



Shaftesbury Town Council

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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

You are summoned to a meeting of the council for the transaction of the business shown on the agenda below. To be held at **7 pm on Tuesday, 5th March 2024** 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 February 2024

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 February 2024](#)
4. [Clerk's Report including progress report on Planning and Highways business](#)
5. [To consider responses to Planning Applications](#)

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.

No apologies were received.

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 February 2024

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 the [6th February 2024](#).

Clerk’s 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>P/FUL/2023/05051 APP/D1265/W/24/3337301</p>	<p>Appeal correspondence for Land East Of Lidl E 386789 N 123117 Christys Lane Erect 41 No. retirement apartments including communal facilities & access, car parking and landscaping</p>	<p>For information only.</p>
<p>TPO/2023/0071 Tree preservation order 21st February 2024</p>	<p>Confirmation of Tree Preservation Order Dorset Council (Land East of Lidl, E386789 N123117, Christy's Lane, Shaftesbury) TPO 2023</p>	<p>For information only.</p>
<p>Proposed Temporary Closure of Shaftesbury Road, Gillingham (Overnight)</p>	<p>Application received from Mata Construction Limited to close Shaftesbury Road, Gillingham between Ham Roundabout and Cole Street Lane, a distance of approximately 320 metres. This will allow Mata Construction Limited to carry out surfacing works in the highway. These works are programmed to commence between 18:30 - 06:00 from 13 March 2024 until 15 March 2024.</p>	<p>For information only.</p>
<p>Dorset Deserves Better Alliance</p>	<p>Dorset Deserves Better and Dorset CPRE have teamed up to write an open letter to councillor Spencer Flower, leader of Dorset Council, about the lack of progress on a new Local Plan.</p>	<p>For information only.</p>
<p>Resident complaint regarding the newly created junction at Wincombe Lane and Wildflower Lane on the Niveus Walk Development</p>	<p>1. Junction of Wincombe Lane and newly created Wildflower Lane there is a meeting of 4 roads without any signs, road markings or roundabout to indicate who has right of way. 2. The private road going down the residences at Higher and Lower Wincombe farms, etc and also the continuation of Wincombe Lane down to the BV Dairy, not all drivers approaching this junction show the caution now needed and some drive in a reckless and speedy way that we can see will lead to a serious accident before long.</p>	<p>Response from Dorset Council: The construction of the wall had stalled due to some structural technicalities, which have now been resolved. The works are due to complete Monday 26th February. Once the wall has been completed the footway can be completed and safety barriers removed.</p>

	<p>3. The newly created footpath/pavement in Wincombe Lane approaching Wildflower Lane is out of commission awaiting repairs to a newly constructed wall running alongside. Barriers to create a walkway for pedestrians are narrowing the road way approaching Wildflower Lane which is used by large lorries going to the Niveus Walk development and also the BV Dairy, quite unnerving for those of us that use the pathway there. The wall there that has been under repair for some time now has not had anyone working on it for about 2 weeks now.</p> <p>4. Field adjacent to the BV Dairy has had the fencing removed which is allowing horse riders to access to the field, which leads to churning up of the Public Footpath that runs across the field to a stile in the corner. The sign that used to be at the entrance to the field is broken and lies on the ground. This 3 way sign which pointed out the direction of the FOOTPATH only across the field together with the two signs for the BRIDLEWAY that pointed down Wincombe Lane towards the Dairy and the private road to Higher and Lower Wincombe Farms is destroyed and needs replacing.</p>	<p>Unfortunately, the road has not had its final surface applied yet, so any warning lines etc cannot yet be applied. The developer will be instructed to erect warning signs to advise of the site etc.</p> <p>The developer has been requested to respond swiftly and accordingly to the other points raised.</p>
<p>Planning Application P/FUL/2023/06670 Land At Mampitts Lane</p>	<p>Northern Area Planning Committee meeting invitation 5th March where this application will be discussed.</p>	<p>For information only. Cllr Lewer will be attending the meeting and speak on behalf of STC.</p>
<p>Planning application P/FUL/2023/05314 Land at Mampitts Lane</p>	<p>Northern Area Planning Committee meeting invitation 5th March where this application will be discussed.</p>	<p>For information only.</p>

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

None

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/LBC/2024/00372 Mr Paul Jordan 6 th March 2024	2-4 Gold Hill Cottage St James Street SP7 8HA Replace South facing window on first floor	5.2 Character Zone 3. St James SFDH Conservation Area
P/FUL/2024/00701 Mr & Mrs Young 11 th March 2024	Old School House Church Hill SP7 8LL Construct new stable barn & yard	4.2 SFGI2 Shallower Slopes 1:5 to 1:15 at lower levels, sensitive to development
P/HOU/2024/00932 Mr Daniel Hill 19 th March 2024	81 Coppice Street SP7 8PF Form vehicular access, removal of boundary hedge and create parking in front garden.	5.2 Character Zone 4. Barton Hill and Cockram’s Field

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
Overlooking/Loss of Privacy
Landscape
Impact on Light
Design
Effect on the Appearance of the Area

Residential Amenity
Heritage
Height
Flooding Issues
Economic Benefits

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.