



# Shaftesbury Town Council

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VAT Reg No 241 1307 58

## General Management Committee Meeting

Minutes of the General Management Committee Meeting (GEM) held at 7 pm on Tuesday, 16 November 2021 in the Council Chamber, Shaftesbury Town Hall.

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**Members Summoned and Present:** GEM Councillors; Brown (Chair), Chase, Edwyn-Jones, Lower, Proctor

**Absent:** Cllrs Cook (Vice-Chair) and Hall

**Officers Present:** Claire Commons (Town Clerk), Brie Logan (Business Manager),

**In attendance:** Cllrs Hollingshead, Tippins, Yeo, Press (1), Members of the public (4).

[Link to Agenda here](#)

### 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.

- **Socially Connecting** – Informed attendees of the organisation and spoke in support of the grant in kind request.
- **Road Safety** – B3081 danger, doesn't seem to be acknowledge by the authorities.
- **Carpark Cash machines** – Gave the reason for not taking cash
- **Budget** – Will there be a public session
- **Bimport Road Closure** – Has there been a response to the road closure for Bimport?

The meeting commenced at **7:25 PM**

#### **G37 Apologies**

G37a Officer report 1121GEM1 was received including apologies for absence from Cllr Cook due to ill health. It was **RESOLVED** to accept apologies from Councillor Cook and noted Councillor Hall's absence. (*Financial provision - 0*)

**ACTION: TOWN CLERK**

#### **G38 Declarations of Interest**

G38a Officer report 1121GEM2 was received and it was **NOTED** that none were known at this stage but could be declared at any point during the meeting. (*Financial provision - 0*)

**G39 Minutes**

- G39a Officer report 1121GEM3 was received and it was **RESOLVED** to adopt the minutes and they be duly signed (*Financial provision - 0*)

ACTION: TOWN CLERK

**G40 Officer Report to the Committee**

- G40a Officer report 1121GEM4 was received and it was **NOTED** that the reports are received and noted and any actions arising identified for future meetings of the Council or its Committees (*Financial provision - 0*)

ACTION: NONE REQUIRED

**G41 Grants and Grants in Kind Requests**

- G41a Officer report 1121GEM5 was received and it was **RESOLVED** That the Council awards the repair of the railings cost in full. (*Financial provision - £1,000 grants*)

ACTION: TOWN CLERK

- G41b It was **RESOLVED** to provide once per month free use of the Guildhall to Socially Connecting until the end of the 2021 2022 financial year. (*Financial provision - £472 grant-in-kind for 4 months use of the Guildhall*)

ACTION: TOWN CLERK

**G42 Mampitts Advisory Committee - Recommendations**

- G42a Officer report 1121GEM6 was received and it was **RESOLVED** 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. Delegate to the Town Clerk all details in discharging this decision. (*Financial provision - 0*)

ACTION: TOWN CLERK

**G43 COMF Funding Project Reports**

- G43a Officer report 1121GEM7 was received and it was **RESOLVED** to approve project 2 – 'Health and Wellbeing' events from 2022 to 2026. Projects 1 and 3 to be 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. (*Financial provision - 0*)

ACTION: TOWN CLERK

**G44 Safety Surface**

- G44a Officer report 1121GEM8 was received and it was **RESOLVED** to replace the safety surface at Cockrams and Ash Close to enable the equipment to be back in use and mitigate risk, other areas to be deferred for consideration as part of the 'play' strategy in January 2022. Delegate to the Town Clerk all details in discharging this decision. (*Financial provision - £2,357 Contractor A Cockrams, £4,880 Contract A Ash Close*)

ACTION: TOWN CLERK

**G45 Budget**

- G45a Officer report 1121GEM9 was received and it was **RECOMMENDED to** hold a councillor and public budget workshop prior to consideration by the General Management Committee. Final resolution of the budget and precept to be taken by Full Council in January 2022. (*Financial provision - 0*)

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| ACTION: TOWN CLERK |
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**G46 Planning Applications**

- G46a Officer report 1121GEM10 was received and it was **RESOLVED** to submit the following observations: (*Financial provision - £0*)

**[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

**Observation:** Objection;

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 planned 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.

Design leads itself to roads that will not be adopted and therefore additional financial burden to residents for the payment to management companies.

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.

G46b [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

**Observation:** Support as the screening changes the perception and the proposal supports the roll out of low carbon electricity.

There being no further business, the meeting was closed at 8:38 PM

These minutes were adopted on 15 February 2022 under minute reference G27a as a true record of the decisions taken and are duly signed below by the chair of that meeting.