



Planning & Highways Committee

Minutes of the Planning & Highways Committee (P&H) held at 7 pm on Tuesday, 2nd May 2023 in the Council Chamber, Shaftesbury Town Hall

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

Absent: Cllrs Hall and Tippins

Officers Present: Brie Logan (Town Clerk)

In Attendance: Press (0), Members of the public (6), 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.

- Planning applications - detail of each application not publicised - further information will be published on the noticeboards
- Concerns were raised about lack of activity connected with the Coronation - an explanation on all the events was provided
- Reference was made to the Dorset Council Climate Change consultation and how all the STC sustainability plans need to join up together
- Concern was raised about the Redrow planning condition relating to the Landscape scheme – contact will be made with the tree officer and case officer to request a progress update

The meeting commenced at **7:15pm**.

PH66 Apologies

Officer report 0523PH1 was received and it was **RESOLVED** to accept apologies from Councillor Tippins.

Proposed by Cllr Wild		
Seconded by Cllr Yeo		
In Favour	5	Cllrs Edwyn-Jones, Lewer, Proctor, Wild and Yeo
Against	0	
Abstentions	0	
MOTION CARRIED		

PH67 Declaration of Interest

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

PH68 Minutes

Officer report 0523PH3 was received and it was **RESOLVED** to approve the minutes of the meeting held on 4th April 2023 and they were duly signed.

Proposed by Cllr Lewer		
Seconded by Cllr Wild		
In Favour	4	Cllrs Edwyn-Jones, Lewer, Proctor and Wild
Against	0	
Abstentions	1	Cllr Yeo
MOTION CARRIED		

PH69 Clerk’s Report including progress report on Planning and Highways business:

PH69.1 Officer report 0523PH4 was **RECEIVED**. It was **NOTED** that:

- a. DLUHC Consultation - New Infrastructure Levy – NALC are entrusted to submit the feedback as the national body that represents Town Councils across the UK
- b. The Town Clerk will contact the Dog Warden to establish if there have been any reported incidents made to Dorset Council
- c. The Town Clerk will complete the Dorset Council Leisure Strategy Consultation
- d. The Climate Change consultation is an agenda item on the next Sustainable Shaftesbury meeting. Feedback from the consultation collated by this working group will feed in to the P&H June agenda.
- e. The committee **RESOLVED** to nominate Cllr Edwyn-Jones to speak to the Dorset Council Northern Area Committee meeting on 16th May regarding the Planning Application P/OUT/2022/0536 – Land at Lower Blandford Road

Proposed by Cllr Yeo		
Seconded by Cllr Lewer		
In Favour	5	Cllrs Edwyn-Jones, Lewer, Proctor, Wild and Yeo
Against	0	
Abstentions	0	
MOTION CARRIED		

Action: Town Clerk

PH70 Planning Applications – to consider responses to planning applications

[P/HOU/2023/00771](#)

Proposal: Erection of a ridge roofed timber garden office

Location: 6 Weighbridge Bimport SP7 8AX

Committee/Delegated: Delegated

Consultation Ends: 3rd May 2023

Comment: No objection

Proposed by Cllr Lewer		
Seconded by Cllr Edwyn-Jones		
In Favour	5	Cllrs Edwyn-Jones, Lewer, Proctor, Wild and Yeo
Against	0	
Abstentions	0	
MOTION CARRIED		

[P/LBC/2023/01837](#)

Proposal: Internal works to existing shop and flat

Location: 6 Salisbury Street SP7 8EJ

Consultation Ends: 3rd May 2023

Comment: No objection

Proposed by Cllr Lewer		
Seconded by Cllr Edwyn-Jones		
In Favour	5	Cllrs Edwyn-Jones, Lewer, Proctor, Wild and Yeo
Against	0	
Abstentions	0	
MOTION CARRIED		

[P/HOU/2023/01412](#)

Proposal: Alter roof pitch from 33° to 42° and build gable walls to facilitate a loft conversion. Erect dormer to South elevation

