



# Shaftesbury Town Council

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VAT Reg No 241 1307 58

## Planning & Highways Committee

Minutes of the Planning & Highways Committee (PH) held at 7 pm on Tuesday, 01 March 2022 in the Council Chamber, Shaftesbury Town Hall.

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**Members Summoned and Present:** Edwyn-Jones (Chair), Lewer (Vice-Chair), Tippins

**Absent:** Councillor's Proctor, Hollingshead and Chase due to personal reasons

**Officers Present:** Brie Logan (Interim Town Clerk), Zoe Moxham, (Assistant Town Clerk)







**In attendance:** Councillor Brown, Press (1), Members of the public (10) plus online (1)

[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.

-  **Apology** – An apology was made to Councillor Cook for previous comments made at the last Planning and Highways meeting.
-  **Planning Application** - Objections for this planning application were made for Land at E387144 N 122296 land at Lower Blandford Road.
-  **Affordable Housing** – An update was requested on this matter (*The chair informed the public that the current number calculated for Shaftesbury's affordable housing allocation had been miscalculated, further action to try and rectify this will be pursued.*)
-  **Ukraine Donation** – A request was made for any donations to send to Ukraine
-  **Traffic Regulation Order for Foyle Hill** – Support for this was encouraged
-  **Thursday Road Closure** – A statement was read out regarding difficulties for Blue Badge holders accessing the high street during road closures

The meeting commenced at **7.34 pm**

#### **P36 Apologies**

P36a Officer report 0322P01 was received and it was **RESOLVED** to accept apologies from Councillor's Proctor, Hollingshead and Chase

#### **P37 Declarations of Interest**

P37a Officer report 0322P02 was received and no declarations were made.

**P38 Minutes**

P38a Officer report 0322P003 was received and it was **RESOLVED** to approve the minutes of the meeting held on [1<sup>st</sup> February 2022](#) and that they are duly signed.

**P39 Officer Report to the Committee**

P39a Officer report 0222P04 was received and noted.

P39b It was **AGREED** to support the Dorset Greener Homes campaign for 2022.

ACTION: INTERIM TOWN CLERK

P39c A statement was read out from Councillor Cook regarding his role at Dorset Council.

P39d It was **AGREED** to investigate options for a planning consultant to look in to the affordable housing numbers for Shaftesbury. This will be an item for discussion on the next Planning and Highways agenda, scheduled for April 5<sup>th</sup>.

ACTION: INTERIM TOWN CLERK

**P40 Planning Applications**

P40a Officer report 0222P05 was received and it was **RESOLVED** to submit the following observations:

**P41** [P/HOU/2022/00514](#) / [P/LBC/2022/00653](#)

Proposal: Convert existing office and store to annex accommodation. Erect timber garden office.

Location: 96 St James Street, SP7 8HF

Committee/Delegated: Delegated

Consultation Ends: 04/03/2022

**No objection**

**P42** [P/LBC/2022/00703](#)

Proposal: Internal alterations to remove staircase, form new stairwell and staircase, enlarge window to form doorway, changes to internal stud partition walls, form 3no. bathrooms and wardrobe.

Location: Manor Close, St James Street, SP7 8HQ

Committee/Delegated: Delegated

Consultation Ends: 02/03/2022

**No objection subject to the conservation officers report**

**P43** [P/VOC/2022/00627](#)

Proposal: Erection of single storey extension, first floor extension & replacement porch (demolition of modern extensions) (with variation of condition 2 of planning permission P/HOU/2021/02393 to amend approved plans)

Location: 24 Bimport, SP7 8AZ

Committee/Delegated: Delegated

Consultation Ends: 02/03/2022

**No objection subject to the conservation officers report**

**P44** [P/VOL/2022/00628](#)

Proposal: Carry out internal and external alterations for the erection of single storey extension, first floor extension & replacement porch (demolition of modern extensions) (with variation of condition 2 of listed building consent P/LBC/2021/02394 to amend approved plans)

Location: 24 Bimport, SP7 8AZ

Committee/Delegated: Delegated

Consultation Ends: 02/03/2022

**No objection subject to the conservation officers report**

**P45** [P/FUL/2022/00602](#)

Proposal: Erect commercial building for Class E, B2, B8 use and create 12 No. parking spaces.

Location: The Wincombe Centre, Units 1 To 3 Wincombe Business Park Shaftesbury SP7 9QJ

Committee/Delegated: Delegated

Consultation Ends: 08/03/2022

**Support for this application as it is a good use of currently unused land and will have a positive impact on local economy**

**P46** [P/FUL/2022/00553](#)

Proposal: Construction of local equipped area of play (LEAP) and associated works

Location: Land at E 387435 N 123315 Maple Road Shaftesbury

Committee/Delegated: Delegated

Consultation Ends: 08/03/2022

**Support**

**P47** [P/OUT/2022/00536](#)

Proposal: Erection of up to 13no. dwellings with associated highway & drainage infrastructure and landscaping (outline application to determine access only).

