



Planning & Highways Committee

Minutes of the Planning & Highways Committee (P&H) held at 7 pm on Tuesday, 6th June 2023 in the Council Chamber, Shaftesbury Town Hall

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

Absent: Cllr Wild

In Attendance: Cllr Tippins

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

In Attendance: Press (1), Members of the public (8), Online (2)

[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.

- Voting of chairman
- Persimmon - address climate change issue in their developments
- DC Climate Change consultation, agenda item no 8
- 2019 climate emergency declaration
- Saxon Grange Persimmon development – Solar panels as well as EVCP charging point provision
- 17th March 2021 STC appeal letter to planning inspector did not include solar panel provision
- Neighbourhood Plan not strong enough re Climate Change
- Enmore Court barrister – failing of Neighbourhood Plan to not have mandated renewable energy
- Resident spoke re planning application Boundary Road P/HOU/2023/02669

The meeting commenced at **7:20pm**.

PH1 Election of Chairman and Vice Chairman to the Committee

Officer report 0623PH1 was received and it was **RESOLVED** to elect Cllr Hollingshead as the Committee Chairman for 2023/24.

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

It was **RESOLVED** to elect Cllr Edwyn-Jones as the Committee Vice Chairman for 2023/24.

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

Committee membership as agreed at the Annual Full Council Meeting:

Nominated members of the committee are as follows (note Cllr Tippins opted out of being a member of the Planning & Highways Committee for the forthcoming year and since the meeting Cllr Hall also resigned from the committee);

Cllr Edwyn-Jones	Cllr Hollingshead	Cllr Loader	Cllr Lewer
Cllr Proctor	Cllr Wild	Cllr Yeo	

It was **RESOLVED** that members of the public are able to ask questions during the presentation provided by Persimmon.

Proposed by Cllr Yeo		
Seconded by Cllr Hollingshead		
In Favour	6	Cllrs Hollingshead, Edwyn-Jones, Lewer, Loader, Proctor and Yeo
Against	0	
Abstentions	0	
MOTION CARRIED		

PH2 To receive a presentation from Persimmon in relation to a Reserved Matters Application for site south of the A30

The Persimmon representative provided general comments in response to Climate Change concerns raised in the public session;

- The economics of Solar Panels – noting it takes about 7 years to break even
- Better to insulate homes, include EVCP, air source heat pumps, better building materials.
- Orientation of houses is considered as part of the urban design however point to note that houses cannot be overheated.
- All developments going forward will have PV panels, EVCP, better insulated and air source heat pumps.

He then spoke about the reserved matters application;

- 116 units – reduced from 130
- roads will be constructed to an adoptable standard
- DC requested strong building lines, less tarmac, more block paving, 2m footpath either side of the road, less parking on the street scene
- Curbs and highway will be installed
- The development is designed to a 20mph limit
- Cycle link to school and entrance to site
- New and existing hedgerows for buffers and ecological benefit

Cllr Proctor left the meeting at 8.03pm.

Questions / Comments from the public and councillors

- Declining population yet building more houses – Government policy, all planning applications are scrutinised and DC is the planning authority
- Residential care home or hotel – not sure which one it will be yet, potential for both as there is interest from both
- Primary School – Dorset Council identified need in this area, this will be followed up on how it will be taken forward, DC can accept or decline the proposal
- Design Quality has declined since 2003, no local identity – new development will be informed by Saxon Grange development
- Build Quality not up to standard
- Landscaping – drawings do not show space for trees
- Layout – dense, urban layout
- Right species of trees is important
- Query re SUDS, permeable surfaces
- Landscape scheme integrated and fully implemented
- Can the boulevard (enhanced avenue of trees) be planted that was supposed to be planted along A30 - STC to write to Persimmon
- If DC do not choose the option of a school, would it be developed into more housing – it is a possibility
- S106 monies, what is the amount and does it go to Cann or Shaftesbury – not sure at this stage, will be included in the planning application
- Play equipment still to be agreed
- Management company residents are upset due to the long adoption period
- STC to email Persimmon re management company queries

It was **RESOLVED** to write to Persimmon to (1) request the enhanced avenue/ boulevard of trees on the A30 to be planted as per the masterplan and (2) clarify the landscape management company terms/ set up.

