



Shaftesbury Town Council

Town Hall, Shaftesbury, Dorset. SP7 8LY

Telephone: 01747 852420

Town Clerk: Mrs Claire Commons

e-mail: enquiries@shaftesbury-tc.gov.uk

Website: www.shaftesbury-tc.gov.uk

VAT Reg No 241 1307 58

To: Members of Shaftesbury Town Council's General Management Committee (GEM). GEM Councillors; Brown (Chair), Cook (Vice-Chair), Chase, Edwyn-Jones, Hall, Lewer, Proctor.

You are summoned to a meeting of the General Management Committee for the transaction of the business shown on the agenda below. To be held at 7 pm on Tuesday, 16 November 2021 **in the Council Chamber, Shaftesbury Town Hall.**

Members are reminded of their duty under the Code of Conduct

All other recipients for information only

Claire Commons FdA (Comm Gov), Fellow SLCC, Town Clerk and RFO
10 November 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. The meeting will also be hosted online. **Public, press and non-committee members, join on your computer or mobile app** [Click here to join the meeting](#)

The 7 principles of public life

Selflessness, Integrity, Objectivity, Accountability, Openness, Honesty and Leadership

(Committee on Standards in Public Life, 1995)

Agenda

- 1 APOLOGIES3**
To receive and consider for acceptance, apologies for absence(1 min)
(Local Government Act, 1972 s.85)
- 2 DECLARATIONS OF INTEREST3**
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)
- 3 MINUTES4**
To receive the minutes of the previous meeting of the General Management Committee.(1 min)
(Local Government Act, 1972 Sch 12) (Shaftesbury Town Council Scheme of Delegation, 2021)
- 4 OFFICER REPORT TO THE COMMITTEE5**
To receive reports pertaining to the General Management Committee(5 min)
(Local Government Act, 1972 Sch 12)

5	GRANTS AND GRANTS IN KIND REQUESTS.....	6
	To consider requests from Socially Connected and Robin Miller..... (20 mins)	
	<i>(Localism Act, 2011 s.1)</i>	
6	MAMPITTS ADVISORY COMMITTEE - RECOMMENDATIONS	7
	To receive the recommendations from the Mampitts Advisory Committee (5 mins)	
	<i>LGA 1972 s101</i>	
7	COMF FUNDING PROJECT REPORTS.....	9
	To review the COMF funding project briefing reports (10 mins)	
	<i>Public Health Act 1875, s.164 Public Health Act 1875, s.164 - England</i>	
	<i>Open Spaces Act 1906, ss.9-10,</i>	
	<i>Open Spaces Act 1906, s.15 - England</i>	
8	SAFETY SURFACE	11
	To consider any immediate actions relating to play area safety surface..... (15 mins)	
	<i>(Local Public Health Act 1875, s.164 Public Health Act 1875, s.164 - England Local Government (Miscellaneous Provisions) Act 1976,</i>	
	<i>s.19</i>	
9	BUDGET	15
	To consider and recommend to Full Council, the budget for 2022–2023 (30 mins)	
	<i>(Local Government Act, 1972 s.151)</i>	
10	PLANNING APPLICATIONS	16
	To consider responses to planning applications to include but not be limited to: Wincombe Lane, Solar Farm Gillingham (20 mins)	
	<i>(Town and Country Planning Act, 1990 sch.1 para.8)</i>	

Anticipated meeting end time 9pm

1 Apologies

Report 1121GEM1

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.

