



Planning & Highways Committee

Minutes of the Planning & Highways Committee (P&H) held at 7 pm on Tuesday, 10th January 2023 in the Council Chamber, Shaftesbury Town Hall

Members Summoned and Present: P&H Councillors: Edwyn-Jones (Chair), Lewer (Vice Chair), Proctor, Tippins (arrived at 7.05pm) and Wild

Absent: Councillors Hall and Yeo

Officers Present: Sybille Maddock (Assistant Town Clerk)

In Attendance: Press (1), Members of the public (2), Online (1)

[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.

- The Highways request was presented to the Committee. The resident proposed to amend the request to move the two parking spaces, instead of removing them.
- Planning application process was discussed and it was clarified that STC is a statutory consultee and Dorset Council decide on planning applications.

The meeting commenced at **7:07pm**.

PH43 Apologies

Officer report 0123PH1 was received and it was NOTED that no apologies were received.

PH44 Declaration of Interest

None have been submitted. It was NOTED that Councillors should declare any interests if they arise.

PH45 Minutes

Officer report 0123PH3 was received and it was **RESOLVED** to approve the minutes of the meeting held on 6th December 2022 and they were duly signed.

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

PH46 Clerk's Report including progress report on Planning and Highways business

PH46.1 Officer report 0123PH4 was **RECEIVED** and **NOTED**.

PH47 Planning Applications – to consider responses to planning applications

[P/OUT/2022/00536](#)

Proposal: Erection of up to 9 dwellings with associated highway and drainage infrastructure and landscaping (outline application to determine access only)

Location: Land at Lower Blandford Road

Committee/Delegated: Delegated

Consultation Ends: 11/01/2023

Comment: The Town Council objects to this development on the same grounds as for the previous submission and refers to the objections provided in February 2022. Since that objection the committee would also point out that North Dorset now successfully has a 5-year land supply, even prior to this Shaftesbury had reached its 20-year housing target and therefore there is no further housing need in Shaftesbury. Shaftesbury has two large housing developments coming to fruition, one that is halfway through being build and another yet to break ground. There is no need for a further nine houses. The committee doesn't consider that one can determine an outline planning application for access without also considering the appropriateness of the proposed development. Looking at the development there is insufficient parking for nine houses and visitors. The committee has concerns about dimension of the visibility splay which they believe should be 5mx70m in a 40mph zone. There would also need to be an Arboricultural method statement to show how the development could be realised whilst taking care of the trees on this site that have been given protected status by Dorset Council, [TPO/2022/0006](#). The committee also refers to the Shaftesbury Tree Group submission of March 2022. The harm caused by loss of amenity and wildlife habitat far out ways any possible benefit to the town.

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

[P/HOU/2022/07317](#) and [P/LBC/2022/07318](#)

Proposal: Convert outbuilding to Annex, Erect timber outbuilding and carry out remedial works to the main house.

Location: Cottage Green St James Street SP7 8HL

Committee/Delegated: Delegated

Consultation Ends: 13/01/2023

Comment: No Objection, as there is no adverse impact on a listed building and it brings ancillary buildings back into use.

Proposed by Cllr Lewer		
Seconded by Cllr Tippins		

In Favour	5	Cllrs Edwyn-Jones, Lewer, Proctor, Tippins and Wild
Against		
Abstentions		
MOTION CARRIED		

P/FUL/2022/07090

Proposal: Installation of new Timpson's Retail Unit.

Location: Tesco Store Christy's Ln Shaftesbury

Committee/Delegated: Delegated

Consultation Ends: 24/01/2023

Comment: The committee strongly objects to any application by Tesco that would threaten the viability of existing town centre independent business. The committee refers to the Town Councils previous objection to application P/ADV/2022/07089. Shaftesbury as a town is renowned for its wealth of independent retailers and businesses in the town centre. The committee urges Dorset Council not to give permission for any national chains that could undermine local businesses.

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

Action: Assistant Town Clerk

- PH48** To consider a Highways request for a safe pedestrian route on the south side of Bimport
Officer report 0123PH6 was received and it was **RESOLVED** to not support this request, due to loss of parking.

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

Action: Assistant Town Clerk

There being no further business, the meeting was closed at 7:59pm.

These minutes were adopted on 07 February 2023 under minute reference PH51 as a true record of the decisions taken and are duly signed below by the chair of that meeting.