



Planning & Highways Committee

Minutes of the Planning & Highways Committee (P&H) held at 7.00 pm on Tuesday, 5th September 2023 in the Council Chamber, Shaftesbury Town Hall

Members Summoned and Present: P&H Councillors: Hollingshead (Chair), Edwyn-Jones (Vice Chair), Lewer (arrived at 7.01pm), Loader, Proctor, Wild and Yeo

Absent: None

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

In Attendance: Press (0), Members of the public (1), Online (1)

[Link to Agenda here](#)

The meeting started with a presentation from Planning Issues on behalf of Churchill Retirement Living (CRL) at 6.00pm, who provided details about the proposed scheme of 41 retirement dwellings along Christy's Lane.

Summary of the Churchill presentation

- CRL is a local company based in Ringwood, Hampshire
- 14 car parking spaces for the 41 units (based on 2.8 spaces per unit)
- Mobility scooter parking will be provided
- No underground parking
- Species of trees to be planted will be determined at planning application stage
- Entrance to the site will be from the West
- An online public consultation was held, around 300 invitations were sent out. It was noted that this was not communicated to the Town Council or the Chamber of Commerce and residents were not aware. CRL will investigate why key stakeholders were not included in the consultation process.
- The building is 3 storey L-shaped building with different design features
Materials: Red brick with painted brick, buff brick, red and slate effect tiles
- Inner valley will have solar panels
- Required to achieve +10% biodiversity net gain through the landscaping scheme
- One single lift – comments were made that two lifts are required
- Apartments are specified for retirement living – no affordable housing is included within the scheme
- Dedicated bin store with access for bin lorry
- Dedicated care line in all apartments
- Development will include bat and swift boxes
- Churchill Estates management will manage the building once the development is complete

Questions and comments:

- S106 contributions - affordable housing sum is based on viability calculation. Details of S106 contribution will form part of planning submission

- Unsuitable site due to location, Tesco, Lidl and petrol station plus being on a main road – answer: as per CRH criteria the route to town is within walking distance, triple glaze windows to keep out noise, petrol station and main road are not an issue per their experience
- Landscaping loss at entrance to site will be offset on actual site
- Christy’s Lane – tree buffer and frontage will be planted
- Noise survey re deliveries – usually surveyed over a week to evaluate any noise issues
- Balconies could be more decorative to elevate the design
- Lack of safe passage to town centre is a concern
- Site would be more suited for starter homes
- Incorporate more greensand into façade

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.

- Speeding cars which is dangerous for dogs at Abbey walk opposite war memorial

The meeting commenced at **7:07pm**.

PH22 Apologies

Officer report 0923PH1 was received.

PH23 Declaration of Interest

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

Cllr Yeo declared an interest in agenda item 4.2 as he lives in the East of Shaftesbury.

PH24 Minutes

Officer report 0923PH3 was received and it was **RESOLVED** to approve the minutes of the meeting held on 1st August 2023 and they were duly signed.

Proposed by Cllr Edwyn-Jones		
Seconded by Cllr Loader		
In Favour	7	Cllrs Hollingshead, Edwyn-Jones, Lewer, Loader, Proctor, Wild and Yeo
Against	0	
Abstentions	0	
MOTION CARRIED		

PH25 Clerk’s Report including progress report on Planning and Highways business:

PH25.1 Officer report 0923PH4 was **RECEIVED** and **NOTED**.

PH25.2 20mph East of Shaftesbury

Officer report 0923PH4 was received and it was **RESOLVED** to request that Dorset Council continue with the Member’s Motion as previously submitted, to have a standalone 20mph for Persimmon Estate parcels 1-7.

Proposed by Cllr Edwyn		
Seconded by Cllr Yeo		
In Favour	6	Cllrs Hollingshead, Edwyn-Jones, Lewer, Loader, Wild and Yeo
Against	1	Cllr Proctor
Abstentions	0	
MOTION CARRIED		

Action: Town Clerk

PH25.3 Neighbourhood Plan Review

Officer report 0923PH4 was received and it was **RESOLVED** to recommend to Full Council to enlist the support of the Dorset Planning Consultant at a cost of £9,117, noting that a funding application will be submitted to Locality (Expenditure Authority: General Power of Competence, Localism Act 2011, S1-8).

