



# Shaftesbury Town Council

Town Hall, Shaftesbury, Dorset. SP7 8LY

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To: Members of Shaftesbury Town Council's Planning and Highways Committee (PH),  
Councillors for P&H; Edwyn-Jones(Chair) Lewer (Vice-Chair), Chase, Hollingshead, Proctor and  
Tippins.

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 pm on **Tuesday 17 August 2021 in the Council Chambers, Shaftesbury  
Town Hall.**

All other recipients for information only

Claire Commons FdA (Comm Gov), Fellow SLCC, Town Clerk and RFO  
11<sup>th</sup> August 2021

### 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. (Local Government Act, 1972 s.100)

The meeting will also be connected by zoom for members of the public who prefer not to attend  
in person. Advance notice to townclerk@shaftesbury-tc.gov.uk is desired if you wish to speak  
during public participation, particularly if you wish to do so via zoom. Online at [Zoom.us](https://zoom.us).

Meeting ID: 853 3445 9867

### The 7 principles of public life

Selflessness, Integrity, Objectivity, Accountability, Openness, Honesty and Leadership  
(Committee on Standards in Public Life, 1995)

## Agenda

<b>1</b>	<b>APOLOGIES</b> .....	<b>3</b>
	To receive and consider for acceptance, apologies for absence .....	(1 min)
	<small>(Local Government Act, 1972 s.85)</small>	
<b>2</b>	<b>DECLARATIONS OF INTEREST</b> .....	<b>3</b>
	To declare any interests relating to the business of the meeting and receive any dispensation requests from the Clerk.....	(1 min)
	<small>(Shaftesbury Town Council Code of Conduct, 2019)</small>	
<b>3</b>	<b>MINUTES</b> .....	<b>4</b>
	To confirm as a correct record, the minutes of the previous meeting of the Planning and Highways Committee. ....	(1min)
	<small>(Local Government Act, 1972 Sch 12) (Shaftesbury Town Council Scheme of Delegation, 2021)</small>	
<b>4</b>	<b>OFFICER REPORTS</b> .....	<b>5</b>
	To receive reports pertaining to the Planning and Highways committee. ....	(5 min)
	<small>(Local Government Act, 1972 Sch 12)</small>	
<b>5</b>	<b>PLANNING APPLICATIONS</b> .....	<b>6</b>

To consider responses to planning applications to include but not be limited to; Land At Former ATS Euromaster, HSBC 2 the Commons, Stables Yeatmans Close, St James Lodge, 8 Imber Road.....(40 mins)  
*(Town and Country Planning Act, 190 sch.1 para.8)*

**6 SOLAR FARM, MOTCOMBE ..... 8**

To consider a response to the planning application for a Solar Farm at Motcombe. ....(10 mins)

*(Town and Country Planning Act, 190 sch.1 para.8)*

Anticipated meeting end time 8:20pm

(End)

References

- Committee on Standards in Public Life, 1995. *The seven principles of public life*. [Online]  
Available at: <https://www.gov.uk/government/publications/the-7-principles-of-public-life>
- Local Government Act, 1972 s.100. *Admission of public and press to local authority committee meetings*. [Online].
- Local Government Act, 1972 s.85. *Vacation of office by failure to attend meetings*. [Online].
- Local Government Act, 1972 Sch 12. *Meetings and Proceedings of Local Authorities*. [Online].
- Shaftesbury Town Council Code of Conduct, 2019. *Code of Conduct*. [Online]  
Available at: [https://www.shaftesbury-tc.gov.uk/images/STC\\_Code\\_of\\_Conduct\\_2012.pdf](https://www.shaftesbury-tc.gov.uk/images/STC_Code_of_Conduct_2012.pdf)
- Shaftesbury Town Council Scheme of Delegation, 2021. *Scheme of Delegation*. [Online]  
Available at: <https://www.shaftesbury-tc.gov.uk/wp-content/uploads/Scheme-of-Delegation-2021-01-12.pdf>
- Shaftesbury Town Council, 2019. *Code of Conduct*. [Online]  
Available at: [https://www.shaftesbury-tc.gov.uk/images/STC\\_Code\\_of\\_Conduct\\_2012.pdf](https://www.shaftesbury-tc.gov.uk/images/STC_Code_of_Conduct_2012.pdf)
- Tharmarajah, M., 2013. *Local Council's Explained*. 1st ed. London: NALC.
- Town and Country Planning Act, 190 sch.1 para.8. *LPA notify parish of Planning Applications*. [Online]  
Available at: <https://www.legislation.gov.uk/ukpga/1990/8/schedule/1/paragraph/8>

