



Planning & Highways Committee

Minutes of the Planning & Highways Committee (P&H) held at 7 pm on Tuesday, 2nd August 2022 in the Council Chamber, Shaftesbury Town Hall

Members Summoned and Present: P&H Councillors: Edwyn-Jones (Chair), Lewer (Vice-Chair), Proctor and Tippins

Absent: Councillors Hall, Langley and Yeo

Officers Present: Brie Logan (Town Clerk), Sybille Maddock (Assistant Town Clerk)

In Attendance: Press (1), Members of the public (3), Online (0)

[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.

- On 26th July Dorset Council published a statement relating to the Dorset Local Plan. Key points relating to the publication were read out.
- The draft minutes of the Full Council meeting on 19th July were challenged as inaccurate and it was requested that the Public Participation point relating to Mampitt's Square is amended from *the land being given to STC in perpetuity* to *'land should be in public ownership in perpetuity'*. It was also noted that Minute No. FC35c is too short and does not provide sufficient information for future reference.
Post Meeting Note: The 19th July Full Council minutes have been amended for approval at the FC meeting on 17th August.
- A copy of the contract between Lidl and Dorset Council was requested via the Dorset Councillor however to date this has not been received. A greater understanding of who has responsibility for the watering and maintenance of the trees is needed.
- A discussion was held about when it would be known if these trees will survive or die, hence need replacing or not. The survival of the trees will not be understood until the Spring next year.
- The Birch trees within the car park also show sign of stress.
- It was queried how the change to the Local Plan (LP) effects the review of the Neighbourhood Plan (NP), as the LP precedes the NP. The Chairman reported that legally, until a new LP is made, this committee will refer to the LP adopted in 2016.
- Castle Hill mound, Scheduled Monument, and the slopes as well as the area leading through Breach Lane requires maintenance. It was queried if the Rangers are undertaking this job as the area is unsightly. The Town Clerk reported that the Service Level Agreement was sent to Dorset Council 18

months ago and a response is awaited. Cllr Tippins reported that the Rangers have recently carried out other maintenance areas at Castle Hill.

- The overhanging vegetation at the allotments by St John’s Hill was queried. The Town Clerk will follow this up and will arrange for a meeting with the resident to look at the area.
- Cllr Tippins requested that planning application P/FUL/2022/03432 is discussed during this meeting. It was clarified that an extension of time was sought from Dorset Council, which was agreed until 7th September.
- Cllr Proctor requested that the walkway from Love Lane to St John’s Hill is added to a future agenda

Action: Assistant Town Clerk

The meeting commenced at **7:29pm**.

PH15 Apologies

Officer report 0822PH1 was received and it was **RESOLVED** to accept apologies from Councillor Langley due to personal reasons.

Proposed by Cllr Edwyn-Jones		
Seconded by Cllr Lewer		
In Favour	4	Cllrs Edwyn-Jones, Lewer, Proctor and Tippins
Against		
Abstentions		
MOTION CARRIED		

Cllr Tippins reported that Cllr Yeo is attending a funeral.

PH16 Declaration of Interest

Officer report 0822PH2 was received and no declarations were made.

PH17 Minutes

Officer report 0822PH3 was received and it was **RESOLVED** to approve the minutes of the meeting held on 5th July 2022 and they were duly signed.

Proposed by Cllr Edwyn-Jones		
Seconded by Cllr Lewer		
In Favour	4	Cllrs Edwyn-Jones, Lewer, Proctor and Tippins
Against		
Abstentions		
MOTION CARRIED		

PH18 Officer Progress Reports on Planning and Highways Business

PH18.1 Officer report 08022PH4 (**progress report**) was **RECEIVED** and **NOTED**.

Cllr Tippins mentioned an article in The Sunday Times which talks about the current housing figures. All Councillors were encouraged to read the article.

PH18.2 Officer report 08022PH4 (**delegated decisions report**) was **RECEIVED** and **NOTED**.

PH19 Planning Applications – to consider responses to planning applications

[P/FUL/2022/03990](#)

Proposal: Change of use from restaurant (Use class E(b)) and flat (Use class C3) to a dwelling (Use class C3) and replace existing window and doors.

Location: 14 Salisbury Street, SP7 8EJ

Committee/Delegated: Delegated

Consultation Ends: 03/08/2022

No Objection as this is a periphery shop, there is a precedent in the area, there is sufficient hospitality in the town and the lady is a long-standing resident.

