



Shaftesbury Town Council

Town Hall, Shaftesbury, Dorset. SP7 8LY
Telephone: 01747 852420

Interim Town Clerk: Mrs Brie Logan
e-mail: office@shaftesbury-tc.gov.uk
Website: www.shaftesbury-tc.gov.uk
VAT Reg No 241 1307 58

Planning & Highways Committee

Minutes of the Planning & Highways Committee (PH) held at 7 pm on Tuesday, 05 April 2022 in the Council Chamber, Shaftesbury Town Hall.

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

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

Officers Present: Brie Logan (Interim Town Clerk)

In attendance: Councillor Yeo, Press (1), Members of the public (11) plus online (2)

[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.

- **Shooters Lane** – Concern raised regarding the lack of progress on repair works.
- **Blue Plaque** – An update was requested following communication to the Town Council office regarding the criteria for blue plaques
- **Planning Application for Equestrian Centre (REF: P/FUL/2022/00761)** – objections raised regarding access via Indus Road, including the Mampitts Bus Gate implication and the impact on bypass corridor.

The meeting commenced at **7.22 pm**

P58 Apologies

P58a Officer report 0422PH1 was received and it was **RESOLVED** to accept apologies from Councillor's Proctor, Tippins and Chase

P59 Declarations of Interest

P59a Officer report 0422PH2 was received and no declarations were made.

P60 Minutes

P60a Officer report 0422PH3 was received and it was **RESOLVED** to approve the minutes of the meeting held on [1st March 2022](#) and that they are duly signed.

P61 Officer Report to the Committee

P61a Officer report 0422PH4 was received and noted.

P62 Planning Applications

P62a Officer report 0222P05 was received and it was **RESOLVED** to submit the following observations:

P61a [P/HOU/2022/01278](#)

Proposal: Erect single storey extension and new porch canopy (demolish garage and outbuilding)

Location: 5 Kingsman Lane Shaftesbury Dorset SP7 8HD

Committee/Delegated: Delegated

Consultation Ends: 06.04.2022

No objection

P61b [P/FUL/2022/01329](#)

Proposal: Erect 1 No. dwelling and create pedestrian access. Create 3 No. parking spaces with charging points to provide 4 in total.

Location: 25 Coppice Street, SP7 8PD

Committee/Delegated: Delegated

Consultation Ends: 06.04.2022

Support however consider a request that the boundary treatment is a hedge line versus fence.

P61c [P/FUL/2022/01031](#)

Proposal: Amendments to the proposed improvement scheme for Wincombe Lane to comprise a crossroads junction in order to enable direct continuation north eastwards along Wincombe Lane

Location: Land at Wincombe Lane,

Committee/Delegated: Delegated

Consultation Ends: 06.04.2022

Objection – based on the lack of evidence submitted as the latest proposal will not solve the inherent traffic issues on this road and further recommends that a traffic consultant is commissioned to demonstrate the viability of this proposal.

P61d [P/PALH/2022/01584](#)

Proposal: Erect single storey rear extension: To extend 3.70 metres beyond the rear wall of the original dwellinghouse; maximum height 3.56 metres; height to eaves 2.22 metres

Location: 19 Greenacre Way, SP7 8FT

Committee/Delegated: Delegated

Consultation Ends: 07.04.2022

No objection

P61e [P/LBC/2022/01548](#)

Proposal: Regularisation of replacement ground floor windows to front elevation, insert new sill to rear first floor window and reposition rear flashings

Location: Browns Cottage 4 Sally Kings Lane, SP7 8LS

Committee/Delegated: Delegated

Consultation Ends: 07.04.2022

No objection

- P61f [P/FUL/2022/00487](#)
Proposal: Convert barn to 1 No. dwelling.
Location: Mampitts Farm Mampitts Lane Shaftesbury SP7 8PG
Committee/Delegated: Delegated
Consultation Ends: 07.04.2022
 No objection
- P61g [P/FUL/2022/01449](#)
Proposal: Install 2x Kelvion Gas Cooler & 2 x ECO2 MIDI H Reach-in Housed DT Booster unit on a new platform with steps and handrail
Location: Tesco Stores Ltd Christy's Lane, SP7 8PF
Committee/Delegated: Delegated
Consultation Ends: 07.04.2022
No objection however concerns were raised about the impact on nearby residents in terms of noise and therefore recommend that acoustic screening is considered.
- P61h [P/HOU/2022/01825](#)
Proposal: Installation of 14 x photovoltaic solar panels on the existing dwelling roof.
Location: Old School House Church Hill, SP7 8LL
Committee/Delegated: Delegated
Consultation Ends: 12.04.2022
Support
- P61i [P/HOU/2021/05441](#)
Proposal: Erect two storey side and rear extensions (demolish existing conservatory)
Location: 13 French Mill Lane, SP7 8EU
Committee/Delegated: Delegated
Consultation Ends: 12.04.2022
No objection
- P61j [P/FUL/2022/00761](#)
Proposal: Formation of two no. vehicular access points. Erect swing gate & fence and install drain.
Location: Land at Indus Road and Mampitts Lane Shaftesbury
Committee/Delegated: Delegated
Consultation Ends: 07.04.2022
OBJECTS to this application for the following reasons:
- Indus Road is a private, residential road. Its maintenance is managed by managing agents acting on behalf of Persimmon Homes, the landowner, and the residents. All the houses open directly onto the street with no front gardens or buffer zone to protect children. The width of the street, therefore, is not suitable for an access road to be used by large vehicle traffic, nor is this welcomed by the land owner or residents, none of whom have been consulted by the applicant.**
- From its junction with Mampitts Green, the part of Mampitts Lane off which the applicant proposes to install the second access road, is in private ownership. The owner has not been consulted by the applicant. The owner has previously refused permission for additional access routes off this section of the lane and has expressed his intention not to allow access in this instance either, having**

made his intention clear both in written form to Dorset Council and in person to the Planning & Highways Committee of Shaftesbury Town Council.