2 Declarations of Interest

Report 1121GEM2

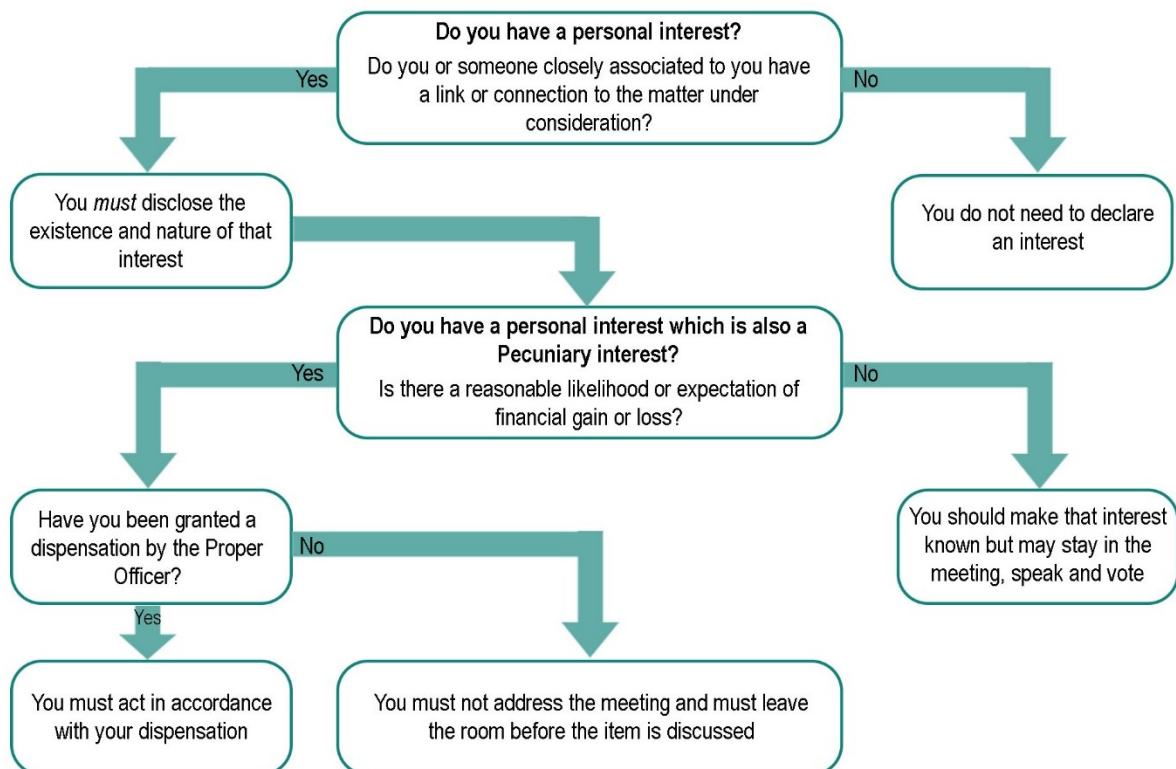
To declare any interests relating to the business of the meeting and receive any dispensation requests from the Clerk.

(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 Code of Conduct, 2019)



3 Minutes

Report 1121GEM3

To receive the minutes of the previous meeting of the General Management Committee.(1 min)

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

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 inaccuracies then the amendments to the draft minutes must be approved by resolution. (Tharmarajah, 2013, p. 154).
- 3.1.3 Minutes to be adopted (click date to open file): 19 October 2021

(End)

4 Officer Report to the Committee

Report 1121GEM4

To receive reports pertaining to the General Management Committee

(5 min)

(Local Government Act, 1972 Sch 12)

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).

4.2 Updates and Actions from 19/10/2021

- 4.2.1 **New Road** - Caravan was the target of a suspected arson attack on the 15th October.
- 4.2.2 **Rights of Way Consultation** – Response agreed with DC to be submitted by 12th November 2021.
- 4.2.3 **Grants Awarding Policy Review** – policy will be updated in advance of the Full Council January 2022 meeting.
- 4.2.4 **Financial Training** – 2 Cllrs attended – cost £200 + VAT

4.3 Recommendation

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

4.4 Reason for Recommendation

- 4.4.1 To keep members updated on committee actions and information.

(End)

5 Grants and Grants in Kind Requests

Report 1121GEM5

To consider requests from Socially Connected and Robin Miller.

