



## Planning & Highways Committee

Minutes of the Planning & Highways Committee (P&H) held at 7 pm on Tuesday, 4<sup>th</sup> April 2023 in the Council Chamber, Shaftesbury Town Hall

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

**Absent:** Councillors Hall, Tippins, Wild and Yeo

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

**In Attendance:** Press (1), Members of the public (1), 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.

No members of the public made any representation.

The meeting commenced at **7:00pm**.

#### **PH61 Apologies**

Officer report 0423PH1 was received and it was RESOLVED to accept apologies from Councillors Hall and Tippins.

Proposed by Cllr Lewer		
Seconded by Cllr Proctor		
In Favour	3	Cllrs Edwyn-Jones, Lewer and Proctor
Against	0	
Abstentions	0	
<b>MOTION CARRIED</b>		

#### **PH62 Declaration of Interest**

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

#### **PH63 Minutes**

Officer report 0423PH3 was received.

It was PROPOSED by Cllr Proctor and SECONDED by Cllr Lewer that the minutes are approved without amendments. Before the vote took place Cllr Edwyn-Jones provided more context. This resulted in the vote as follows.

In Favour	1	Cllr Proctor
Against	2	Cllrs Edwyn-Jones and Lewer
Abstentions	0	
<b>MOTION NOT CARRIED</b>		

It was **RESOLVED** to approve the minutes of the meeting held on 7<sup>th</sup> March 2023 and they were duly signed. Minute PH60 was amended to reflect the exact wording of the Member's Motion.

Proposed by Cllr Edwyn-Jones		
Seconded by Cllr Lewer		
In Favour	2	Cllrs Edwyn-Jones and Lewer
Against	1	Cllr Proctor
Abstentions	0	
<b>MOTION CARRIED</b>		

**PH64 Clerk's Report including progress report on Planning and Highways business**

PH64.1 Officer report 0423PH4 was **RECEIVED**. It was **NOTED** that the Committee has no further comments for the NALC draft response to the DLHUC consultation. It was also **NOTED** that the Committee fully supports the Toad Crossing Registration.

It has been requested for the Town Clerk to contact DC Planning regarding the Heras fencing at Enmore Court to enquire when an application will be submitted. It is believed that an application should be submitted within 28 days after the fencing was erected.

**Action: Town Clerk**

**PH65 Planning Applications – to consider responses to planning applications**

[P/LBC/2023/00723](#)

**Proposal:** Carry out external works to remove existing exterior masonry paint across the cottage street frontage, mid window height and re-apply a water shedding, vapour permeable mineral paint. Carry out repair to small front window.

**Location:** 82 St James Street

**Committee/Delegated:** Delegated

**Consultation Ends:** 8<sup>th</sup> April 2023

**Comment:** No Objection

Proposed by Cllr Edwyn-Jones		
Seconded by Cllr Proctor		
In Favour	3	Cllrs Edwyn-Jones, Lewer and Proctor
Against	0	
Abstentions	0	
<b>MOTION CARRIED</b>		

[P/HOU/2023/01104](#)

**Proposal:** Erect ground floor and first floor extensions

**Location:** 6 Pix Mead Gardens

**Committee/Delegated:** Delegated

**Consultation Ends:** 5<sup>th</sup> April 2023

**Comment: Objection. The proposal is out of keeping within the locality, it is too big for the plot, unsympathetic in its design, will overshadow the gardens to the rear and overlook neighbouring properties.**

Proposed by Cllr Edwyn-Jones		
Seconded by Cllr Lewer		
In Favour	3	Cllrs Edwyn-Jones, Lewer and Proctor
Against	0	
Abstentions	0	
<b>MOTION CARRIED</b>		

[P/FUL/2023/00919](#) and [P/LBC/2023/00920](#)

**Proposal:** Reduce height of unstable chimney

**Location:** The Half Moon Inn Salisbury Road SP7 8BS

**Committee/Delegated:** Delegated

**Consultation Ends:** 16<sup>th</sup> April 2023

**Comment: No objection**

Proposed by Cllr Lewer		
Seconded by Cllr Edwyn-Jones		
In Favour	3	Cllrs Edwyn-Jones, Lewer and Proctor
Against	0	
Abstentions	0	
<b>MOTION CARRIED</b>		

