



Planning & Highways Committee

Minutes of the Planning & Highways Committee (P&H) held at 7 pm on Tuesday, 6th September 2022 in the Council Chamber, Shaftesbury Town Hall

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

Absent: Councillors: Hall and Langley

Officers Present: Sybille Maddock (Assistant Town Clerk)

In Attendance: Press (0), Members of the public (5), 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.

- A member of the Tree Group raised concerns about the two oak trees (agenda item no.7), which have been felled to make space for the Filter Lane on the A30. Examination has shown that the Filter Lane is not the reason for these trees to be felled and they disagree with the Highways Arboriculturist that up to 45% of the roots would be affected and therefore the trees would be jeopardised. This situation has happened before in Shaftesbury where the different departments do not work together. There should be a procedural mechanism / early warning system for situations like this. The Highways Arboriculturist has suggested that this issue is taken up with the Planning Officer. The Tree Group is wondering if the Dorset Councillors should take this up, or the Tree Group. It was said that this is a very dismayed situation.
- This was followed up by another member of the public who said that DC Highways is a law unto itself. Even though there is a rule that one tree felled is replaced by two, as the trees are placed in the same line, it means that in 20 years' time they will have to be felled again once they have grown. The proposals for the Filter Lane were not made clear on the application and were buried amongst other documentation.
- Very successful joint meeting of the Shaftesbury Open Spaces Group (SOSG) and Tree group. Net result is that they would like to come to a meeting at the town hall to discuss a way forward with the Town Council, scheduled 4th October. They propose that a strategy environmental plan is drawn up. It was also proposed to promote Planet Shaftesbury as umbrella body to cover both groups, along with other environmental/ecological groups in Shaftesbury. Furthermore, they proposed a joint meeting of all groups with the Town Council at least every 6 months, to monitor progress and suggest guidance, on the grounds that the Town Council does not have the expertise without consultants. It seems a constructive way to move forward. The meeting on 4th October should be open to anyone with environmental concerns. The SOSG and Tree Group have planned another meeting for September to discuss attendance for 4th October.

- The Dorset Council cabinet meeting was held on 6th September and questions were asked about the Local Plan, which David Walsh, Portfolio Holder for Planning, responded to. His statement was read out at the meeting.
- Another member of the public spoke about the two oak trees endorsed the suggestions from the tree group. She requested that going forward STC engages with DC on these sorts of issues and is very vigilant. DC has declared a climate emergency, but this does not seem to be acted on.
- The applicant spoke about her planning application P/FUL/2022/03432 and provided supporting information and photographs.

The meeting commenced at **7:22pm**.

PH21 Apologies

No apologies were received.

PH22 Declaration of Interest

Officer report 0922PH2 was received and Cllr Yeo declared that he is recording the meeting. He also requested a recorded vote.

PH23 Minutes

Officer report 0922PH3 was received and it was **RESOLVED** to approve the minutes of the meeting held on 2nd August 2022 and they were duly signed.

Proposed by Cllr Lewer		
Seconded by Cllr Tippins		
In Favour	4	Cllrs Edwyn-Jones, Lewer, Proctor and Tippins
Against		
Abstentions	1	Cllr Yeo
MOTION CARRIED		

PH24 Officer Progress Reports on Planning and Highways Business

PH24.1 Officer report 0922PH4 (**progress report**) was **RECEIVED** and **NOTED**.

PH25 Planning Applications – to consider responses to planning applications

The Chairman decided to bring planning application P/FUL/2022/03432 forward as the applicant was in attendance.

[P/FUL/2022/03432](#)

Proposal: Erection of 1 No. dwelling with 1 No. parking space.