(20 mins)

(Localism Act, 2011 s.1)

5.1 Summary

- 5.1.1 During the October meeting of the General Management Committee, the committee recommended a revised grant policy to Full Council to include the use of free hall hire as an option within the grants process.
- 5.1.2 Socially Connecting have been hiring the Guildhall with 50% discounted in line with the Council's policy of 50% discount for local not-for-profit organisations. They have subsequently requested further discount or free use and the detail of the request has been provided to members separately.
- 5.1.3 Volunteers have arranged for the rub down and repaint of the railings around the memorial before remembrance. A grant request to meet 50% of this cost has been submitted. Further documents have been provided to members separately.

5.2 Scheme of Delegation

- 5.2.1 Matters delegated to the General Management Committee: All matters relating to Grants and Donations

5.3 Legal Authority and Implication

- 5.3.1 A local authority has power to do anything that individuals generally may do. (Localism Act, 2011 s.1)

5.4 Financial Implication

- 5.4.1 The request for Socially Connected does not impact expenditure but does

Budget line name	Actual Year to Date	Current Annual Bud	Committed Expenditure	Funds Available	% Spent
Community Grants	17,199	20,000	0	2,801	86%

5.5 Impact Assessment

- 5.5.1 Equalities – No detrimental impact
- 5.5.2 Resources – None, painting of the railings reduced the staff time required for repairs and maintenance
- 5.5.3 Risk Management – Painter is professional and has provided a copy of their public liability insurance.

5.6 Recommendation

- 5.6.1 That the Council resolves on the two requests provided. Delegate to the Town Clerk all details in discharging this decision.

5.7 Reason for Recommendation

- 5.7.1 To support the community in its activities.

(End)

6 Mampitts Advisory Committee - Recommendations

Report 1121GEM6

To receive the recommendations from the Mampitts Advisory Committee

(5 mins)

[LGA 1972 s101](#)

6.1 Summary

- 6.1.1 The Mampitts Advisory Committee met formally on 1st November 2021. [Click here to review the draft minutes](#)
- 6.1.2 The Pop-Up community engagement event was held on Saturday 6th November at Mampitts Green. All of the Mampitts Advisory Committee were in attendance together with Cllrs Brown, Welch, Edwyn-Jones and Chase During the course of the event over 100 members of the community visited the event.



The Mampitts consultation ends on 28th November 2021. Due to timescales the Mampitts Advisory Committee recommends that the summary of the results from the consultation is published and sent to individual members and to Dorset Council by 11th December 2021 and a further comprehensive update is provided to the General Management Committee in January 2022.

6.2 Scheme of Delegation

- 6.2.1 *Section 12.3 states: Advisory committees and working groups will report back with recommendations to Full Council, or the committee that formed it from time to time and as appropriate.*

6.3 Legal Authority and Implication

- 6.3.1 A council can arrange to have any of its functions, except the issuing of the precept, exercised by a committee which can, in turn, arrange to have them exercised by a sub-committee

6.4 Financial Implication

- 6.4.1 None arising from this report

6.5 Impact Assessment

- 6.5.1 Equalities – None
- 6.5.2 Environmental – None
- 6.5.3 Crime and Disorder – None

6.5.4 Resources – Officer time to prepare the responses to each member and to Dorset Council

6.5.5 Economic – None

6.5.6 Risk Management – None

6.6 Recommendation

6.6.1 The summary of the results from the consultation is published and sent to individual members and to Dorset Council by 11th December 2021 and a further comprehensive update is provided to the General Management Committee in January 2022. Delegate to the Town Clerk all details in discharging this decision.

6.7 Reason for Recommendation

6.7.1 It is important for Dorset Council to understand the outcome of the public consultation to support decision making in relation to the land transfer and associated S106 funding.

(End)

7 **COMF Funding Project Reports**

Report 1121GEM7

To review the COMF funding project briefing reports

(10 mins)

Public Health Act 1875, s.164 Public Health Act 1875, s.164 - England

Open Spaces Act 1906, ss.9-10,

Open Spaces Act 1906, s.15 - England

7.1 **Summary**

- 7.1.1 In October 2021 the council approved the 3 projects assigned to the COMF (Contain Outbreak Management Fund). It is timely to provide a further update, so the council is informed of the next steps.

