



To: Members of the Planning & Highways Committee

For Information: Town Councillors, Dorset Council Councillors, Members of the Public & Press

## A G E N D A

### **PLANNING AND HIGHWAYS MEETING OF THE TOWN COUNCIL**

You are summoned to a meeting of the for the transaction of the business shown on the agenda below. To be held at **7 pm on Tuesday, 1<sup>st</sup> November 2022** in the **Council Chamber, Shaftesbury Town Hall**. The meeting will also be hosted online. Public, press and non-committee members, join on your computer or mobile app using [Microsoft Teams](#).

Mrs Brie Logan

Town Clerk, 26<sup>th</sup> October 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.

Members are reminded of their duty under the [Code of Conduct](#), [Scheme of Delegation](#) and [Standing Orders](#).

The Council has a general duty to consider the following matters in the exercise of any of its functions: Equal Opportunities (race, gender, sexual orientation, marital status, religion, belief or disability), Crime & Disorder, Health and Safety and Human Rights. Disabled access is available.

All in attendance should be aware that filming, recording, photography or otherwise may occur during the meeting.

#### **The 7 principles of public life**

Selflessness, Integrity, Objectivity, Accountability, Openness, Honesty and Leadership

*(Committee on Standards in Public Life, 1995)*

1. [Apologies – To receive and consider for acceptance](#)
2. [To receive any Declarations of Interests and Requests for Dispensation](#)
3. [Minutes of the Planning and Highways meeting held on 4<sup>th</sup> October 2022](#)
4. [Clerk's Report including progress report on Planning and Highways business](#)
5. [To consider responses to Planning Applications](#)

## **Agenda Item No. 1**

### **Apologies – To receive and consider for acceptance**

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.

No apologies were received.

## **Agenda Item No. 2**

### **To receive any Declarations of Interests and Requests for Dispensation**

Members and Officers are reminded of their obligations to declare interests in accordance with the Code of Conduct – adopted in July 2021. The Clerk will report any dispensation requests received.

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. (Shaftesbury Town Council Code of Conduct, 2019)

## **Agenda Item No. 3**

### **Minutes of the Planning and Highways meeting held on 4<sup>th</sup> October 2022**

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.

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).

#### **Recommendation**

Confirm the accuracy of the Minutes of the Planning and Highways committee meeting held on [4<sup>th</sup> October 2022](#).

**Clerk’s Report including progress report on Planning and Highways business**

**Report Content/Detail**

Reports provided within this item are to be received, they provide updates on decisions already taken by the Council and actions taken under the Scheme of Delegation (where not previously reported) that need to be resolved.

**Clerk’s Report**

Fields in Trust – The Town Clerk met with the representative from FiT on Thursday 20<sup>th</sup> October. A report will be provided to Full Council on 15<sup>th</sup> November 2022.

Locality Neighbourhood Plan newsletter – The October newsletter has been received and [can be read here](#).

The following issues have been raised by residents:

1. Concerns around the Enmore Court Development - activity on the land with more drilling and the expectation that an application for Reserved Matters will appear soon.
2. St James – and the recently replaced mirror – note the Town Clerk is meeting with the Community Safety Highways Officer on 3<sup>rd</sup> November.
3. The Abbey school run continues to be absolute bedlam – note the meeting with the CHSO has been scheduled to coincide with School drop off times.
4. Feedback from Dorset Council Highways meeting in September 2021 is still awaited.
5. The dog waste around the Grosvenor to the end of Park Walk is getting worse – note the Town Clerk is in dialogue with the Dorset Council dog warden and an anti-fouling campaign is in the process of being drafted.
6. An agreement to paint the yellow lines in St James was made by STC last year - there’s little evidence to suggest that it was ever done around the school but the actual street itself certainly wasn’t actioned. Note: an update will be provided at the meeting.

**Planning information to receive and note**

Subject	Description	Progress / comments
<a href="#">P/NMA/2022/05970</a>	<b>Old School House Church Hill SP7 8LL</b> Non-material amendment - design changes to Planning Permission No. P/HOU/2021/05454 (Demolish existing conservatory and erect new single storey extension)	For Information purposes only
Tree Preservation Order <a href="#">TPO/2022/0051</a>	<b>Mulanje House, Salisbury Road, SP7 8BS</b>	Confirmed without modification under delegated powers on 12 <sup>th</sup> October 2022.
Confirmation of Public Path Orders Footpath 7, P219a	<b>Part of Footpath 7,</b> Shaftesbury at Mampitts Public Path Diversion Order 2022	<a href="#">Confirmation of Order</a>