Location: 76 Blackmore Road, SP7 8RL

Committee/Delegated: Delegated

Consultation Ends: 07/09/2022

Comment: STC supports application P/FUL/2022/03432 for the construction of a single storey dwelling at land adjacent to, but separate from, the plot at 76 Blackmore Drive. The applicant is disabled and, given their inability to find suitable accommodation to buy elsewhere in North

Dorset, wishes to build on a spare plot of land next to their existing, two storey, one bedroomed house. This would enable them to ensure that they have suitable accommodation as their age and their condition worsens, allowing for a residential health worker to reside with them. In the UK, 22% of the population are disabled with 17% being born with a disability. The NPPF does not make specific mention of development for those with a disability, leaving such detail for primary councils. The North Dorset Local Plan of 2016 does mention making provision for the housing needs of minority groups in Policy 7 – Delivering Homes, National Policy Mix of Housing para 5.30, and names five such groups:

- families with children;
- older people;
- people with disabilities;
- service families; and
- people wishing to build their own homes.

However, in sub section People With Disabilities, para 5.53 & 5.54, the Plan deals specifically with the Council’s obligation to liaise with Social Services and NHS Dorset to provide suitable accommodation. Para 5.53 does state:

New specialist housing provision is not always required for a disabled person and in some cases it may be possible to meet their requirements through the adaptation of their own property. The applicant is not able to adapt their existing property because firstly, the plot of 76 Blackmore Road is not sufficient to transfer the upper accommodation to the ground floor and add a second sleeping area for a carer and secondly, because the adjacent plot is separated from number 76 by a right of way to the neighbour’s property at 74, thus ruling out the possibility of extending the existing house at 76 into the adjacent plot.

STC accepts that the applicant has no other options available to them, having made exhaustive attempts to secure another property, and thus we support this application which would allow them to continue to support themselves to live independently with the security of knowing they can provide for their own needs with the passage of time.

Lastly, whilst planning policy does say that Non-Material Planning Considerations include the Applicant’s personal circumstances, this is unless exceptionally and clearly relevant, e.g. provision of facilities for someone with a physical disability.

Proposed by Cllr Edwyn-Jones		
Seconded by Cllr Tippins		
In Favour	4	Cllrs Edwyn-Jones, Proctor, Tippins and Yeo
Against		
Abstentions	1	Cllr Lewer
MOTION CARRIED		

[P/LBC/2022/03554](#)

Proposal: Erect single storey extension, (demolish existing conservatory). Reposition 1st floor dormer.

Location: 33A St James Street, SP7 8HF

Committee/Delegated: Delegated

Consultation Ends: 07/09/2022

Comment: No objection, but the Design & Conservation officer is urged to look at the incongruities in the drawings, as fig. 11 in the proposed north elevations is inaccurate. STC is uncomfortable with the detailing of the proposed dormer.

Proposed by Cllr Edwyn-Jones		
Seconded by Cllr Proctor		
In Favour	4	Cllrs Edwyn-Jones, Lewer, Proctor and Yeo
Against	1	Cllr Tippins
Abstentions		
MOTION CARRIED		

[P/HOU/2022/04158](#)

Proposal: Erect single storey extension, (demolish existing conservatory). Reposition 1st floor dormer.

Location: 33A St James Street, SP7 8H

Committee/Delegated: Delegated

Consultation Ends: 07/09/2022

Comment: No objection, but the Design & Conservation officer is urged to look at the incongruities in the drawings, as fig. 11 in the proposed north elevations is inaccurate. STC is uncomfortable with the detailing of the proposed dormer.

Proposed by Cllr Edwyn-Jones		
Seconded by Cllr Proctor		
In Favour	4	Cllrs Edwyn-Jones, Lewer, Proctor and Yeo
Against	1	Cllr Tippins
Abstentions		
MOTION CARRIED		

[P/HOU/2022/04818](#)

Proposal: Erect single storey extension to rear of house. Demolition of side entrance construction of new entrance and store. Reconstruction of enclosed passage. Reconfiguration of former garage space to enlarge ground floor bedroom. Landscaping of front yard, including repaving and regrading of parking area.