Location: Land at Lower Blandford Road Shaftesbury Dorset

Committee/Delegated: Delegated

Consultation Ends: 02/03/2022

**Shaftesbury Town Council OBJECTS to this outline application for the following reasons:**

- Development on this land would irrevocably join the parishes of Shaftesbury and Melbury & Cann, resulting in urban sprawl
- Development on this land would remove the green visual delineation between the two parishes
- Development on this land would take away a key wildlife, nature and green amenity, much used and loved by the local community. Locals have discovered evidence of dormice, bats, slow worms, badger setts and owls. Shaftesbury Town Council has resolved to commission a full ecology study as this field is an important wildlife corridor from the Shaftesbury Slopes to Boyne Hollow. The field has been a wildlife preserve for the last twenty years, previous to which it was grazed by sheep.
- The outline application proposes a density of housing that is over twice that of the nearest housing areas to the South, West and East
- Over half of the development is hard surface which raises serious concerns over water run-off, an existing issue in the area
- The site rises South to North on the approach to Shaftesbury, so the houses would be highly visible

- The proposed housing does not meet Climate and Energy aims of the NPPF, NDLP 2016 and Shaftesbury NP, as the buildings are not South facing and so do not allow for solar gain.
- Introducing a new entrance road so close to the Lower Blandford Road/ A350 entrance road would create the potential for dangerous traffic conditions.
- There is inadequate pedestrian access and that which is suggested is deemed dangerous on such a busy, fast moving road.
- The Proposed Housing Site Landscape Impact Assessment conducted by North Dorset District Council in 2010 surveyed this land; it was 'Rejected' as "the site was too sensitive from a landscape and visual point of view for any mitigation to be effective". See NDDC Ref: 2/45/0433, dated 1<sup>st</sup> July 2010.
- The NDLP 2016 states that Shaftesbury's allocation of homes from 2011 – 2031 will be at least 1,140, with 350 affordable homes – recent developments and permitted developments mean that Shaftesbury has already outstripped that allocation. With the two, new Persimmon developments having recently been given permission on Land South of the A30 and Land at Higher Blandford Road, there is no need for additional housing in this area.

This application does not meet the aims and objectives of the following policies in the NPPF, the NDLP 2016 and the Shaftesbury NP:

**1. NPPF 2 - ACHIEVING SUSTAINABLE DEVELOPMENT**

8, c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

**2. NPPF 11 – MAKING EFFECTIVE USE OF LAND**

Achieving appropriate densities

124. Planning policies and decisions should support development that makes efficient

use of land, taking into account:

d) the desirability of maintaining an area's prevailing character and setting, including residential gardens, or of promoting regeneration and change; and

e) the importance of securing well-designed, attractive and healthy places.

130. Planning policies and decisions should ensure that developments:

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

**3. NPPF 15 - CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT**

174. Planning policies and decisions should contribute to and enhance the natural and

local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or

identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

### **NORTH DORSET LOCAL PLAN 2016**

#### **POLICY 3 – CLIMATE CHANGE**

b - be designed to make best use of solar radiation and passive cooling through the incorporation of passive solar design principles

#### **POLICY 6 – HOUSING DISTRIBUTION**

c, g – Shaftesbury has already exceeded its denoted allocation

#### **POLICY 15 – GREEN INFRASTRUCTURE**

c - protect and enhance existing open space of importance, character areas, outdoor sport and recreational facilities and provide new facilities to support growth

### **SHAFTESBURY NEIGHBOURHOOD PLAN**

**4.2 Policy SFG11**, To Protect the important and locally valued green spaces (**Map Ref: SFG11**) Green Spaces and Important Treed Areas

**4.4 Policy SFG13**, To ensure development respects and enhances the Green infrastructure network - its green spaces and green corridors – and the contribution this makes to the character of the town, its sustainability and biodiversity, and the general well-being of its residents.

**4.5 Policy SFG14** – To protect our dark skies, particularly considering the adjoining Area of Outstanding Natural Beauty and its International Dark Skies Reserve status.

**ACTION: ASSISTANT TOWN CLERK**

P47a It was **AGREED** to investigate costings to undertake an ecology survey on this site. This will be an item for discussion on the next Planning and Highways agenda, scheduled for April 5<sup>th</sup>.

**ACTION: INTERIM TOWN CLERK**

P61a It was **AGREED** to flag this application with AONB (Area of Outstanding Natural Beauty) officers and CPRE (The Countryside Charity).

**ACTION: INTERIM TOWN CLERK**

### **P48 Proposed Traffic Regulation Orders**

P48a Officer report 0322P06 was received and it was **RESOLVED** to support this traffic regulation order. (The effect of the Order will be to prohibit any vehicle, in excess of 7.5 tonnes maximum gross weight, from proceeding on: A section of Foyle Hill from its junction with Coles Lane in an easterly direction to its junction with the B3091. and A section of the B3091 from its junction with Coles Lane in an easterly direction to its junction with the B3091)

P48b It was **AGREED** to request clear signage at Coles Lane to encourage all Heavy Goods Vehicles (HGV's) to turn left for all routes.

**ACTION: ASSISTANT TOWN CLERK**

**P49 Meeting with Dorset Council – Dorset local plan**

P49a Officer report 0322P07 was received and it was **RESOLVED** to await an update on the Local Plan from Dorset Council. To then discuss as a committee a organising a meeting with Officers at Dorset Council to discuss matters relating to Shaftesbury as detailed in the draft Dorset Local plan.

**ACTION: INTERIM TOWN CLERK**

P49b It was **AGREED** to include the following items on the next Planning and Highways committee meeting; Fields in Trust, Cycleways and S106 funds.

**ACTION: ASSISTANT TOWN CLERK**

There being no further business, the meeting was closed at 8.56 pm

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

Signed \_\_\_\_\_

Date \_\_\_\_\_



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