



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

Members are invited to attend a presentation from Hampshire Homes at **6.15pm on Tuesday, 4th July 2023** in the **Council Chamber, Shaftesbury Town Hall** to receive an update on the Enmore Court development.

Members 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 July 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, 28th June 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 6th June 2023](#)
4. [Clerk's Report including progress report on Planning and Highways business](#)
5. [To consider responses to Planning Applications](#)
6. [To consider taking on the public liability and maintenance of a memorial planter](#)

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 Cllrs Proctor and Lewer.

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 6th June 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 [6th June 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
<p>Littledown development - Concerns raised at May P&H</p>	<p>Email sent to DC: Following on from a public comment in the May 2023 meeting an enquiry was sent to Dorset Council Planning Officer relating to concerns about the landscape scheme at Littledown.</p> <p>Further comms in response to DC's update has been sent outlining the specific concerns in more detail.</p>	<p>DC response: We made a monitoring visit on a different matter recently and we did not observe a breach. The planting and open space requirements are set out in the planning conditions and the legal agreement. I have attached the landscape management plan and the planting details.</p> <p>Landscape Management Plan</p> <p>Landscape Masterplan</p> <p>Planting Plan 1 Planting Plan 2 Planting Plan 3</p>
<p>Fontmell Magna 20mph</p>	<p>Correspondence received: <i>Fontmell Magna Parish Council would like to hear from any PC or town council that is looking to put a 20-mph speed limit on an A road.</i></p> <p><i>We are calling the initiative "Speed limit for A roads without pavements" - because that is the situation we have in FM.</i></p> <p><i>Our application for a 20-mph speed limit on the dangerous A350 through our village has been turned down by DC Highways - for reasons based on a policy that is written to fail.</i></p> <p><i>If you like to join us in our campaign to make the current DC 20mph speed policy fit for purpose, then please contact;</i></p> <p>andrewdavisfmpc@outlook.com</p>	<p>Councillors are to advise if they wish to join this initiative.</p>

P&H 6 th June 2023 Minute No PH8	It was RESOLVED to submit the response on behalf of Shaftesbury Town Council drafted by Sustainable Shaftesbury to Dorset Council. Dorset Deserves Better Response	STC response submitted 8 th June 2023
P&H 6 th June 2023 Minute No PH2	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.	Letter sent to Persimmon - awaiting response
Dorset Council Highways surgery 1 st June 2023	Highways surgery report	An update will be provided at the meeting
HGV Traffic	Resident concerned about HGV traffic along B3091 by Abbey School and St James Street. Photographs have been sent in to the office to show an incident that occurred on 23/6/23 	For information purposes only
Tesco / Timpson's P/FUL/2022/07090 - Tesco Store - Installation of new Timpson's Retail Unit	Queries re advertising of Timpson's store on the petrol station sign. Planning permission P/FUL/2022/07090 was refused on 7 th March 2023 and no appeal appears to have been made. The advertisement consent was made and approved before the planning permission was submitted. No other application or re-submission for a retail unit appears on a database search at the site.	Enquiries are being made with DC Enforcement team on whether this is acceptable as no planning permission for a Timpson retail unit has been approved
P/TRC/2023/03311 Mr David Young	Old School House, Church Hill T1 - Leylandii x2 - Remove.	For information purposes only
REVISED Temporary Traffic Regulation Order for The Venn	Stakeholder information for planned Highways Maintenance works at The Venn, Shaftesbury. Plan to close The Venn Shaftesbury between 21 st and 25 th July 2023. The road will be closed daily between the hours of 09:00 and 16:00 but it will be open overnight and at weekends.	For information purposes only
Temporary Traffic Management Notice	The Notice comes in to operation between 09:00 - 16:00 on 21 st July 2023 and will remain in	For information purposes only

Umbers Hill	force for 5 days, however it is anticipated that the works will be completed by 25th July 2023.	
Temporary Traffic Management Notice Gold Hill	The Notice comes in to operation between 09:00 - 16:00 on 20th July 2023 and will remain in force for 5 days, however it is anticipated that the works will be completed by 24th July 2023.	For information purposes only
Temporary Traffic Management Notice Ratcliff Gardens	The Notice comes in to operation between 09:00 - 16:00 on 20th July 2023 and will remain in force for 5 days, however it is anticipated that the works will be completed by 24th July 2023.	For information purposes only

Delegated Decisions for Information (all within the Clerks delegated spend)

No items to report on.

