



Shaftesbury Town Council

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To: Members of the Planning & Highways Committee: Councillors Barratt, Dibben, Edwyn-Jones, Elmendorff, Hollingshead, Smith and Yeo

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, 7th October 2025** 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](#).

Ms Billy Maddock
Interim Town Clerk, 1st October 2025

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 2nd September 2025](#)
4. [Clerk's Report including progress report on Planning and Highways business](#)
5. [To consider responses to Planning Applications](#)
6. [To consider a response to the Local Transport Plan 2026-2041](#)
7. [To consider three Highways requests](#) (New Road, Wincombe Lane, Sweetman's Road)

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 Cllr Barratt.

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 May 2024. 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.

Agenda Item No. 3

Minutes of the Planning and Highways meeting held on 2nd September 2025

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 [2nd September 2025](#).

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
Blackmore Down Redrow Development - Enforcement Case 25/00069	Concerns that the planning permission is not being adhered to by Redrow regarding the landscaping of open spaces	No update
Holyrood Farm	State of the barn is in a serious state of disrepair to a point where part of it might now collapse.	No update
Saxon Grange development	Concerns surrounding the Saxon Grange development and various planning issues with the footpath.	No update
Proposed Temporary Westbound Closure Of Bleke Street	Application received from Scottish and Southern Power Distribution to close Bleke Street westbound at Ivy Cross Roundabout. The closure has been requested to allow Scottish and Southern Power Distribution to carry out trial holes for electric cable works. These works are programmed to commence from 19:00, 10th November 2025 until 07:00, 11th November 2025.	For information only, if there are any concerns about this proposal please contact Jamie Igoe, (trafficteam@dorsetcouncil.gov.uk) by 23 rd October 2025.
Proposed Temporary Closure Of High Street	Application received from Wessex Water to close High Street, between Abbey Close and Mustons Lane, a distance of approximately 60 metres. The closure has been requested to allow Wessex Water to carry out remedial works. These works are programmed to commence from 18:00, 13th November 2025 until 23:00, 13th November 2025.	For information only, however if you have any concerns about this proposal, please contact Jamie Igoe, (trafficteam@dorsetcouncil.gov.uk) by 28th October 2025.
Proposed Temporary Closure Of C13, Pimperne And Stourpaine	Application received from Openreach to close C13, Pimperne and Stourpaine between Bushes Road and Smugglers Lane, a distance of approximately 2350 metres. The closure has been requested to allow Openreach to carry out pole	For information only, however if you have any concerns about this proposal, please contact Jamie Igoe, (trafficteam@dorsetcouncil.gov.uk) by 16th October 2025.

	replacement works. These works are programmed to commence from 07:00, Sunday 2nd November 2025 until 12:00, Sunday 2nd November 2025.	
Weight limit request for HGVs on New Lane	<p>P&H 1st April 2025, PH71</p> <p>RESOLVED to request for Dorset Council to consider</p> <p>(1) a review to see if New Lane can be restricted to 7.5T in order to make the junction safer and remove the continued risk of damage to a listed building</p> <p>(2) to reduce the speed limit from the current national speed limit to 30mph.</p> <p>(3) to limit the width to 2m (6' 6") with permanent road signage to prohibit vehicles over this width from proceeding through the lane.</p>	<p>DC update 15th September:</p> <p>This request has been formally recorded within the system and is currently being prioritised alongside other submissions. It will be progressed in accordance with its relative urgency. This will be actioned within six months to a year.</p> <p>There is a long lead for these TRO's, mainly because of all the 20mph schemes that are taking place in the county.</p>
Dorset Council Local Plan Options Consultation 2025	As per the resolutions from the Extraordinary Full Council meeting on 23 rd September, FC70b and FC70c, the corporate STC response has been refined.	For information only.
P/TRC/2025/05806 Mrs Tappin	<p>Greenhill Umbers Hill, Shaftesbury, SP7 8LB</p> <p>T2 - Contorted willow - Fell.</p> <p>T3 - Mixed species group of saplings - Remove.</p> <p>T4 - Willow - Fell.</p>	For information only.
License application KFC Shaftesbury, 3 Ivy Cross	<p>KFC Shaftesbury decision notice</p> <p>Notice of Determination</p>	For information only.