Proposed by Cllr Yeo		
Seconded by Cllr Edwyn-Jones		
In Favour	6	Cllrs Hollingshead, Edwyn-Jones, Lewer, Loader, Proctor and Yeo
Against	0	
Abstentions	0	
MOTION CARRIED		

Action: Town Clerk

PH3 Apologies

Officer report 0623PH3 was received. It was **RESOLVED** to accept apologies from Councillor Wild.

Proposed by Cllr Yeo		
Seconded by Cllr Edwyn-Jones		
In Favour	6	Cllrs Hollingshead, Edwyn-Jones, Lewer, Loader, Proctor and Yeo
Against	0	
Abstentions	0	
MOTION CARRIED		

PH4 Declaration of Interest

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

Cllr Yeo declared that he is recording the meeting. He also declared an interest in agenda item 6 as he lives near the Bus Gate.

PH5 Minutes

Officer report 0623PH5 was received and it was **RESOLVED** to approve the minutes of the meeting held on 2nd May 2023 and they were duly signed.

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

PH6 Clerk's Report including progress report on Planning and Highways business:

PH6.1 Officer report 0623PH6 was **RECEIVED** and **NOTED**

It was PROPOSED by Cllr Yeo but NOT SECONDED to engage a planning consultant to obtain legal advice re the bus gate.

PH7 Planning Applications – to consider responses to planning applications

Due to the applicant being in attendance the Chairman brought planning application P/HOU/2023/02669 forward.

[P/HOU/2023/02669](#)

Proposal: Erection of Single Storey Rear Extension, Two Storey Rear Extension and Single Storey Front Porch

Location: 14 Old Boundary Road SP7 8ND

Consultation Ends: 9th June 2023

Comment: No objection

Proposed by Cllr Yeo		
Seconded by Cllr Loader		
In Favour	2	Cllrs Loader and Yeo
Against	3	Cllrs Edwyn-Jones, Hollingshead and Lewer
Abstentions	0	
MOTION FAILED		

Cllr Proctor returned to the meeting at 8.32pm.

[P/FUL/2023/02330](#) and [P/LBC/2023/02331](#)

Proposal: External alterations to existing frontage and to carry out internal alterations to ground floor.

Location: 2 HSBC The Commons SP7 8JX

Consultation Ends: 3rd June 2023

Comment: Support

Proposed by Cllr Edwyn-Jones		
Seconded by Cllr Yeo		
In Favour	6	Cllrs Hollingshead, Edwyn-Jones, Lewer, Loader, Proctor and Yeo
Against	0	
Abstentions	0	
MOTION CARRIED		

[P/LBC/2023/01206](#)

Proposal: Replace the existing fascia board on the garden room with UPVC.

Location: 1 Sun And Moon Gold Hill SP7 8JW

Committee/Delegated: Delegated

Consultation Ends: 7th June 2023

Comment: Support

Proposed by Cllr Yeo		
Seconded by Cllr Proctor		
In Favour	6	Cllrs Hollingshead, Edwyn-Jones, Lewer, Loader, Proctor and Yeo
Against	0	
Abstentions	0	
MOTION CARRIED		

[P/FUL/2023/02016](#)

Proposal: Erection of 5 No. dwellings with associated vehicular access

Location: Southcombe Glove Factory Wincombe Lane SP7 8PJ

Consultation Ends: 10th June 2023

Comment: Object due to increased number of residents therefore the point of insufficient parking is even more pertinent.

The STC comments from 2020 still stand and were as follows:

Loss of employment land ' This in contradiction to the Shaftesbury Draft Neighbourhood plan policy SFHE3 where all employment land should be protected. Design ' The size and nature of this planning application is completely out of character from other residential plots nearby. (NPPF 110d, 122e and 127) Traffic, Access and Road Safety ' Increased traffic on Wincombe Lane which is a narrow stretch of road will cause issues with traffic flow and access to current commercial plots, as there are already many commercial vehicles using this area. The traffic that would result from building works will also likely cause traffic flow issues and damage to the road. (NPPF 108 and 110d) Parking ' The plans for parking for these residential plots do not include any visitors parking which would result in parking along Wincombe Lane causing further issues for traffic flow. Noise/Disturbance ' Residential buildings that sit within industrial surroundings would result in noise and disturbance to residents from factories that are running 24/7, Therefore, significant impact on the residents and the businesses that operate within that area. (NPPF 180) Residential Amenity ' loss of sunlight to neighbouring properties, see sun path plan documentation. Site is adjacent to the Fire Station and impact of visual sightlines into the houses from the tower.

