



To: Members of Shaftesbury Town Council’s Planning & Highways Committee (PH). P&H Councillors; Edwyn-Jones (Chair), Lewer (Vice-Chair), Chase, Hollingshead, Proctor, Tippins. All other recipients for information only. Members are reminded of their duty under the Code of Conduct.

You are summoned to a meeting of the Planning & Highways Committee for the transaction of the business shown on the agenda below. To be held at 7 pm on Tuesday, 03 May 2022 in the Council Chamber, Shaftesbury Town Hall, High Street, Shaftesbury SP7 8LY

Brie Logan, Interim Town Clerk 26 April 2022

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 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)

[Scheme of Delegation](#) and [Standing Orders](#) are available to view here.

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1 Apologies

Report 0522PH1

To receive and consider for acceptance, apologies for absence

(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.
- 1.1.2 Councillor Chase due to personal commitments

2 Declarations of Interest

Report 0522PH2

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

(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.

3 Minutes

Report 0522PH3

To receive the minutes of the previous meeting of the Planning & Highways Committee.

(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: [5th April 2022](#)

(End)

4 Officer Report to the Committee

Report 0522PH4

To receive reports pertaining to the Planning & Highways Committee

(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 [5th April 2022](#)

4.2.1 Melbury Abbas and Cann Neighbourhood Plan 'Reg-14' Local Consultation – See *Item 6*

4.2.2 Planning Applications- *Submitted*

4.2.3 Affordable Housing Numbers for Shaftesbury - it was RESOLVED to enlist the services of a Planning Consultant to provide advice and recommendations relating to Affordable Housing in Shaftesbury. Update – *Terence O'Rourke (Planning Consultants engaged)*

4.2.4 Land at Lower Blandford Road – Ecology Survey - it was RESOLVED to engage with Darwin Ecology to seek specialist feedback on the Ecology Survey as presented on the Dorset Council Planning Portal. Update – Excerpt from Darwin Ecology response: *The records of Barbastelle bats are probably the most significant findings of the report and would probably warrant a higher level of survey effort than (redacted) have currently undertaken.*

Our rates are £45 per hour. We would prob need 6-8 hours to look at this and write a Summary response. I would ask one of our Seniors to look into the planning status and ecological reports submitted and write a critique to submit to the Natural Environment team and the LPA. Delegated decision form updated for Full Council in May 2022.

4.2.5 Fields in Trust – It was RESOLVED to invite a Fields in Trust representative to present the options and opportunities to the Council for consideration – *Contact made with Fields in Trust – awaiting a response.*

4.3 Other Matters

4.3.1 **R&N - Footpath diversion update** - GEM resolution 03 22 states: Mampitts Lane Consultation Plan - Support Note: Shaftesbury Town Council would like a further improvement to be considered to further enhance this footpath plan. Use the footpath exit at the North-West of the field and extend the grass verge until it reaches Allen Road. This links into the Rights of Way consultation response submitted in October 2021 was resolved as follows: Officer report 1021GEM6 was received and it was RESOLVED to submit a response on behalf of Shaftesbury Town Council – the response to include working in collaboration with Wiltshire Council to seek the feasibility of developing a Right of Way from Mampitts Lane to St Mary's School and a cycleway to Gillingham

Response from DC:

Footpath 39, Shaftesbury (Mampitts Lane) is outside the scope of this proposed diversion, it only relates to FP7 which ends at Footpath 39. However, I will pass the comment on to Graham Stanley (Senior Ranger for Shaftesbury) to look into the suggestion.

Initial research shows that the width varies between 2.5 and 3 metres which appears to

cover the metalled surface of Mampitts Lane and not the grass verge. So, a separate order would be required to divert onto the verge or to increase the width to include the verge, that would depend on the landowner be potentially agreeable to this.

- 4.3.2 New development at Land at E 387256 N 123908 Wincombe Lane, Shaftesbury, Dorset name suggestions – *response received 'We are happy with the road names suggested thanks.'*
- 4.3.3 Dorset Council recently facilitated a Town and Parish Webinar relating to Developer S106 funding - [the slides can be viewed here](#).

4.4 Recommendation

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

4.5 Reason for Recommendation

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

(End)

5 Planning Applications

Report 0522PH5

To consider responses to planning applications to include but not be limited to: Travellers Site Salisbury Road, Stables Yeatman's Lane, Abbey School and Cottage Green St James.

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

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. The presentation for the meeting is available to view in advance [here](#)

5.2 Planning Applications

5.2.1 [P/FUL/2022/01761](#)

Proposal: Retention and continued use of 8 no. residential traveller pitches, site managers office & amenity buildings, including all associated landscaping & parking (previously permitted under planning permission no. 2/2010/1323/PLNG)

Location: Travellers Site Salisbury Road Shaftesbury Dorset SP7 8QB

Committee/Delegated: Delegated

Consultation Ends: 04/05/2022

5.2.2 [P/HOU/2022/02438](#)

Proposal: Erect 6 square metre garden shed

Location: Stables, Yeatman's Lane, Enmore Green, Shaftesbury, SP7 8LR

Committee/Delegated: Delegated

Consultation Ends: 05/05/2022

5.2.3 [P/LBC/2022/02399](#)

Proposal: External alterations to remove and replace 10 No. windows.