Delegated Decisions for Information (all within the Clerk's 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/HOU/2025/05197 Mr and Mrs S and J Hann 8 th October 2025	Lantern Cottage 22 The Knapp SP7 8LH Erect single storey rear extension and re-clad existing single storey extension	SFDHZ 7 – Enmore Green SFDH1 – Conservation Area
P/VOC/2025/05418 Mr and Mrs Richard Sheen 8 th October 2025	Captains Foyle Hill SP7 OAG Conversion of stables and storage barn to form stables and annex (with variation of condition no. 2 to planning permission P/FUL/2023/02182 - to amend the approved plans)	Outside Settlement and Parish Boundary
P/FUL/2025/04692 1 st Estate Biomethane Ltd 17 th October 2025	Wessex Farm Sherborne Causeway SP7 9PX The construction and operation of an anaerobic digestion facility, ancillary infrastructure, landscaping and vehicular access between the site and the public highway	Outside Settlement and Parish Boundary

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 a response to the Local Transport Plan 2026-2041

Information

Dorset Council and BCP Council have been working together on a new joint [Local Transport Plan 2026 to 2041](#).

Recommendation

Members are requested to consider formulating a response to the Local Transport Plan 2026 to 2041.

To consider three Highways requests

Information

These three requests are supported by Dorset Councillor Jack Jeanes and signatures have been obtained for each request, as per the Community Highways policy.

7.1 New Road (The cut through from the B3081 to the A30)

This is currently a national speed limit road with no pavements for residents that live on the road. Residents would like to reduce this to a 30mph road to create a safer environment. Furthermore, it is not suitable for HGVs to be using this route, so another additional ask would be to request that DC evaluate the road, and if appropriate erect signage stating that the road is 'unsuitable for HGVs'.

7.2 Wincombe Lane

Support from residents has been obtained to request that Wincombe Lane is reduced from 30mph to 20mph. This is something Cllr Jeanes has discussed with the Primary School in the past too, therefore it is known that they also support this change.

Along with the S278 works completed by David Wilson to improve Wincombe Lane, residents and Cllr Jeanes feel that reducing the speed limit would increase the safety for both residents and school children walking to school and home from school. If a person is hit by a car at 30mph the likelihood they will be killed is 50%, this is reduced to 10% at 20mph, so near a school it is definitely worth considering this change.

7.3 Sweetman's Road

Sweetman's Road is a wide, long, fairly straight road. For many years this road has been used as a local racetrack and the residents of Sweetman's Road, along with other roads off Sweetman's Road have become frustrated with the speed.

Due to the nature of this road, it is believed that reducing the speed limit wouldn't work. Therefore, other preventative measures like the installation of a SID near the junction of Springfield Close could be considered. This is also where another entrance to the Primary School is located.

Note: In August 2024, the Dorset Council SID team advised that: *We have some data from 2018 on this road, close to the junction with Springfield Close. 85th percentile was 29.8mph, so below the threshold for a SID and average speed 24.3mph, so generally good compliance with the speed limit. We would not expect any significant change if the survey was repeated.*

The survey was carried out at the junction of Sweetman's Road and Springfield Close.

The DC SID team clarified that the previous results were a long way off to meeting the criteria. It needs to be an 85th percentile of 35mph to meet criteria, the 85th percentile here was only 29.8mph. It is highly unlikely it has increased that much since the last survey unless the road layout has significantly changed.

The cost of the survey is £295+VAT and the equipment is in place for up to two weeks, showing weekday and weekend data.

Recommendation

Members are requested to consider

- (1) if they wish to request for Dorset Council to reduce the speed limit along New Road to 30mph and to erect signage stating that the road is 'unsuitable for HGVs'.
- (2) to include a 20mph request for Wincombe Lane in the town wide residential areas 20mph consideration
- (3) if they wish to instruct Dorset Council to undertake a survey at a cost of £295 + VAT to understand if a SID would be useful at the location of Sweetman's Road/ Springfield Close.