Proposed by Cllr Edwyn-Jones		
Seconded by Cllr Lewer		
In Favour	6	Cllrs Hollingshead, Edwyn-Jones, Lewer, Loader, Wild and Yeo
Against	0	
Abstentions	1	Cllr Proctor
MOTION CARRIED		

Action: Full Council

PH26 **Planning Applications – to consider responses to planning applications**

[P/FUL/2023/03980](#)

Proposal: Change of use from residential (Class C3) to medical uses (Class E(e)). Erect single storey front and rear extensions.

Location: 1 Abbey Walk SP7 8BB

Consultation Ends: 6th September 2023

Comment: No objection, as this is just an amendment to an already granted planning application.

Proposed by Cllr Edwyn-Jones		
Seconded by Cllr Yeo		
In Favour	7	Cllrs Hollingshead, Edwyn-Jones, Lewer, Loader, Proctor, Wild and Yeo
Against	0	
Abstentions	0	
MOTION CARRIED		

[P/VOC/2023/04299](#)

Proposal: Erection of first floor extension and single storey rear extension (with variation of Condition No. 2 of Planning Permission No. P/HOU/2021/02304 to amend the approved plans).

Location: Windrush Hawkesdene SP7 8NT

Consultation Ends: 6th September 2023

Comment: No objection, as these are minor alterations to an existing application.

Proposed by Cllr Edwyn-Jones		
Seconded by Cllr Loader		
In Favour	7	Cllrs Hollingshead, Edwyn-Jones, Lewer, Loader, Proctor, Wild and Yeo
Against	0	
Abstentions	0	
MOTION CARRIED		

[P/LBC/2023/04215](#)

Proposal: Remove exterior cement pointing and external grade masonry paint and replace with lime mortar and stone left unsealed. Reconfigure the first floor bathroom.

Location: 57 St James Street SP7 8HF

Consultation Ends: 6th September 2023

Comment: No objection, as it is in keeping with the building and the use of lime mortar and stone is supported.

Proposed by Cllr Hollingshead		
Seconded by Cllr Yeo		
In Favour	7	Cllrs Hollingshead, Edwyn-Jones, Lewer, Loader, Proctor, Wild and Yeo
Against	0	
Abstentions	0	
MOTION CARRIED		

[P/VOC/2023/04151](#)

Proposal: Erection of single storey side extension, including the formation of a doorway from window, block doorway, form new doorway & line outbuilding walls. Installation of 1no. rooflight & 1no. window to southwest elevation & replacement of window on northeast elevation (with variation of condition 2 of planning permission P/HOU/2022/03609 - to amend approved plans)

Location: Old Cann Rectory Salisbury Road SP7 8ER

Consultation Ends: 6th September 2023

Comment: No objection, as these are minor alterations to existing permissions.

Proposed by Cllr Hollingshead		
Seconded by Cllr Edwyn-Jones		
In Favour	7	Cllrs Hollingshead, Edwyn-Jones, Lewer, Loader, Proctor, Wild and Yeo
Against	0	
Abstentions	0	
MOTION CARRIED		

[P/VOL/2023/04152](#)

Proposal: External & internal alterations to facilitate the erection of single storey side extension including the formation of doorway from window, block doorway, form new doorway & line outbuilding walls. Installation of 1no. rooflight & 1no. window to southwest elevation & replacement of window on northeast elevation (with variation of condition 2 of listed building consent P/LBC/2022/03610 to amend approved plans)

Location: Old Cann Rectory Salisbury Road SP7 8ER

Consultation Ends: 6th September 2023

Comment: No objection, as these are minor alterations to existing permissions.

Proposed by Cllr Hollingshead		
Seconded by Cllr Edwyn-Jones		
In Favour	7	Cllrs Hollingshead, Edwyn-Jones, Lewer, Loader, Proctor, Wild and Yeo
Against	0	
Abstentions	0	
MOTION CARRIED		

[P/VOC/2023/04470](#)

Proposal: Construction of local equipped area of play (LEAP) and associated works (with variation of Condition No. 2 of Planning Permission No. P/FUL/2022/00553 to amend the approved plans and retain the LEAP as constructed).