*Officer report 1021FC06 was received and it was **RESOLVED** to adopt the three projects (project 1: natural enhancement of the slopes, project 2: community health and wellbeing events and project 3: development of 'sport zone' to regenerate outdoor multiple sport court) and priorities to be compliant with the terms and conditions of the funding. Delegate to the Town Clerk all details in discharging this decision. (Financial provision will be presented once each project is scoped out. Total COMF funding allocated to Shaftesbury is £140k)*

- 7.1.2 **Project One:** Natural Enhancement of the Slopes - To improve the areas on the South slopes of the town. Create compartments or zones within those areas specific to different aims – biodiversity, views, walking, wildlife, shelter, 'food forest'

A meeting was held on 9th November where representatives from Open Spaces, Tree Group, Planet Shaftesbury and the Neighbourhood Plan were invited to review the current and historic plans linked to the Slopes.

[The draft plan for the Natural Enhancement of the Slopes can be viewed here](#)

- 7.1.3 **Project Two:** Community Health and Wellbeing events - To build on the success of the 2020 and 2021 events and develop a series of free annual outdoor events from 2022 to 2026 (5-year commitment) to benefit the health and wellbeing of the Shaftesbury community.

A meeting was held on 2nd November and a draft plan was developed.

[The draft plan for the Health and Wellbeing event\(s\) can be viewed here](#)

- 7.1.4 **Project Three:** Development of a 'Sport Zone' to regenerate a multiple Sport Court at Cockram's

A meeting was held on 9th November and options were discussed and further research has since been undertaken.

[The draft plan for the Sports Zone can be viewed here](#)

- 7.1.5 In October 2021 the ROSE committee RESOLVED to hold a one-day workshop for the 'natural play' consultant to scope up the opportunities for a bespoke scheme for the council to consider.

The workshop was held on 10th November, and it was suggested that the Slopes Plan and Sports Zone projects are encompassed into a Town Wide Strategic Plan for 'play' and that a masterplan for St James Park including Jubilee Steps features as phase 1.

- 7.1.6 Following this guidance from the play consultant experts the project plan for 'The Slopes' and 'The Sports Zone/ Ball Court' will be incorporated into the 'play' Strategic Plan and Masterplan.

- 7.1.7 A further update will be presented to GEM/ Full Council in the new year once the consultant has prepared the outline proposal for consideration by the council.

7.2 Scheme of Delegation

- 7.2.1 None arising from this report.

7.3 Financial Implication

- 7.3.1 The COMF allocation of funding is £140,000
- 7.3.2 Project 1 is expected to be £50,000
- 7.3.3 Project 2 is expected to be £20,000
- 7.3.4 Project 3 is expected to be £70,000

7.4 Impact Assessment

- 7.4.1 Equalities – Each project will be aligned to the Equal Opportunities Act 2010. The St James masterplan will feature shared space with no segregation.
- 7.4.2 Environmental – The strategic approach of managing playable space using natural resources in a coordinated manner will improve biodiversity within the natural landscape.
- 7.4.3 Crime and Disorder – None
- 7.4.4 Resources – Design brief and public engagement will evolve in the new year if the council approves the outline proposal
- 7.4.5 Economic – Creation of a bespoke destination play area close to the town centre may provide an economic boost to the town.
- 7.4.6 Risk Management – will be encompassed as part of the scoping process

7.5 Recommendation

- 7.5.1 The council approves project 2 – ‘Health and Wellbeing’ events from 2022 to 2026. Projects 1 and 3 are incorporated into the town ‘play’ masterplan due to be presented to the council in the new year. Delegate to the Town Clerk all details in discharging this decision.