[P/LBC/2023/00772](#)

**Proposal:** Demolish portion of wall.

**Location:** Weighbridge 6 Bimport SP7 8AX

**Committee/Delegated:** Delegated

**Consultation Ends:** 19<sup>th</sup> April 2023

**Comment: No objection to the wall being demolished.**

Proposed by Cllr Edwyn-Jones		
Seconded by Cllr Proctor		
In Favour	3	Cllrs Edwyn-Jones, Lewer and Proctor
Against	0	
Abstentions	0	
<b>MOTION CARRIED</b>		

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

**Proposal:** Erection of up to 7 dwellings with associated highway and drainage infrastructure and landscaping (outline application to determine access only)

**Location:** Land at Lower Blandford Road

**Committee/Delegated:** Committee

**Consultation Ends:** 5<sup>th</sup> April 2023

**Comment:** The Town Council objects to this development on the same grounds as for the previous submissions and refers to the objections provided in February 2022 and January 2023 which was as follows. *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 Lewer		
Seconded by Cllr Edwyn-Jones		
In Favour	3	Cllrs Edwyn-Jones, Lewer and Proctor
Against	0	
Abstentions	0	
<b>MOTION CARRIED</b>		

The Committee agreed to write to owners of the land, copying in Dorset Council to clarify that it will never support any development on this important site and to request for the land to be gifted to the community for a change of use to a wildlife reserve.

#### [P/HOU/2023/01345](#)

**Proposal:** Erect ground floor extension to front elevation to replace circular bay window

**Location:** 20 Westerly New Road SP7 8QW

**Committee/Delegated:** Delegated

**Consultation Ends:** 23<sup>rd</sup> April 2023

It was PROPOSED by Cllr Lewer but NOT SECONDED that the committee has no objection to the application.

**Comment:** Objection, due to an inappropriate change to the elevation with a large unsympathetic feature facing the road in a conservation area.

Proposed by Cllr Proctor		
Seconded by Cllr Edwyn-Jones		

In Favour	2	Cllrs Edwyn-Jones and Proctor
Against	1	Cllr Lewer
Abstentions	0	
<b>MOTION CARRIED</b>		

[P/MPO/2023/01726](#)

**Proposal:** Modification of S106 Agreement dated 13.03.2022 (Appeal ref APP/D1265/W/20/3263781- LPA ref 2/2020/0677/OUT) to replace chargee in possession obligation at paragraph 10 with the NHF mortgagee exclusion clause precedent wording

**Location:** Land North of Enmore Court New Road

**Consultation Ends:** 13<sup>th</sup> April 2023

**Comment:** Shaftesbury Town Council requests for the decision to be deferred whilst the town council obtains legal advice before providing a comment.

It was further resolved to engage with a planning lawyer to seek legal clarification on the implications of the change in wording and to take on board the planning inspectors report.

It was also agreed to request a site meeting with all Dorset Council stakeholders. The Committee will draft a letter to be sent to all stakeholders.

Funds of up to £2,000 will be taken from budget line Legal and Professional Fees (Expenditure Authority: General Power of Competence, Localism Act 2011, S1-8).

Proposed by Cllr Edwyn-Jones		
Seconded by Cllr Lewer		
In Favour	3	Cllrs Edwyn-Jones, Lewer and Proctor
Against	0	
Abstentions	0	
<b>MOTION CARRIED</b>		

[P/FUL/2023/01165](#)

**Proposal:** Change of use of hairdressers to residential.

**Location:** Makuti Hair Design, 4-6 Angel Lane SP7 8DF

**Consultation Ends:** 29<sup>th</sup> April 2023

**Comment:** No objection

Proposed by Cllr Edwyn-Jones		
Seconded by Cllr Lewer		
In Favour	3	Cllrs Edwyn-Jones, Lewer and Proctor
Against	0	
Abstentions	0	
<b>MOTION CARRIED</b>		

**Action: Assistant Town Clerk**

There being no further business, the meeting was closed at 8:03pm.

These minutes were adopted on 02 May 2023 under minute reference PH68 as a true record of the decisions taken and are duly signed below by the chair of that meeting.