Location: 20 Bimport SP7 8AZ

Committee/Delegated: Delegated

Consultation Ends: 3rd May 2023

Comment: Object on the following grounds:

- a. Out of keeping with neighbouring properties – 90% of which are listed buildings within a conservation area
- b. Loss of the right to light and impact on neighbouring property
- c. No use of vernacular materials specified in the application
- d. In conflict with the Neighbourhood Plan:

Policy SFDH1 - Development will respect and respond to the positive aspects of character associated with the specific area of Shaftesbury where the development is planned

Policy SFDH3 - The scale, positioning and orientation of buildings

Policy SFDH6 - Development should be designed with attention to architectural quality and detailing, reflecting the level of detail typically found in traditional buildings of similar form and function (including building materials)

Proposed by Cllr Edwyn-Jones		
Seconded by Cllr Lewer		
In Favour	4	Cllrs Edwyn-Jones, Lewer, Proctor and Wild
Against	0	
Abstentions	1	Cllr Yeo
MOTION CARRIED		

[P/HOU/2023/00812](#)

Proposal: Erection of Replacement Garage

Location: 7 New Road SP7 8QW

Committee/Delegated: Delegated

Consultation Ends: 3rd May 2023

Comment: No objection

Proposed by Cllr Edwyn-Jones		
Seconded by Cllr Lewer		
In Favour	5	Cllrs Edwyn-Jones, Lewer, Proctor, Wild and Yeo
Against	0	
Abstentions	0	
MOTION CARRIED		

[P/LBC/2023/00581](#)

Proposal: Replacement windows on front elevation

Location: 94 St James Street SP7 8HF

Committee/Delegated: Delegated

Consultation Ends: 4th May 2023

Comment: Object on the following grounds:

- a) The applicant has not followed the Design and Conservation Officer recommendations within the pre-planning advice
- b) The windows should be in keeping with the original design and this application presents an opportunity to return the property back its former design

Proposed by Cllr Edwyn-Jones		
Seconded by Cllr Lewer		
In Favour	5	Cllrs Edwyn-Jones, Lewer, Proctor, Wild and Yeo
Against	0	
Abstentions	0	
MOTION CARRIED		

[P/LBC/2023/01965](#)

Proposal: Replace existing window in south west gable end elevation and repoint the same elevation in lime mortar

Location: 8 Church Lane SP7 8JT

Consultation Ends: 4th May 2023

Comment: Support as this is a material improvement to a listed building within the conservation area in a prominent town centre location

Proposed by Cllr Proctor		
Seconded by Cllr Lewer		
In Favour	5	Cllrs Edwyn-Jones, Lewer, Proctor, Wild and Yeo
Against	0	
Abstentions	0	
MOTION CARRIED		

[P/RES/2023/01902](#)

Proposal: Demolition of an existing garage and the erection of 1 no. dwelling (with all matters reserved) (reserved matters application to determine access, appearance, layout & scale following the grant of outline planning permission number P/OUT/2022/00223)

Location: Garage and land adjacent 1 Mews Cottage Coppice Street SP7 8PD

Consultation Ends: 9th May 2023

Comment: Object on the following grounds:

- a) The design is not in keeping with the cottage nature and streetscape within that part of the town and the cottage it is attached to.
- b) The design dominates the traditional building that it would be attached to

Proposed by Cllr Proctor		
Seconded by Cllr Yeo		
In Favour	5	Cllrs Edwyn-Jones, Lewer, Proctor, Wild and Yeo
Against	0	
Abstentions	0	
MOTION CARRIED		

[P/FUL/2023/02042](#)

Proposal: Change of use of building to gymnasium, fitness centre and health club (Use Class E)

Location: St John Ambulance Barton Hill SP7 8DQ

Consultation Ends: 9th May 2023

The applicant withdrew the application.

Action: Town Clerk

There being no further business, the meeting was closed at 8:30 pm.

These minutes were adopted on 06 June 2023 under minute reference PH5 as a true record of the decisions taken and are duly signed below by the chair of that meeting.