N 124209
 Littledown Shaftesbury Dorset
 2/2020/0084/FUL **Object as the property is not appropriate for an area bordering AONB. It is not appropriate as a gateway building as promised by the developer and is out of keeping with the principles in the emerging neighbourhood plan. SFHE2**

Proposed by Cllr Chase		
Seconded by Cllr Proctor		
In Favour	4	Cllrs Chase, Lewer, Proctor, Welch
Against	1	Cllr Yeo
Abstentions	0	
MOTION CARRIED		

- P76c Request to modify Planning Obligation of section 106 agreement dated 14 March 2017 made under Section 106 of the Town and Country Planning Act 1990, against Planning application number 2/2015/0598/OUT - To

modify all pre-commencement contributions to be paid at 30% of occupation.

Land At E 386668 N 124209 Littledown Shaftesbury Dorset

2/2020/0652/MODPO **Objection, concern that a delay in payment of s.106 monies will disadvantage residents who move in before 30% occupancy is achieved. Do not agree to any relaxation of payment of s.106.**

In addition, there are a large number of concerns about departures from the planning obligations and the word of the agreement in approximately 2015/0598/OUT Gleeson proposal.

Specifically the delay in under-grounding electric cables, and dismay in the delay in woodland planting, the committee is unhappy in the changes of appearance of individual plots e.g. parking in front of houses instead of gardens, reduction of leafy avenues into suburban streets. Also the roundabout was completed out of order and contrary to condition 6 of the original approval for it to be completed before any foundations were laid. Delegate to the Town Clerk the wording and basis of conditions.

Proposed by Cllr Chase		
Seconded by Cllr Lewer		
In Favour	5	Cllrs Chase, Lewer, Proctor, Welch, Yeo
Against	0	
Abstentions	0	
MOTION CARRIED		

P76d Erect 5 No. dwellings and create new vehicular and pedestrian access (demolish existing building).

Southcombe Glove Factory Wincombe Lane Shaftesbury SP7 8PJ

2/2020/0625/FUL **Loss of employment land ' This in contradiction to the Shaftesbury Draft Neighbourhood plan policy SFHE3 where all employment land should be protected.**

Design ' The size and nature of this planning application is completely out of character from other residential plots nearby. (NPPF 110d, 122e and 127)

Traffic, Access and Road Safety ' Increased traffic on Wincombe Lane which is a narrow stretch of road will cause issues with traffic flow and access to current commercial plots, as there are already many commercial vehicles using this area. The traffic that would result from building works will also likely cause traffic flow issues and damage to the road.

(NPPF 108 and 110d)

Parking ' The plans for parking for these residential plots do not include any visitors parking which would result in parking along Wincombe Lane causing further issues for traffic flow.

Noise/Disturbance ' Residential buildings that sit within industrial surroundings would result in noise and disturbance to residents from factories that are running 24/7, Therefore, significant impact on the residents and the businesses that operate within that area. (NPPF 180)

Residential Amenity ' loss of sunlight to neighbouring properties, see

sun path plan documentation. Site is adjacent to the Fire Station and impact of visual sightlines into the houses from the tower.

Proposed by Cllr Chase		
Seconded by Cllr		
In Favour	4	Cllrs Chase, Lewer, Proctor, Welch
Against	1	Cllr Yeo
Abstentions	0	
MOTION CARRIED		

ACTION: OFFICE ADMINISTRATOR

P77 Delegated Decisions

Officer report 0620PH5 was received and noted, the decisions were ratified.

Proposed by Cllr Chase		
Seconded by Cllr Welch		
In Favour	4	Cllrs Chase, Lewer, Proctor, Welch
Against	0	
Abstentions	1	Cllr Yeo
MOTION CARRIED		

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

Signed

Date