



Shaftesbury Town Council

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Planning & Highways Committee

Minutes of the Planning & Highways Committee (P&H) held at 7.00 pm on Tuesday, 3rd October 2023 in the Council Chamber, Shaftesbury Town Hall

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

Absent: Councillors Lewer and Wild

Officers Present: Sybille Maddock (Assistant Town Clerk)

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

Churchill development application P/FUL/2023/05051-

- previous comments re unsuitability of site due to various constraints still stand; too large a site plan; too close to existing trees; no use of green sand stone; no reference to community engagement or the meeting with the Town Council on 5th September
- It was reported that DC Councillor Beer would support the call for this to go to the Northern Area Planning Committee if this committee requested it.

The meeting commenced at **7:02pm**.

PH29 Apologies

Officer report 1023PH1 was received. It was **RESOLVED** to accept apologies from Councillors Lewer and Wild.

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

PH30 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 planning application P/HOU/2023/03099 as he lives near the applicant.

PH31 Minutes

Officer report 1023PH3 was received and it was **RESOLVED** to approve the minutes of the meeting held on 5th September 2023 and they were duly signed.

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

PH32 Clerk’s Report including progress report on Planning and Highways business:

PH32.1 Officer report 1023PH4 was **RECEIVED** and **NOTED**.

PH33 Planning Applications – to consider responses to planning applications

[P/FUL/2023/03622](#)

Proposal: Alterations to shop front and change windows.

Location: 6 Salisbury Street SP7 8EJ

Consultation Ends: 4th October 2023

Comment: No objection, as it improves the appearance of the shop front and is in keeping with the age of the building. It has no negative impact on the neighbouring amenity.

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

[P/HOU/2023/03099](#)

Proposal: Convert loft into bedroom with dormer windows. Install new windows to gable wall and existing bathroom.

Location: 4 Mampitts Lane SP7 8GR

Consultation Ends: 4th October 2023

Comment: No objection as it has a minor impact on the area and is not overlooking any neighbours.

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

[P/FUL/2023/04806](#)

Proposal: Erect stable barn & yard

Location: Old School House Church Hill SP7 8LL

Consultation Ends: 5th October 2023

Comment: Object on the grounds of insufficient information, the visuals do not look like a stable barn and the committee has concern that there are options for other uses which are not clear.

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

[P/FUL/2023/04825](#) and [P/LBC/2023/04826](#)

Proposal: Replacement roof covering, install PV array, replace bell tower lean-to, alteration to roof to form dormer link to clock tower, remove heater vents and reposition down pipe and various natural stone and concrete stone repairs, replace 3no. sliding ground floor windows with timber grills

Location: Shaftesbury Town Hall High Street SP7 8JE

Consultation Ends: 13th October 2023

Comment: Noted

[P/FUL/2023/05051](#)

Proposal: Erect 41 No. retirement apartments including communal facilities & access, car parking and landscaping

Location: Land East Of Lidl E 386789 N 123117 Christys Lane

Consultation Ends: 6th October 2023

Comment: Object, due to the following reasons.

- 1. No contribution to S106 or affordable housing (para 5.133 - 5.135 of the Planning Statement) This is not compliant with SNP Policy SFHE2 - specifically the key principle for the delivery of affordable housing to address the needs of the local community.**
Furthermore Policy SFHE2 also articulates the following key principles that should be applied to any future proposed small to medium size housing sites. On sites of 10 or more dwellings, the mix of housing should include dwelling types likely to be suitable for older people and also for those working from home and avoid being any one type in order to promote social integration. Any affordable housing should be pepper-potted and indistinguishable from open market housing, and delivered in tandem or advance of the open market housing.
- 2. The design is out of keeping with the area. While the petrol station and supermarket are set back from the main road this development will be overbearing.**
- 3. The location is unsuitable as it is bounded by a supermarket car park, a main road (A30), a 24 hour petrol station, and a service road to a supermarket. This will place the residents in a ring of tarmac and roads. (There is a more suitable location at the old ATS site, Bleke Street).**
Because of this there are concerns that air quality will be compromised to the detriment of the health of the occupants.

4. Furthermore, it is in breach of the SNP Character Zones 5.2 - specifically the risk of loss of the beech trees along Christy's Lane which detrimentally would impact on the streetscape. In the application form there is the question: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? The applicant has answered: No. This is clearly wrong and the development places the beech avenue at risk as the presence of the trees will impact on light to the development.

5. Para 3.3 of the Design and Access Statement suggests a degree of apathy towards or a general acceptance towards the plans. This is based on a false premise as information on the online consultation did not appear to have reached its target audience. Indeed, at the public meeting held before the last P&H meeting on the 5th of September there was significant public representation and concerns expressed about the proposal.

6. Para 5.1 of the Design and Access Statement provides only 14 parking spaces. This is insufficient. The Housing Learning and Improvement Network advised a range of between 0.5 and 1.2 spaces per flat. That would suggest a minimum of 20 spaces is required.

7. should DC be minded to consider the granting of this application then STC request that s106 funding is required for the following areas:

- a) NHS contribution to Primary Care
- b) contribution to leisure/sports (such as the Lido)
- c) contribution to green spaces and footpath enhancements
- d) contribution to the Shaftesbury Library
- e) contribution to electronic displays on bus stops.
- f) contribution to the general community

8. Should planning be refused then STC would like to discuss the use of this land further with DC in regard to provision of parking or employment land, both of which are in short supply.

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

It was **RESOLVED** to request for Cllr Beer to call the application to committee.

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

[P/HOU/2023/04831](#)

Proposal: Replace garage and garden room roof with artificial slates and install two rooflights.

Location: 4 Well Lane SP7 8LP

Consultation Ends: 10th October 2023

Comment: No objection, as the alterations improve the appearance of the dwelling.

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

[P/HOU/2023/02803](#)

Proposal: Extend roof to create additionally bedroom, increase dormer size, adaptations and alterations

Location: Tree Tops Higher Blandford Road SP7 8DA

Consultation Ends: 13th October 2023

Comment: No Objection.

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

Action: Town Clerk

There being no further business, the meeting was closed at 7:51pm.

These minutes were adopted on 07 November 2023 under minute reference PH36 as a true record of the decisions taken and are duly signed below by the chair of that meeting.