Location: The Abbey C Of E Voluntary Aided First School, St James Street, SP7 8HQ

Committee/Delegated: Delegated

Consultation Ends: 11/05/2022

5.2.4 [P/HOU/2022/02366](#)

Proposal: Erect self-contained single storey annex

Location: Cottage Green, St James Street, Shaftesbury, SP7 8HL

Committee/Delegated: Delegated

Consultation Ends: 12/05/2022

5.3 Scheme of Delegation

5.3.1 The Committee has delegation to comment on planning applications received from the local planning authority

5.4 Legal Authority and Implication

5.4.1 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)

5.5 Recommendation

5.5.1 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 Interim Town Clerk all details in discharging this decision.

5.6 Reason for Recommendation

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

5.7 Additional Information

5.7.1 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

5.7.2 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)

6 Melbury Abbas and Cann Neighbourhood Plan
'Reg-14' Local Consultation

Report 0522PH6

To consider responding to the Melbury Abbas and Cann Neighbourhood Plan Consultation

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

6.1 Summary

6.1.1 Launch of the 'Reg-14' local consultation of the Melbury Abbas and Cann Neighbourhood Plan (Monday 14th March 2022 to 5.00 pm, Monday 9th May 2022)

6.1.2 The draft plan can be [viewed here](#).

At the last Planning and Highways Committee meeting it was RESOLVED to provide the following response to the Melbury Abbas and Cann Neighbourhood Plan consultation.

Policy 3 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.

6.2 Recommendation

6.2.1 That the Committee provides a response to the Melbury Abbas and Cann Neighbourhood Plan consultation to include a statement regarding policies relating to traffic.

6.3 Reason for Recommendation

6.3.1 To fulfil Shaftesbury Town Councils role as a statutory consultee

(End)

7 Unadopted path at Yeatmans Close

Report 0522PH7

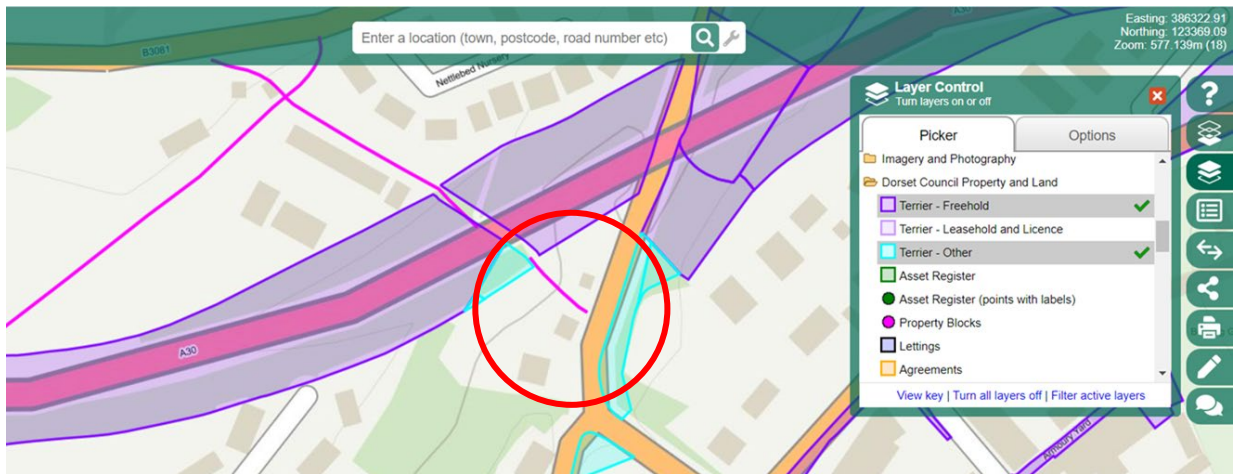
To consider maintaining this unadopted path at Yeatmans Close

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

7.1 Summary

7.1.1 Recently it has come to light that a resident has been maintaining an area of land on an unadopted path at Yeatmans Close

After further investigation Dorset Council has confirmed this is an unmade and unadopted path. Whilst it may reside within DC land it is not inspected or maintained by Dorset Council and is listed as Terrier – other on Dorset Explorer as shown on the map below.



7.1.2 No maintenance would be carried by DC on such a path. Dorset Council has stated it is likely this path has been created locally and, as the residents have highlighted, maintained by them. Dorset Council has no objections if the Town Council wanted to continue maintaining this area on behalf of the community, however at present Dorset Council would not be in a position to take on maintenance of this unofficial path



Note: this historic image shows the location of the unadopted path however is not reflective of current upkeep!

7.2 Recommendation

7.2.1 The Committee resolves to maintain this area of land and assigns the upkeep to the Grounds team.

7.3 Reason for Recommendation

7.3.1 This path is used as a walkway to New Road and creates an easy access to town for the residents in this area.

(End)