Administration of a meeting of the Planning and Highways Committee  
**Error! Reference source not found.**

## 1 Apologies

To receive and consider for acceptance, apologies for absence

(1 min)

[\(Local Government Act, 1972 s.85\)](#)

### 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 Phil Proctor due to personal commitments

1.2.2 Alex Chase due to a conflicting engagement

## 2 Declarations of Interest

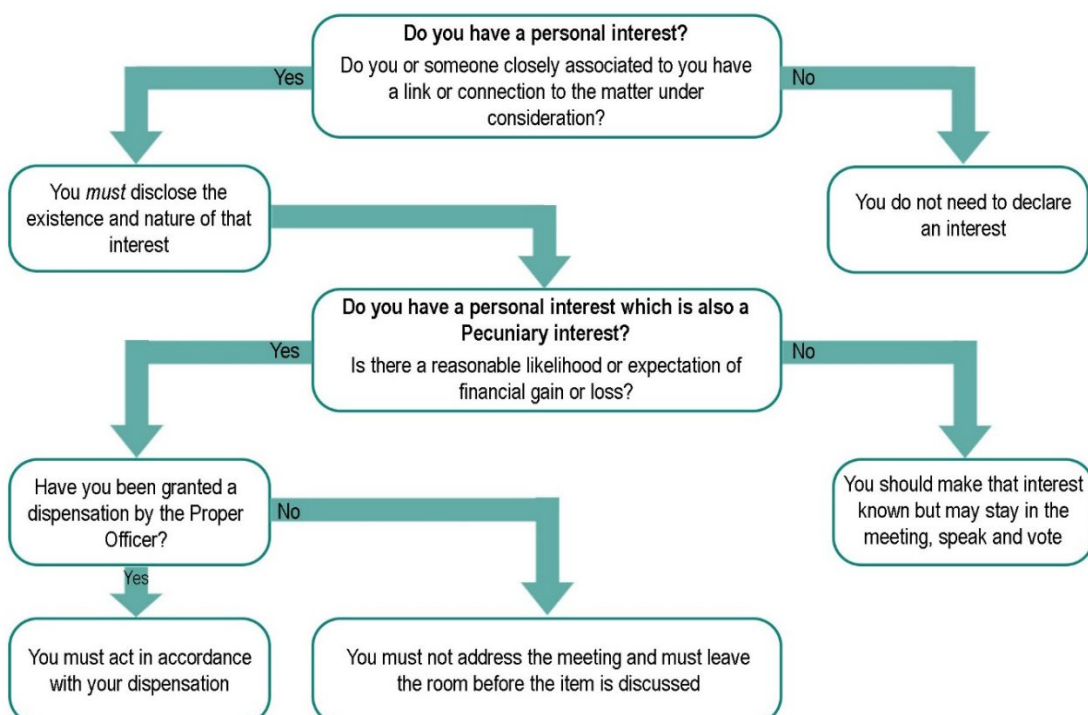
To declare any interests relating to the business of the meeting and receive any dispensation requests from the Clerk. (1 min)

[\(Shaftesbury Town Council Code of Conduct, 2019\)](#)

### 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)



### **3 Minutes**

To confirm as a correct record, the minutes of the previous meeting of the Planning and Highways Committee. (1min)

[\(Local Government Act, 1972 Sch 12\) \(Shaftesbury Town Council Scheme of Delegation, 2021\)](#)

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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 [27<sup>th</sup> April 2021](#) (Accuracy already agreed informally)

3.2.2 [1<sup>st</sup> June 2021](#) (Accuracy already agreed informally)

3.2.3 [6<sup>th</sup> July 2021](#)

#### **4 Officer Reports**

To receive reports pertaining to the Planning and Highways committee. (5 min)

[\(Local Government Act, 1972 Sch 12\)](#)

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#### **4.1 Summary**

4.1.1 Reports provided within this item are to be received, they provide updates on decisions already taken by the Committee and actions taken under the Scheme of Delegation (where not previously reported). Along with any other matters pertaining to this committee.