Proposed by Cllr Yeo		
Seconded by Cllr Lewer		
In Favour	6	Cllrs Hollingshead, Edwyn-Jones, Lewer, Loader, Proctor and Yeo
Against	0	
Abstentions	0	
MOTION CARRIED		

[P/LBC/2023/02583](#) and [P/FUL/2023/02582](#)

Proposal: Change of use from commercial to residential flat

Location: 45 High House, High Street SP7 8JE

Consultation Ends: 10th June 2023

Comment: No objection, however concerns were raised about the lack of light in some of the windowless rooms.

Proposed by Cllr Edwyn-Jones		
Seconded by Cllr Yeo		
In Favour	6	Cllrs Hollingshead, Edwyn-Jones, Lewer, Loader, Proctor and Yeo
Against	0	
Abstentions	0	
MOTION CARRIED		

[P/LBC/2023/02305](#) and [P/FUL/2023/02304](#)

Proposal: Convert 1st and 2nd floors into 2 no. flats. Remove external brick chimney.

Location: 2 HSBC The Commons SP7 8JX

Consultation Ends: 10th June 2023

Comment: Support, as it brings a prominent listed building back into use.

Proposed by Cllr Edwyn-Jones		
Seconded by Cllr Loader		
In Favour	6	Cllrs Hollingshead, Edwyn-Jones, Lewer, Loader, Proctor and Yeo
Against	0	
Abstentions	0	
MOTION CARRIED		

[P/HOU/2023/02596](#)

Proposal: Erect single storey extensions, replace interlocking concrete tiles with natural slate (demolish existing conservatory)

Location: 3 French Mill Rise SP7 8HS

Consultation Ends: 10th June 2023

Comment: No objection

Proposed by Cllr Yeo		
Seconded by Cllr Edwyn-Jones		
In Favour	6	Cllrs Hollingshead, Edwyn-Jones, Lewer, Loader, Proctor and Yeo
Against	0	

Abstentions	0	
MOTION CARRIED		

[P/LBC/2023/01752](#)

Proposal: Erect timber framed porch to front entrance door

Location: 21 Coppice Street SP7 8PD

Committee/Delegated: Delegated

Consultation Ends: 21st June 2023

Comment: No comment due to insufficient information, as there are no drawings and no listed building report.

Proposed by Cllr Hollingshead		
Seconded by Cllr Lewer		
In Favour	6	Cllrs Hollingshead, Edwyn-Jones, Lewer, Loader, Proctor and Yeo
Against	0	
Abstentions	0	
MOTION CARRIED		

Action: Town Clerk

PH8 To consider a response to the DC Climate change consultation

Officer report 0623PH8 was received and it was **RESOLVED** to submit the response on behalf of Shaftesbury Town Council drafted by Sustainable Shaftesbury to Dorset Council.

Proposed by Cllr Edwyn-Jones		
Seconded by Cllr Loader		
In Favour	5	Cllrs Hollingshead, Edwyn-Jones, Lewer, Loader and Yeo
Against	0	
Abstentions	1	Cllr Proctor
MOTION CARRIED		

Action: Town Clerk

PH9 To consider installing a street sign for Lyons Walk

Officer report 0623PH9 was received and it was **RESOLVED** to respond to Dorset Council to advise that there used to be a sign at this location, and that it is Dorset Council's responsibility as the Highways Authority under the Road Traffic Regulation Act 1984, section 65 to install a sign.

Proposed by Cllr Hollingshead		
Seconded by Cllr Yeo		
In Favour	6	Cllrs Hollingshead, Edwyn-Jones, Lewer, Loader, Proctor and Yeo
Against	0	
Abstentions	0	
MOTION CARRIED		

Action: Town Clerk

There being no further business, the meeting was closed at 9:17 pm.

These minutes were adopted on 04 July 2023 under minute reference PH12 as a true record of the decisions taken and are duly signed below by the chair of that meeting.