7.6 Reason for Recommendation

- 7.6.1 The play solutions, including St James, ball court and the Jubilee Steps projects need to be developed by the ‘play’ experts due to complexity and the need for a cohesive approach. It is more sustainable to work toward a town vision/ strategic plan for ‘play’ and to move away from piecemeal solutions.

(End)

8 Safety Surface

Report 1121GEM8

To consider any immediate actions relating to play area safety surface

(15 mins)

(Local Public Health Act 1875, s.164

Public Health Act 1875, s.164 - England

Local Government (Miscellaneous Provisions) Act 1976, s.19

8.1 Summary

- 8.1.1 At the ROSE November meeting it was RESOLVED that any area identified by Head Groundsman as a H&S risk is fenced off and post the 'play' workshop (held on 10th November) a report would be presented at the next available committee meeting.

The Playground Inspection report undertaken in September 2021 identified the following issues relating to the safety surface in each play park.

Surface faults	Moderate	Low	Very Low
Wincombe	0	17	2
St James	0	9	2
Gower Road	0	0	0
Enmore Green	0	3	1
Barton Hill	0	1	0
Cockrams	1	0	2
Ash Close	0	5	2

- 8.1.2 The one area identified as a moderate risk has been fenced off therefore no public access to this facility is allowed until repairs have taken place
- 8.1.3 Quotes have been sourced from 3 contractors for repairs to Cockrams, Wincombe and Ash Close play parks. Two out of the three contractors were accompanied, and each contractor was asked to provide a quote for (1) replacement and (2) repair/ patch up.
- 8.1.4 Two out of the three contractors did not quote for patch up repairs as it was deemed not feasible to do so as a long-term solution. Whilst contractor A provided a quote for repairs it was suggested this could cause sinking in other areas and was not therefore recommended.
- 8.1.5 The Playground Inspection report was carried out on 7th September 2021. The report was **not** provided to the contractor as the contractor visits were undertaken prior to 7th September (one on 1st September and the other date unknown) therefore each quote is not like for like and the quotes are based on visual assessments at each site and not on the Playground Inspection report.
- 8.1.6 It is noted that whilst there are surface faults at Enmore Green and Barton Hill no quote has been supplied for these areas. St James Park has 11 faults however this playpark is to undergo a complete refurbishment programme in 2022. The committee may want to consider patch repairs to manage the short-term risk however noting that the risk is low or very low as identified on the Playground Inspection report.

WINCOMBE	CONTRACTOR A OPTION 1	CONTRACTOR A OPTION 2	CONTRACTOR B	CONTRACTOR C
TOTAL	£ 10,835.00	£ 14,675.00	£ 21,815.00	£ 32,224.29
VAT	£ 2,167.00	£ 2,935.00	£ 4,363.00	£ 6,444.86
TOTAL	£ 13,002.00	£ 17,610.00	£ 26,178.00	£ 38,669.15
COCKRAMS	CONTRACTOR A OPTION 1		CONTRACTOR B	CONTRACTOR C
TOTAL	£ 2,357.00		£ 2,773.00	£ 3,381.43
VAT	£ 471.40		£ -	£ 676.29
TOTAL	£ 2,828.40		£ 2,773.00	£ 4,057.72
ASH CLOSE	CONTRACTOR A OPTION 1	CONTRACTOR A OPTION 2	CONTRACTOR B	CONTRACTOR C
TOTAL	£ 13,704.00	£ 4,880.00	£ 11,052.00	£ 17,411.43
VAT	£ 2,740.80	£ 976.00	£ 2,210.40	£ 3,482.29
TOTAL	£ 16,444.80	£ 5,856.00	£ 13,262.40	£ 20,893.72
TOTAL FOR ALL	CONTRACTOR A OPTION 1	CONTRACTOR A OPTION 2	CONTRACTOR B	CONTRACTOR C
TOTAL	£ 26,896.00	£ 19,555.00	£ 35,640.00	£ 53,017.15
VAT	£ 5,379.20	£ 3,911.00	£ 7,128.00	£ 10,603.43
TOTAL	£ 32,275.20	£ 23,466.00	£ 42,768.00	£ 63,620.58