#### **4.2 Actions arising from the last meeting held on [6<sup>th</sup> July 2021](#)**

4.2.1 Planning Apps – responses submitted

4.2.2 Signage for Time Traveller App - *awaiting response from AONB*

4.2.3 Abbey School Signage - Recommended to General Management Committee and approved, working in collaboration with Abbey School to design, print and install signage.

4.2.4 Parking Strategy Response – *response submitted*

4.2.5 Abbey SM application – *response submitted*

4.2.6 Land At E 387470 N 122346, Higher Blandford Road, Cann, Dorset – *response submitted*

#### **4.3 Outstanding actions arising from the last meeting held on [1st June 2021](#)**

4.3.1 Grosvenor Road - advice from a private highways engineer being sought, awaiting reply.

#### **4.4 Outstanding actions from the last meeting held on [27<sup>th</sup> April 2021](#)**

4.4.1 Yellow Lines – Completed on the 11/06/21.

#### **4.5 Recommendation**

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

(End)

Report Author: Zoe Moxham, Officer Administrator

## **5 Planning Applications**

To consider responses to planning applications to include but not be limited to; Land At Former ATS Euromaster, HSBC 2 the Commons, Stables Yeatmans Close, St James Lodge, 8 Imber Road. (40 mins)

(Town and Country Planning Act, 190 sch.1 para.8)

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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**

#### **[P/FUL/2021/01338](#)**

Proposal: Erect 24 No. dwellings, form vehicular access, car parking and landscaping  
Location: Land At Former ATS Euromaster, New Road, Shaftesbury, Dorset

#### **[P/LBC/2021/01203](#)**

Proposal: Installation of 1 no. CCTV camera & associated external alterations  
Location: Hsbc, 2 The Commons, Shaftesbury, Dorset

#### **[P/HOU/2021/01685](#)**

Proposal: Erect summerhouse  
Location: Stables, Yeatmans Lane, Enmore Green, Shaftesbury, SP7 8LR

#### **[P/HOU/2021/01538](#)**

Proposal: Erection of first floor extension, porch & car port  
Location: St James Lodge Raspberry Lane, Shaftesbury, Dorset, SP7 8HN

#### **[P/PALH/2021/02905](#)**

Proposal: Erect single storey rear extension extending 6 metres beyond the rear wall of the original dwellinghouse, 3.78 metres maximum height and 2.37 metres high at the eaves.

Location: 8 Imber Road Shaftesbury SP7 8RX

### **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.

5.5 **Additional Information**

5.5.1 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**

**Economic Benefits**

**Flooding Issues**

**Heritage**

**Impact on Light**

**Local or Government Policy**

**Other**

**Parking**

**Road Safety**

**Trees**

**Design**

**Effect on the Appearance of Area**

**Height**

**Impact on Access**

**Landscape**

**Noise/Disturbance**

**Overlooking/Loss of Privacy**

**Residential Amenity**

**Traffic or Highways**

**Financial Implication**

5.5.2 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: Zoe Moxham, Office Administrator

## **6 Solar Farm, Motcombe**

To consider a response to the planning application for a Solar Farm at Motcombe. (10 mins)  
(Town and Country Planning Act, 1990 sch.1 para.8)

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### **6.1 Summary**

6.1.1 Planning application for Solar Farm in Motcombe, received details below for consideration and comment.

[Planning application: P/FUL/2021/02046 - dorsetforyou.com \(dorsetcouncil.gov.uk\).](https://www.dorsetcouncil.gov.uk/planning/P/FUL/2021/02046)

Proposal: Construct solar photovoltaic farm, battery storage and associated infrastructure, including inverters, batteries, substations, security cameras, fencing, access tracks and landscaping.

Location: Land at Park Farm Access to Park Farm Gillingham.

6.1.2 Gillingham Town Council's comments are [available here](#)

### **6.2 Legal Implication**

6.2.1 The Town Council may comment but does not have the authority to determine planning applications.

### **6.3 Recommendation**

6.3.1 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.

### **6.4 Reason for Recommendation**

6.4.1 Although the application is outside the town boundary, it will be visible from key areas in Shaftesbury, notably Castle Hill therefore the Council should consider representing its electorate on this application.

(End)

Report Author: Claire Commons, Town Clerk