



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, 4th April 2023** 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, 29th March 2023

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 7th March 2023](#)
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.

Apologies received from Cllr Tippins.

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 7th March 2023

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 & Highways meeting held on [7th March 2023](#).

Clerks 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.

Planning information to receive and note

Subject	Description	Progress / comments
Member's Motion – 20mph East of Shaftesbury P&H 7 th March 2023, Minute No PH60	It was RESOLVED to apply to DC Highways to make the whole of the Persimmon Estate, parcels 1-7 a 20mph zone.	The application has been submitted to Dorset Council, who will be in touch once it has been assessed.
Public Footpath N1/33	Complaint letter received of vehicles using the footpath. The complainant has raised this with STC before and a case was raised to DC (MNT59038). This was resolved by DC with the comment 'Will monitor, landowner needs access'	The complaint has been raised to DC again, MNT59211
Permitted Development Rights Consultation	NALC will be responding to the DLHUC consultation on permitted development . STC are to consider any specific text changes or additions to make to the draft NALC response .	Response deadline 12:00 noon on Thursday 6th April 2023
Toad Crossing Registration	A local resident has arranged that Foyle Hill is registered with Froglife . The Committee is asked to provide comments and /or give feedback.	The Committee is asked to provide comments and /or give feedback.
Enmore Court	A representative of Hampshire Homes was due to visit STC to talk through concerns relating to the fencing that has been erected around the boundary of the site. A verbal update will be provided at the meetings.	
DC Planning for Climate Change	The Listed Buildings - What You Can Do For Climate Change report was presented to and adopted by DC Cabinet on 28th March. This document will sit alongside the current adopted Local Plans whilst the Unitary Local Plan is being worked on.	

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

Planning App Ref	Proposal	Neighbourhood Plan Ref / Comments
P/LBC/2023/00723 Dr John Middleton 08.04.2023 Delegated	82 St James Street 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.	5.2 Design & Heritage Character Zone 3. St James 5.3 Shaftesbury Conservation Area SFDH7 Building materials
P/HOU/2023/01104 Veronica 05.04.2023 Delegated	6 Pix Mead Gardens Erect ground floor and first floor extensions	5.2 Design & Heritage Character Zone 8. East of Christy’s Lane including Grosvenor Road
P/FUL/2023/00919 Hall & Woodhouse 16.04.2023 Delegated	The Half Moon Inn Salisbury Road SP7 8BS Reduce height of unstable chimney	5.2 Design & Heritage Character Zone 6. Cann
P/LBC/2023/00920 Hall & Woodhouse 16.04.2023 Delegated	The Half Moon Inn Salisbury Road SP7 8BS Reduce height of unstable chimney	5.2 Design & Heritage Character Zone 6. Cann
P/LBC/2023/00772 Michael O’Devlin 19.04.2023 Delegated	Weighbridge 6 Bimport SP7 8AX Erection of a ridge roofed timber garden office, (demolish portion of wall).	5.2 Design & Heritage Character Zone 1. Bimport 5.3 Shaftesbury Conservation Area
P/OUT/2022/00536 Mr M Nublat and Mrs A M Andrew 05.04.2023 Committee	Land at Lower Blandford Road Erection of up to 7 dwellings with associated highway and drainage infrastructure and landscaping (outline application to determine access only)	Previous Proposal: Erection of up to 9 dwellings with associated highway and drainage infrastructure and landscaping (outline application to determine access only) 4. Green Infrastructure 4.2 SFG11 – To protect the important and locally valued green spaces 4.3 SFG12 – To ensure development respects Shaftesbury’s topography and its position in the Landscape 4.4 SFG13 - To ensure development respects and enhances the Green infrastructure network

		- its green spaces and green corridors – and the contribution this. Makes to the character of the town, its sustainability and biodiversity, and the general well-being of its residents. 4.5 SFG14 - To protect our dark skies, particularly considering the adjoining Area of Outstanding Natural Beauty and its International Dark Skies Reserve status.
P/HOU/2023/01345 Mr Mark Scammell 23.04.2023 Delegated	20 Westerly New Road SP7 8QW Erect ground floor extension to front elevation to replace circular bay window	5.3 Shaftesbury Conservation Area
P/MPO/2023/01726 Ms V Turnball 13.04.2023	Land North Of Enmore Court New Road 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	
P/FUL/2023/01165 Mrs E MacRory 29.04.2023	Makuti Hair Design 4-6 Angel Lane SP7 8DF Change of use of hairdressers to residential.	The Town Centre SFTC1 –Development proposals SFTC3 – Preserve and enhance the character SFTC4 – Parking in the town centre 5.2 Design & Heritage Character Zone 2. Shaftesbury Town Centre 5.3 Shaftesbury Conservation Area

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

Local or Government Policy

Noise/Disturbance

Parking

Impact on Access

Traffic or Highways

Road Safety

Residential Amenity

Overlooking/Loss of Privacy
Landscape
Impact on Light
Design
Effect on the Appearance of the Area

Heritage
Height
Flooding Issues
Economic Benefits

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.