- 8.1.7 Officer report 1021ROSE09 was received and it was **RESOLVED** adopt a cycle of repairs as follows:

Moderate risk	To be actioned by 9 th November 2021
Low risk	To be actioned by 31 st December 2021
Very low risk	To be actioned by Easter 2022
Moderate Risk that is unsafe needs to be made safe immediately	

- 8.1.8

In October 2021 the ROSE committee RESOLVED to hold a one-day workshop for the 'natural play' consultant to scope up the opportunities for a bespoke scheme for the council to consider in the new year.

- 8.1.9 In January 2022 the council will be presented with a Shaftesbury 'play' proposal. This proposal will include an option to develop a town wide 'Active Play' strategic plan supported by a Masterplan for each play area. The first area for the council to consider will be a Masterplan for St James Park including Jubilee Steps.

8.2 Scheme of Delegation

- 8.2.1 If the committee proceeds with a Wetpour replacement programme across all play parks (as per the quotes received) this expenditure will exceed the committee threshold of £5,000 therefore the matter will need to be referred to Full Council for consideration.
- 8.2.2 Matters delegated to the General Management committee – scheme of delegation 9.2.6 *Corporate Governance and Risk Management*

8.3 Legal Authority and Implication

- 8.3.1 Power to provide and manage recreation grounds, public walks, pleasure grounds and open spaces and contribute to a wide range of recreational facilities in or outside the council's area
- 8.3.2 Financial Regulations require at 4.1. Expenditure on revenue items may be authorised up to the amounts included for that class of expenditure in the approved budget. This authority is to be determined by:
- the council for all items over £5,000;
 - a duly delegated committee of the council for items over £2,500; or
 - the Clerk for any items below £2,500.

8.4 Financial Implication

- 8.4.1 Where the council intends to procure or award a public supply contract, public service contract or public works contract as defined by The Public Contracts Regulations 2015 ("the Regulations") which is valued at £25,000 or more, the council shall comply with the relevant requirements of the Regulations¹

Budget line name	Actual Year to Date	Current Annual Bud	Committed Expenditure	Funds Available	% Spent
4291 Playground repairs & maintenance	£2,007	£5,000	£1,078	£1,917	62%

Budget line name	Actual Year to Date	Current Annual Bud	Committed Expenditure	Funds Available	% Spent
General Grounds	£26,898	£47,335	£8,426	£12,012	75%

- 8.4.2 The committee will need to consider an overspend on budget line 4291 if the cost of the repairs/ replacement exceeds the funds available

8.5 Impact Assessment

- 8.5.1 Equalities – None
- 8.5.2 Environmental – None
- 8.5.3 Crime and Disorder – None
- 8.5.4 Resources – This is specialist work and therefore cannot be managed in house
- 8.5.5 Economic – None
- 8.5.6 Risk Management – *Key message: 'Play is great for children's well-being and development. When planning and providing play opportunities, the goal is not to eliminate risk, but to weigh up the risks and benefits. No child will learn about risk if they are wrapped in cotton wool'.²*

¹ The Regulations require councils to use the Contracts Finder website to advertise contract opportunities, set out the procedures to be followed in awarding new contracts and to publicise the award of new contracts

² <https://www.hse.gov.uk/entertainment/childs-play-statement.htm>

8.6 Recommendation

- 8.6.1 The committee resolve to spend up to £3,000 to replace the safety surface at Cockrams to enable the equipment to be back in use and other areas are deferred until after the 'play' strategy has been reviewed in January. Delegate to the Town Clerk all details in discharging this decision.

8.7 Reason for Recommendation

The committee will need to weigh up the cost of the repairs and/ or replacement knowing the 'play proposal' will be presented for consideration in January 2022. If more natural play options are developed, then the need for Wetpour will be eliminated.