Location: Land at E 387435 N 123315 Maple Road

Consultation Ends: 19th September 2023

Comment: Support

Proposed by Cllr Edwyn-Jones		
Seconded by Cllr Yeo		
In Favour	7	Cllrs Hollingshead, Edwyn-Jones, Lewer, Loader, Proctor, Wild and Yeo
Against	0	
Abstentions	0	
MOTION CARRIED		

[P/HOU/2023/04631](#)

Proposal: Erect single storey side extension.

Location: 1 Sweetmans Road SP7 8EQ

Consultation Ends: 8th September 2023

Comment: No objection, as minor impact on neighbouring area and will facilitate improvements for the children of the clients to have a more independent living area.

Proposed by Cllr Hollingshead		
Seconded by Cllr Edwyn-Jones		
In Favour	7	Cllrs Hollingshead, Edwyn-Jones, Lewer, Loader, Proctor, Wild and Yeo
Against	0	
Abstentions	0	
MOTION CARRIED		

[P/LBC/2023/04628](#)

Proposal: Replace the timber windows on the front (street) elevation. The ground floor windows would be replaced with heritage timber casements to match the first-floor windows with single glazing. The first-floor windows would be replaced with heritage single glazed timber casement windows.

Location: 94 St James Street SP7 8HF

Consultation Ends: 13th September 2023

Comment: Support, as in keeping with the listed building and the neighbourhood.

Proposed by Cllr Edwyn-Jones		
Seconded by Cllr Hollingshead		
In Favour	7	Cllrs Hollingshead, Edwyn-Jones, Lewer, Loader, Proctor, Wild and Yeo
Against	0	
Abstentions	0	
MOTION CARRIED		

P/FUL/2023/03910

Proposal: Widen existing drive & construct a footpath along south side of drive. Erect security entry gate and fencing. Install lighting & security systems.

Location: Blackmore Vale Farm Cream Ltd Wincombe Lane SP7 8QD

Consultation Ends: 14th September 2023

Comment: No objection

Proposed by Cllr Edwyn-Jones		
Seconded by Cllr Hollingshead		
In Favour	7	Cllrs Hollingshead, Edwyn-Jones, Lewer, Loader, Proctor, Wild and Yeo
Against	0	
Abstentions	0	
MOTION CARRIED		

Action: Town Clerk

PH27 To consider installing road signs at Lyons Walk and Breach Common
 Officer report 0923PH6 was received and it was **RESOLVED** to recommend to Full Council to purchase a sign from Sign of the Times for Lyons Walk at a cost of £158.76. Expenditure would be posted against budget line 105 (Local Delivery Services) 4250 - Repairs and Maintenance - budget £2,500 YTD spend £2,698.

Proposed by Cllr Proctor		
Seconded by Cllr Yeo		
In Favour	7	Cllrs Hollingshead, Edwyn-Jones, Lewer, Loader, Proctor, Wild and Yeo
Against	0	
Abstentions	0	
MOTION CARRIED		

Action: Full Council

It was agreed to write to the Friends of Breach Common to clarify what the signage should display. Once clarified this item could be discussed further and funds could be taken out of Navigational Signage.

Cllr Yeo left the meeting at 8.07pm and returned at 8.08pm.

PH28 To consider a second site for STC's Speed Indicator Device

Officer report 0923PH7 was received and it was **RESOLVED** to not have a second site at Long Cross, but to request for Dorset Council to investigate Mampitts Lane and Pound Lane locations for a second SID site.

Proposed by Cllr Hollingshead		
Seconded by Cllr Edwyn-Jones		
In Favour	6	Cllrs Hollingshead, Edwyn-Jones, Lewer, Loader, Wild and Yeo
Against	0	
Abstentions	1	Cllr Proctor
MOTION CARRIED		

Action: Town Clerk

There being no further business, the meeting was closed at 8:14pm.

These minutes were adopted on 3rd October 2023 under minute reference PH31 as a true record of the decisions taken and are duly signed below by the chair of that meeting.