Proposed by Cllr Proctor		
Seconded by Cllr Lewer		
In Favour	4	Cllrs Edwyn-Jones, Lewer, Proctor and Tippins
Against		
Abstentions		
MOTION CARRIED		

[P/HOU/2022/03832](#)

Proposal: Erect single storey extension to side.

Location: 6 Kingsbere Terrace, Kingsbere Lane, SP7 8FD

Committee/Delegated: Delegated

Consultation Ends: 03/08/2022

No Objection

Proposed by Cllr Proctor		
Seconded by Cllr Tippins		
In Favour	3	Cllrs Edwyn-Jones, Proctor and Tippins
Against	1	Cllr Lewer
Abstentions		
MOTION CARRIED		

[P/HOU/2022/03855](#)

Proposal: Install loft conversion, with windows to gables and rooflight. Create additional parking space to front of dwelling

Location: 27 Indus Road, SP7 8FU

Committee/Delegated: Delegated

Consultation Ends: 03/08/2022

No Objection

Proposed by Cllr Tippins		
Seconded by Cllr Edwyn-Jones		
In Favour	4	Cllrs Edwyn-Jones, Lewer, Proctor and Tippins
Against		
Abstentions		

MOTION CARRIED

[P/MPO/2022/04223](#)

Proposal: Modification of S106 Agreement dated 25.02.2022 to amend the discount market sale criteria

Location: Land at Wincombe Lane

Committee/Delegated: Delegated

Consultation Ends: 03/08/2022

No Objection

Proposed by Cllr Proctor		
Seconded by Cllr Tippins		
In Favour	4	Cllrs Edwyn-Jones, Lewer, Proctor and Tippins
Against		
Abstentions		
MOTION CARRIED		

[P/VOC/2022/04221](#)

Proposal: Change of use of public house with manager's flat to 1 No. dwelling (with variation of condition 1 of planning permission P/FUL/2020/00006 to amend approved plans)

Location: Fountain Inn 2 Breach Lane, SP7 8LE

Committee/Delegated: Delegated

Consultation Ends: 05/08/2022

No Objection

Proposed by Cllr Tippins		
Seconded by Cllr Lewer		
In Favour	4	Cllrs Edwyn-Jones, Lewer, Proctor and Tippins
Against		
Abstentions		
MOTION CARRIED		

[P/VOL/2022/04222](#)

Proposal: Alterations and improvements to Public House incorporating manager/staff flat and attached house to 1 No. dwelling and carry out associated internal and external alteration (with variation of condition 2 of listed building consent 2/2018/0437/LBC to amend approved plans)

Location: Fountain Inn 2 Breach Lane, SP7 8LE

Committee/Delegated: Delegated

Consultation Ends: 05/08/2022

No Objection

Proposed by Cllr Tippins		
Seconded by Cllr Lewer		
In Favour	4	Cllrs Edwyn-Jones, Lewer, Proctor and Tippins
Against		

Abstentions		
MOTION CARRIED		

Action: Assistant Town Clerk

PH20 Fields in Trust

Officer report 0822PH6 was received and it was agreed to progress to the next stage and invite the Senior Operations & Stewardship Manager to Shaftesbury to evaluate the open spaces selected by the committee, which are:

St James Park; Enmore Green Allotments; Wincombe Lane Recreation Ground; Cricket Field; Land South of Church Hill, Castle Hill (Slopes); Shaftesbury Youth Club & Cockrams Play Area; Shaftesbury Football Club including the training pitch; Barton Hill

Proposed by Cllr Tippins		
Seconded by Cllr Edwyn-Jones		
In Favour	3	Cllrs Edwyn-Jones, Lewer and Tippins
Against	1	Cllr Proctor
Abstentions		
MOTION CARRIED		

Cllr Proctor enquired about the land ownership at Trinity Churchyard specifically the land in the North-West area. The Town Clerk confirmed that she will look into this query. He also questioned why St James allotments are not in the Town Council’s asset list. The Town Clerk reported that a business case to transfer the allotments from Dorset Council to Shaftesbury Town Council was submitted to the Asset team in 2020. A progress report will be requested via Dorset Council and the committee will be updated accordingly.

Action: Assistant Town Clerk

There being no further business, the meeting was closed at 8:11 pm.

These minutes were adopted on 06 September 2022 under minute reference PH23 as a true record of the decisions taken and are duly signed below by the chair of that meeting.

Signed

Date