The committee may want to consider that each contractor is provided a copy of the Playground Inspection report and a defined list of the surface works required including options to address a long-term solution and short-term repair. Quotes are then revised so that proposals can be reviewed based on a like-for-like basis.

(End)

9 Budget

Report 1121GEM9

To consider and recommend to Full Council, the budget for 2022–2023

(30 mins)

(Local Government Act, 1972 s.151)

9.1 Summary

- 9.1.1 The Council's Committees have reviewed their budgets at two separate meetings each during the autumn months.
- 9.1.2 The budget must be prepared and the precept notification issued to Dorset Council by 31st January 2022. Budgeted gross expenditure must be provided to Dorset Council along with the precept notification.
- 9.1.3 The tax base for Shaftesbury will be notified to the Council by 10th December. As such, the household impact cannot be calculated until that point.
- 9.1.4 The budget is available here: [Budget to GEM](#)
- 9.1.5 Due to delays in consideration by Committee, the Council has not carried out a public information evening for the budget. The Committee should consider whether it wishes to do so prior to Full Council's determination of the budget and precept.

9.2 Scheme of Delegation

- 9.2.1 The General Management Committee is delegated to make recommendations to Full Council on the proposed Capital and Revenue Budgets of all Council services and activities
- 9.2.2 Full Council is responsible for setting the precept and approval of the Council's budget (this may not be delegated).

9.3 Legal Authority and Implication

- 9.3.1 The budget and precept must be complete before 31st March 2022. The Principal Authority requires that the precept notification is submitted before the end of January 2022.

9.4 Recommendation

- 9.4.1 That the committee considers and recommends to Full Council the budget and precept for 2022/23. Delegate to the Town Clerk all details in discharging this decision.
- 9.4.2 That the committee considers whether to hold a public information evening in relation to the budget and precept.

9.5 Reason for Recommendation

- 9.5.1 The Committee demonstrates a sound understanding of the Council's financial requirements and commitments and recommends an appropriate budget for the coming financial year to Full Council in advance of the precept being resolved and issued before 31st January 2022.

(End)

10 Planning Applications

Report 1121GEM10

To consider responses to planning applications to include but not be limited to: Wincombe Lane, Solar Farm Gillingham (20 mins)

(Town and Country Planning Act, 1990 sch.1 para.8)

10.1 Summary

- 10.1.1 The 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 applications using the links below and visit the site to understand the local context.

10.2 Scheme of Delegation

10.2.1 [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

Committee/Delegated: Delegated

Consultation Ends: 19.11.2021

10.2.2 [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

Committee/Delegated: Delegated

Consultation Ends: 19.11.2021

10.3 Scheme of Delegation

- 10.3.1 The Committee had delegation to comment on planning applications received from the local planning authority

10.4 Legal Authority and Implication

- 10.4.1 The Town Council is a consultee but does not have the authority to determine planning applications. The Council has the power to be notified of planning applications affecting the Council's area and to comment (Town and Country Planning Act, 1990 sch.1 para.8)

10.5 Financial Implication

- 10.5.1 None

10.6 Recommendation

- 10.6.1 That the Committee provides its response on the listed planning applications and considers responses to applications received without notice, in the form of Support or Objection with supporting reasons. Delegate to the Town Clerk all details in discharging this decision.

10.7 Reason for Recommendation

- 10.7.1 To fulfil the Council's responsibility and exercise its views as a Statutory Consultee

10.8 Additional Information

- 10.8.1 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.

Material Planning Reasons

Biodiversity	Design
Economic Benefits	Effect on the Appearance of the 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

- 10.8.2 To assist here are a few examples as to how you might word something to give material planning reason for your thoughts.

Examples

House Extension	No Objection as limited impact on amenity of neighbouring property Objection as will have detrimental impact on neighbouring property
New dwelling	Support, design is in keeping with locality Objection as design is not in keeping with local area
Vehicular access	Support, will have no impact on road safety given proposed visibility splays Objection as visibility is poor in this location and traffic speeds are high.

(End)