Both access routes would, if approved, seriously compromise the SUDS scheme for this part of The Maltings Development (see comment from Persimmon Homes).

Both access routes would, if approved, seriously compromise the land set aside for the Eastern bypass corridor.

This proposal, if approved, would put residents living along all access routes to the farm land at risk. Houses along Allen Road, particularly in the north section leading to Mampitts Green, do not have front gardens, with houses opening directly onto the street. These streets are wholly unsuitable for commercial traffic.

The application has been made on behalf of a company that does not exist. An application was put forward in 2017 to create a Shaftesbury Equestrian Centre, but was refused by Dorset Council; previous applications on this site for residential development have also been refused.

The polluting impact of large, diesel fuelled vehicles driving through solely residential areas is deemed unacceptable.

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

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.

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:

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

NORTH DORSET LOCAL PLAN 2016

POLICY 18 – SHAFTESBURY

8.122 The proposed level of development at Shaftesbury for the period up to 2031

can be accommodated without the need for an outer eastern bypass, which would relieve traffic on the existing A350. However, the line of the road (as shown in the 2003 Local Plan) remains protected from development as there is

no other realistic option for traffic relief if it is required in the longer term. The route of the road will be reviewed in Part 2 of the Local Plan or through the neighbourhood planning process.

SHAFTESBURY NEIGHBOURHOOD PLAN

4.2 Policy SFHE4 – The Shaftesbury Eastern Bypass Corridor will be protected and its provision supported. Development will be strongly resisted that would jeopardise the construction of the bypass.

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.

CONCLUSION –

The applicant has repeatedly tried to gain permission for development of this land, a primary reason for refusal being lack of access. As both roads off which the applicant proposes to construct access roads are in private ownership, with land currently owned by Persimmon Homes due to be transferred to Dorset Council ownership and both these owners being wholly against permitting any further access routes, this and all future applications are bound to fail.

We would like to request that this application goes to Committee and that the Committee question Dorset Council's Highways Department's decision to offer no objection, in spite of the clear dangers to residents, and in particular children, if this application were to be approved; both to their personal safety and also the consequences of pollution from large agricultural and equestrian vehicular traffic coming through a residential estate. We would recommend that any site visit to Indus Road is conducted at the weekend – this would allow Councillors and Council Officers the opportunity to see how busy the area is at a time when equestrian traffic would also be at its busiest.

ACTION: INTERIM TOWN CLERK

P62 Niveus Walk – Street Name Suggestions

P62a Officer report 0422PH6 was received and it was **RESOLVED** to submit the wildflower name suggestions to Barratt homes and request that a plaque is displayed within the vicinity to explain the native species of wildflower thus engaging with the public

ACTION: ASSISTANT TOWN CLERK

P63 Melbury Abbas and Cann Neighbourhood Plan 'Reg-14' Local Consultation_

P63a Officer report 0422PH7 was received and it was **RESOLVED** to provide the following response to the Melbury Abbas and Cann Neighbourhood Plan consultation.

Policy 3B relates to development land south of the A30 which is half in Shaftesbury and Half in Cann. A request was made that were relevant any decisions impacting on Shaftesbury include the opportunity of working in consultation with Shaftesbury.

The committee AGREED to submit the feedback post the May Planning and Highways meeting (3rd May) to include a further statement regarding policies relating to traffic.

ACTION: INTERIM TOWN CLERK

P64 Affordable Housing Numbers for Shaftesbury

P64a Officer report 0422PH8 was received and it was **RESOLVED** to enlist the services of a Planning Consultant to provide advice and recommendations relating to Affordable Housing in Shaftesbury. *Delegate to the Interim Town Clerk all details in discharging this decision. Funds to be drawn from 4341 Legal & Professional fees to the value of £1,750*

ACTION: INTERIM TOWN CLERK

P65 Land at Lower Blandford Road – Ecology Survey

P65a Officer report 0422PH9 was received and it was **RESOLVED** to engage with Darwin Ecology to seek specialist feedback on the Ecology Survey as presented on the Dorset Council Planning Portal. *Delegate to the Interim Town Clerk all details in discharging this decision.*

ACTION: INTERIM TOWN CLERK

P65b Fields in Trust, Cycleways and S106 funds

Officer report 0422PH10 was received and the following was **RESOLVED**;

P65c to invite a **Fields in Trust** representative to present the options and opportunities to the Council for consideration

P65d to receive and note the Cycleways report and the S106 Funding report

ACTION: INTERIM TOWN CLERK

There being no further business, the meeting was closed at 9:05 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