Location: 8 Haimes Lane, SP7 8AJ

Committee/Delegated: Delegated

Consultation Ends: 07/09/2022

Comment: No objection

Proposed by Cllr Edwyn-Jones		
Seconded by Cllr Yeo		
In Favour	4	Cllrs Edwyn-Jones, Lewer, Proctor and Yeo
Against	1	Cllr Tippins
Abstentions		
MOTION CARRIED		

[P/ADV/2022/04520](#)

Proposal: Display 1no. Illuminated TV display screen

Location: 53 High Street, SP7 8JE

Committee/Delegated: Delegated

Consultation Ends: 10/09/2022

Comment: No Objection

Proposed by Cllr Edwyn-Jones		
Seconded by Cllr Yeo		
In Favour	5	Cllrs Edwyn-Jones, Lewer, Proctor, Tippins and Yeo
Against		
Abstentions		
MOTION CARRIED		

[P/LBC/2022/04985](#)

Proposal: Display 1no. Illuminated TV display screen. Internal and external alterations.

Location: 53 High Street, SP7 8JE

Committee/Delegated: Delegated

Consultation Ends: 10/09/2022

Comment: No Objection

Proposed by Cllr Edwyn-Jones		
Seconded by Cllr Yeo		
In Favour	5	Cllrs Edwyn-Jones, Lewer, Proctor, Tippins and Yeo
Against		
Abstentions		
MOTION CARRIED		

[P/HOU/2022/04897](#)

Proposal: Erection of single storey extension

Location: 37 Homefield, SP7 8DT

Committee/Delegated: Delegated

Consultation Ends: 09/09/2022

Comment: No objection

Proposed by Cllr Edwyn-Jones		
Seconded by Cllr Lewer		
In Favour	5	Cllrs Edwyn-Jones, Lewer, Proctor, Tippins and Yeo
Against		
Abstentions		
MOTION CARRIED		

[P/HOU/2022/04240](#)

Proposal: Erect first floor extension to provide an ensuite bathroom for the master bedroom and reconfigure the ground floor bathroom/utility room.

Location: 92 St James Street, SP7 8HQ

Committee/Delegated: Delegated

Consultation Ends: 08/09/2022

Comment: No objection

Proposed by Cllr Yeo		
Seconded by Cllr Tippins		
In Favour	4	Cllrs Edwyn-Jones, Lewer, Tippins and Yeo
Against		
Abstentions	1	Cllr Proctor
MOTION CARRIED		

[P/LBC/2022/05240](#)

Proposal: Alterations to building to form library

Location: The Manor House St James Street, SP7 8HQ

Committee/Delegated: Delegated

Consultation Ends: 14/09/2022

Comment: No objection

Proposed by Cllr Lewer		
Seconded by Cllr Edwyn-Jones		
In Favour	4	Cllrs Edwyn-Jones, Lewer, Tippins and Yeo
Against		
Abstentions	1	Cllr Proctor
MOTION CARRIED		

Action: Assistant Town Clerk

PH26 To consider a response to Footpath Diversion Order

Officer report 0922PH6 was received and it was **RESOLVED** to withdraw the original objection and confirmed that the legal process of the division order can be completed.

Proposed by Cllr Yeo		
Seconded by Cllr Tippins		
In Favour	5	Cllrs Edwyn-Jones, Lewer, Proctor, Tippins and Yeo
Against		
Abstentions		
MOTION CARRIED		

Action: Assistant Town Clerk

PH27 To discuss the felling of trees at the Persimmon Development at Land at Upper Blandford Road

Cllr Proctor declared that he planted the two oak trees.

It was **RESOLVED** to request that one of our two Dorset Councillors organise a meeting with the Highways Officer responsible for Verges and Trees, together with a Highways Officer to come to Shaftesbury to discuss:

1. Access to the new Persimmon development on the A30/Higher Blandford Road (C13) and its possible impact on existing, established trees on the verges of these two roads (in light of the recent felling of two, 30-year-old oaks on the A30 verge).
2. The viability of the newly planted oak saplings directly in line with, and only 3m west of, the original oaks.

Proposed by Cllr Edwyn-Jones		
Seconded by Cllr Lewer		
In Favour	5	Cllrs Edwyn-Jones, Lewer, Proctor, Tippins and Yeo
Against		
Abstentions		
MOTION CARRIED		

Action: Assistant Town Clerk

There being no further business, the meeting was closed at 8:50 pm.

These minutes were adopted on 05 October 2021 under minute reference PH30 as a true record of the decisions taken and are duly signed below by the chair of that meeting.

Signed

Date