Confirmation of Public Path Orders Footpath 8, P219b	<b>Parts of Footpath 8,</b> Shaftesbury at The Rickyard Public Path Diversion Order 2022	<a href="#">Confirmation of Order</a>
Updated Footpath Map and Statement	Following the confirmations of the public path diversion orders, which had the effect of diverting parts of Footpath 7 and Footpath 8, Shaftesbury, there have been changes to the working copies of the definitive map and statement.  The changes are shown on an interactive GIS map showing public rights of way: <a href="https://explorer.geowessex.com/">https://explorer.geowessex.com/</a>	<a href="#">Shaftesbury Definitive Statement</a>
Licence Applications	<b>Shaftesbury Abbey, Shaftesbury</b> Any representation need to be received by 3 <sup>rd</sup> November 2022.	<a href="#">Link to Licence Application</a>
<a href="#">P/NMA/2022/05828</a>	<b>Parcels 6 And 7 Land East Of Shaftesbury Gower Road.</b> Non-material amendment - to change a section of block paved area to adoptable tarmac to match surrounding road to planning permission 2/2016/0658/PAEIA, (Erect 97 No. dwellings on land east of Shaftesbury (Parcels 6 & 7), with associated access, parking, open space and landscaping).	For Information purposes only
TagEnergy Hawkers Hill Energy Park.	Opening Ceremony scheduled for 30 <sup>th</sup> November 2022.	
Dorset Council Planning Engagement Session	Presentation pack for Town and Parish Councils - Northern Area <a href="#">Presentation</a> and <a href="#">Q&amp;A summary</a> .	

**Delegated Decisions for Information (all within the Clerks delegated spend)**

None

**Recommendation**

That the reports are received and noted and any actions arising identified for future meetings of the Council or its Committees and to resolve on any matters.

**To consider responses to Planning Applications**

**Reason for Recommendation**

To fulfil the Council’s responsibility and exercise its views as a Statutory Consultee.

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

**Summary**

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](#).

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

**Planning Applications**

<b>Planning App Ref</b>	<b>Proposal</b>	<b>Neighbourhood Plan Ref / Comments</b>
<a href="#">P/LBC/2022/05212</a> Mrs D Sapsford 20.10.2022 EOT requested Delegated	<b>Cottage Green St James Street SP7 8HL</b> Replace render on western elevation of main house and replace guttering with cast iron guttering on western and southern elevations.	<b>5.2 Shaftesbury Character Zones</b> 3. St James
<a href="#">P/LBC/2022/03194</a> Mr Lloyd Davies 03.10.2022 Delegated	<b>St Martins Angel Square 1, Salisbury Street SP7 8EL</b> Repair boundary wall.	<b>5.2 Shaftesbury Character Zones</b> 2. Shaftesbury Town Centre <b>5.3 Shaftesbury Conservation Area</b>
<a href="#">P/FUL/2022/03193</a> Mr Lloyd Davies 03.11.2022 Delegated	<b>St Martins Angel Square 1, Salisbury Street SP7 8EL</b> Repair Boundary Wall.	<b>5.2 Shaftesbury Character Zones</b> 2. Shaftesbury Town Centre <b>5.3 Shaftesbury Conservation Area</b>
<a href="#">P/FUL/2022/05803</a> Friends of Westminster Memorial Hospital (Charity) 03.11.2022 Delegated	<b>1 Abbey Walk, SP7 8BB</b> Change of use from residential (Class C3) to medical uses (Class E(e)). Erect single storey and two storey extensions and carry out internal remodelling.	<b>5.2 Shaftesbury Character Zones</b> 1. Bimport <b>5.3 Conservation Area</b>
<a href="#">P/FUL/2022/06179</a> TAGENERGY DEVELOPMENT UK LIMITED 03.11.2022 Delegated	<b>Land north of Shaftesbury Road, Hawkers Hill Farm, SP7 9NP</b> Installation of battery energy storage facility	
<a href="#">P/VOC/2022/06208</a> Persimmon Homes 10.11.2022 Delegated	<b>Land At E 387470 N 122346 Higher Blandford Road, Cann</b> Outline application for residential development for up to 55 dwellings together with associated open space and infrastructure (means of access to be determined only); (with variation of Condition No. 12 of Outline Planning Permission No. APP/N1215/W/19/3227559 (LPA Ref. 2/2018/0602/OUT) to amend the timing of the implementation of the highway improvements to prior to the 19th occupation).	<b>5.2 Shaftesbury Character Zones</b> 6. Cann

### **Scheme of Delegation**

The Committee has delegation to comment on planning applications received from the local planning authority. Delegated powers are to be given to the Clerk to comment on planning applications after consultation with members of the Highways and Planning Committee.

### **Legal Authority and Implication**

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)

### **Recommendation**

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 Town Clerk all details in discharging this decision.

### **Additional Information**

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	Impact on Access
Local or Government Policy	Traffic or Highways
Noise/Disturbance	Road Safety
Parking	Residential Amenity
Overlooking/Loss of Privacy	Heritage
Landscape	Height
Impact on Light	Flooding Issues
Design	Economic Benefits
Effect on the Appearance of the Area	

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 or Objection as visibility is poor in this location and traffic speeds are high.