



SHAFTESBURY TOWN COUNCIL

Planning and Highways Committee

Informal Meeting to discuss decisions to be made under the Scheme of Delegation

Extract from Full Council minutes on 20/4/2021: That all powers related to the carrying out of council business be temporarily delegated to the town clerk until such time as the UK government roadmap reaches step 4 or the law changes to enable formal council meetings to convene online. That unofficial online meetings shall continue in line with the council's schedule and under the council's standing orders and that all decisions that would otherwise be made by the corporate body shall be brought to these meetings and that the officers shall act in line with the expressed wish of the corporate body.

Even within the scheme of delegation, not all decisions may be taken by officers. Action points within these minutes are marked to show whether they will be carried out under delegation (D) or referred (R) to a formally convened meeting for either ratification (agreeing the decision after it has been taken) or resolution (waiting on action until the decision has formally been made).

Minutes of the Informal meeting of the Planning and Highways Committee held via Zoom on Tuesday 1st June 2021 commencing at 7 pm.

[Link to Agenda for this meeting here.](#)

Members Present

Councillor Welch (Chair)
Councillor Hollingshead
Councillor Lewer

Councillor Loader
Councillor Proctor

Members Absent

Councillors Chase

Officers Present:

Zoe Moxham, Office Administrator

In Attendance:

1 member of the press
3 members of the public
Councillor Tippins
Councillor Edwyn-Jones

MINUTES

The Chairman clarified the meeting was an informal meeting of the committee members which the Clerk would observe in order to make decisions using the temporary scheme of delegation and that the meeting would be run according to the

Council's Standing Orders. This is a temporary arrangement due to the removal of legislation permitting meeting virtually and before the government roadmap allows meeting in person.

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;

Speed Limit at St James – Concern was expressed regarding the speed limit through St James and lack of signage. It is considered that 20 mph should be standard outside of school areas.

Grosvenor Road – Concern was expressed regarding the safety of this road and it was suggested the speed limit be lowered, a pedestrian crossing be installed and dropped kerbs.

Planning Applications – Concern was expressed regarding the planning applications at Wincombe Lane and Littledown. (Specific areas of concern are outlined at Item 5 under the responses agreed.)

SODP1 Apologies

Apologies were received and accepted from Councillor Chase.

SODP2 Declarations of Interest and Dispensations

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

SODP3 Minutes

(R) Minutes from the Planning and Highways meeting held on Tuesday 27th April 2021 were received and it was noted that they needed to be amended to include Councillor Yeo's attendance and to include the recorded votes for the Planning Applications. (Formal adoption of these minutes to be resolved at the next formal (face to face) meeting of the Planning and Highways committee.)

ACTION: OFFICE ADMINISTRATOR

SODP4 Officer Reports

Officer report 0621PH4 was received and noted.

SODP5 Planning Applications

(D) Officer report 0621PH5 was received and it was AGREED to submit the following comments under the Scheme of Delegation;

P/FUL/2021/01429

Proposal: Erect 162 No. dwellings, form vehicular access, parking, landscaping, open space and carry out ancillary works.

Location: Land At E 387256 N 123908 Wincombe Lane, Shaftesbury, Dorset

Objection for the following reasons;

- **Contrary to the Shaftesbury Neighbourhood Plan's Policy – SFHE2, Traffic Impact and Access, Wincombe Lane will be the only Access in and out of the site.**
- **SFHE4, could interfere with the protection of the Bypass corridor.**
- **SFGI4 Impact the on the Dark Skies.**
- **Contrary to the following Dorset Local Plan Policies – Policy 4, not appropriate for an AONB area and does not protect species such as bats and newts that have been found in that area and Policy 13b, the impact on infrastructure.**
- **Contrary to National Planning Policy Framework 108b and 102c.**
- **The site is situated in an Odour Zone.**
- **There are no one bed flats for the site which are needed.**
- **The site is technically outside of the settlement boundary meaning the affordable housing percentage should be 40% not 30% as planned.**
- **No environmental Strategy, no layout strategy to support solar panels and other renewable energy options.**
- **Too many houses for the site, resulting in a cramped layout.**
- **The removal of previously planned (2015 plans) flow of roads, crescents, greenspaces, water feature, parking for the play area and design palette.**
- **Sparsity of Trees planned and open spaces, does not meet the '6 acre rule' where in there should be 6 acres of usable green open space per 1000 people.**
- **Loss of amenity to all living on Blackmore Road.**
- **The additional pressure the extra traffic will produce on Wincombe Lane which is considered unsuitable to manage that quantity of traffic.**
- **A discrepancy between the highway's engineering drawing and the landscape drawing showing the removal of a hedge.**
- **The discrepancy of the red outline for the boundary between drawings.**
- **The lack of a footpath and access to the East and North of the sites.**
- **The added pressure that a further planned development to the north will cause on Wincombe Lane's traffic.**

Shaftesbury Town Council requests to be engaged with the developers on any changes to the plan and the design of the LEAPs/LAPs. To be involved in the agreements made for s106 funds. Requests for this to be called to committee. Agrees to email Dorset Councillors for support on this.

P/FUL/2021/00026

Proposal: Erect 34 No. dwellings with garages, parking, landscaping and amenity space (alternative layout & design of 32 No. dwellings previously

approved, plus 2 No. additional dwellings) Location: Land At E 386668 N 124209 Littledown, Shaftesbury, Dorset

Objection for the following reasons;

- **Contrary to the Shaftesbury Neighbourhood Plan's policy SFDH2, respecting the scale of adjoining buildings.**
- **There is no updated visibility assessment to highlight the impact of the change in height of the planned units.**
- **There are too many houses for the site over all, the initial plan was for 171.**
- **The houses are situated too close together.**
- **The plan and designs are not appropriate for an AONB site.**
- **The is a need on a national scale for bungalows.**
- **The power lines should be underground when they reach the edge of the site and on to the road.**
- **The layout is not compliant for the use of solar panels on roofs.**
- **The 21 spaces allocated for the open space is now showing as reserved for visitors for residents only, they should be public use.**
- **There is a loss of public open space just south of the car park.**
- **There needs to be improved access from the Town to the south of the site, a 'desire line'.**

Shaftesbury Town Council requests to be involved in the agreements made for s106 funds and requests for this to be called to committee.

P/PAOD/2021/01646

Proposal: Change of use from Office (Class B1(a)) to 1 No. dwelling (Class C3)

Location: First Floor, 34 High Street, Shaftesbury, Dorset, SP7 8JG

No objection

ACTION: TOWN CLERK AND OFFICE ADMINISTRATOR

SODP6 Grosvenor Road Shaftesbury

(D) Officer report 0421PH7 was received it was **AGREED** to seek advice from a private highways engineer with a view to producing a study and to consider using s106 funds to pay for two pedestrian crossings.

It was agreed to explore the wider traffic picture in Shaftesbury.

(Delegated to the Town Clerk to manage under the scheme of delegation resolved by Shaftesbury Town Council on 20th April 2021.)

ACTION: TOWN CLERK

There being no further business, the meeting was closed at 8.20 pm.

These minutes were adopted on [date] under minute reference [?] as a true record of the decisions taken and are duly signed below by the chair of that meeting.