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/HOU/2023/03196 Mr Dean Warren 5 th July 2023	43 Homefield SP7 8DT Extend single storey garage	5.2 Shaftesbury Character Zone 8. East of Christy’s Lane
P/HOU/2023/03283 Mrs Puxty 6 th July 2023	10 Marabout Road SP7 8GL New Window to Bathroom on First Floor side elevation	5.2 Shaftesbury Character Zone 8. East of Christy’s Lane
P/FUL/2023/02182 Mr & Mrs Shean 7 th July 2023	Captains Foyle Hill SP7 0AG Conversion of stables and storage barn to form stables and annex	Outside Parish and Settlement Boundary
P/RES/2023/01902 Mr and Mrs Randolph Fear 4 th July 2023	Garage and land adjacent 1 Mews Cottage Coppice Street SP7 8PD 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)	5. Design & Heritage 2. Town Centre Character Zone SFDH1 to SFDH7 Conservation Area
P/HOU/2023/03483 Mr & Mrs Laurie 21 st July 2023	5 Ratcliffs Garden SP7 8HJ Erect single storey side canopy.	5.2 Shaftesbury Character Zone 3. St James 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	Impact on Access
Local or Government Policy	Traffic or Highways
Noise/Disturbance	Road Safety
Parking	Residential Amenity
Overlooking/Loss of Privacy	Heritage
Landscape	Height
Impact on Light	Flooding Issues
Design	Economic Benefits
Effect on the Appearance of the Area	

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.

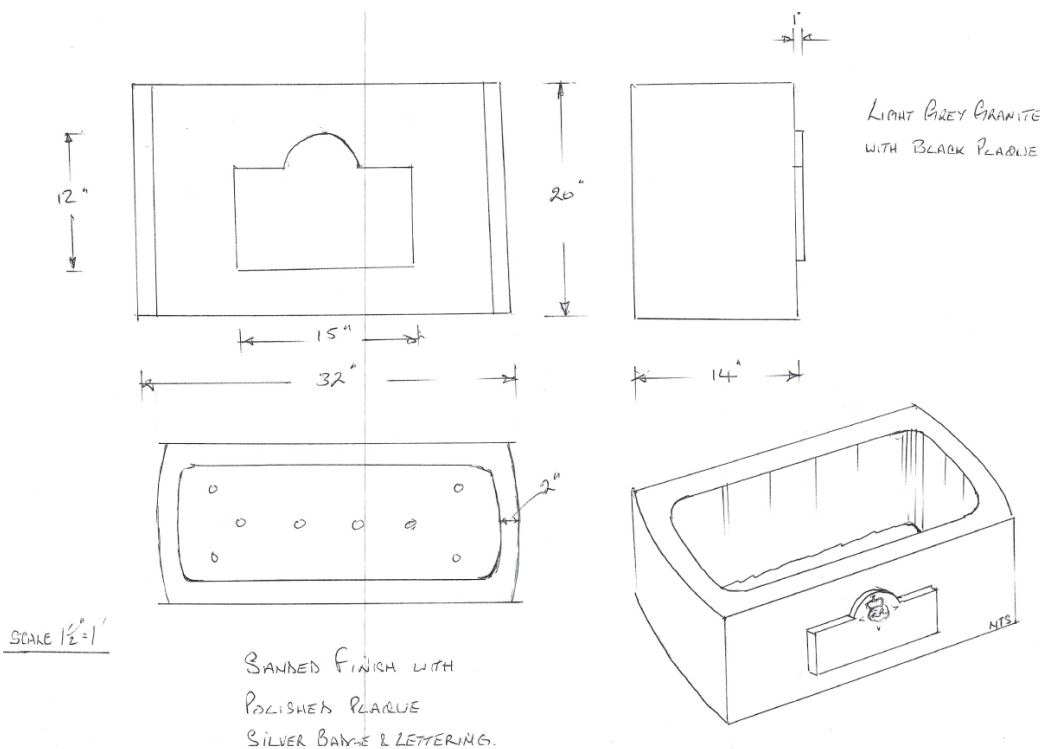
To consider taking on the public liability and maintenance of a memorial planter

Information

The Town Council has been approached by The Friends of the Dorsetshire Regiment the Devon & Dorset Regiment and the Rifles Regiment memorials in Shaftesbury to consider taking on the liability and maintenance of a memorial planter. The planter will have a plaque in memory of a police officer; note the name of which is currently yet in the public domain.

Shaftesbury in Bloom have confirmed to the charity that they are looking to replace the planter at the Commons. As this is an existing location a replacement planter is deemed appropriate.

The planter will have to be added to the STC insurance as a new piece of furniture.



Recommendation

Councillors are requested to consider if they wish to provide DC Highways team with a statement confirming that STC will take on the liability for the planter and the future associated maintenance.