



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, 5th May 2026** 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, 28th April 2026

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 7th April 2026](#)
4. [Clerk's Report including progress report on Planning and Highways business](#)
5. [To consider responses to Planning Applications](#)
6. [To consider a request for traffic management in Calves Lane](#)

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 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 7th April 2026

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 [7th April 2026](#)

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		
P/NMA/2026/01960 Mr Dave Buczynskij	Land At E 387470 N 122346 Higher Blandford Road Cann Non-material amendment - for changes to hard surface treatments; to Reserved Matters Approval No. P/RES/2021/01690 (Erect 55 No. dwellings with associated open space and infrastructure).	For information purposes only.
P/CLE/2026/01992 Mr and Mrs Linda and Phil Adams	St Giles Cottage Shooters Lane SP7 8EZ Certificate of Lawfulness to provide confirmation that the development works have been commenced and that the consent should not expire – in relation to P/FUL/2023/00204 Erect 1no. dwelling, summerhouse, shed/cycle store and bin store, form driveway and parking.	For information purposes only.
Proposed Temporary Closure Of High Street, Shaftesbury	Application received from Wessex Water to close High Street, Shaftesbury between Abbey Close and Mustons Lane, a distance of approximately 60 metres. The closure has been requested to allow Wessex Water to carry out defect repair works. These works are programmed to commence from 19:00, 6th July 2026 until 06:00, 7th July 2026.	For information only, however if you have any concerns about this proposal, please contact Jamie Igoe, (trafficteam@dorsetcouncil.gov.uk) by 19th June 2026.
The Dorset Council (Waiting, Loading, Stopping And Parking Places)	The general effect of the order will be to revoke lengths of the existing no waiting at any time	Comments on the proposals for or against, together with the reasons for which they are made should be sent through the website online at

<p>(Map Based) (Amendment No.*) (High Street, Shaftesbury) Order 202* and High Street Draft Order Maps</p>	<p>restrictions and replace them with new no waiting at any time and no loading at any time restrictions. In addition, a new loading bay and two disabled parking bays are also proposed (see P&H minutes 3rd June 2025 PH08).</p>	<p>https://www.dorsetcouncil.gov.uk/tros or in writing to the Traffic Regulation Team, Dorset Council, Colliton Park, Dorchester, Dorset, DT1 1XJ by no later than 15th May 2026.</p>
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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/2026/01994 Mr and Mrs S and L Falkus 6 th May 2026	3 Kings Hill SP7 8PA Erect single storey rear extension (Demolish Conservation)	SFDHZ – Character Zone 2 – Shaftesbury Town Centre SFDH1 – Conservation Area
P/FUL/2026/01674 Ms BC Berry 8 th May 2026	Agricultural Building Mampitts Farm Mampitts Lane Change of use and conversion of agricultural building and land to form 1 No dwelling (Class C3).	NPSB – Outside Settlement Boundary but inside Shaftesbury Town Council Boundary
P/VOC/2026/02073 Agent – Damien Lynch 13 th May 2026	Land east of Lidl Christys Lane SP7 8QN Erect 41 No. retirement apartments including communal facilities & access, car parking and landscaping (with removal of condition 18 of planning permission P/FUL/2023/05051 to remove the age restriction)	SFTC – Town Centre SFDHZ – 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	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 request for traffic management in Calves Lane

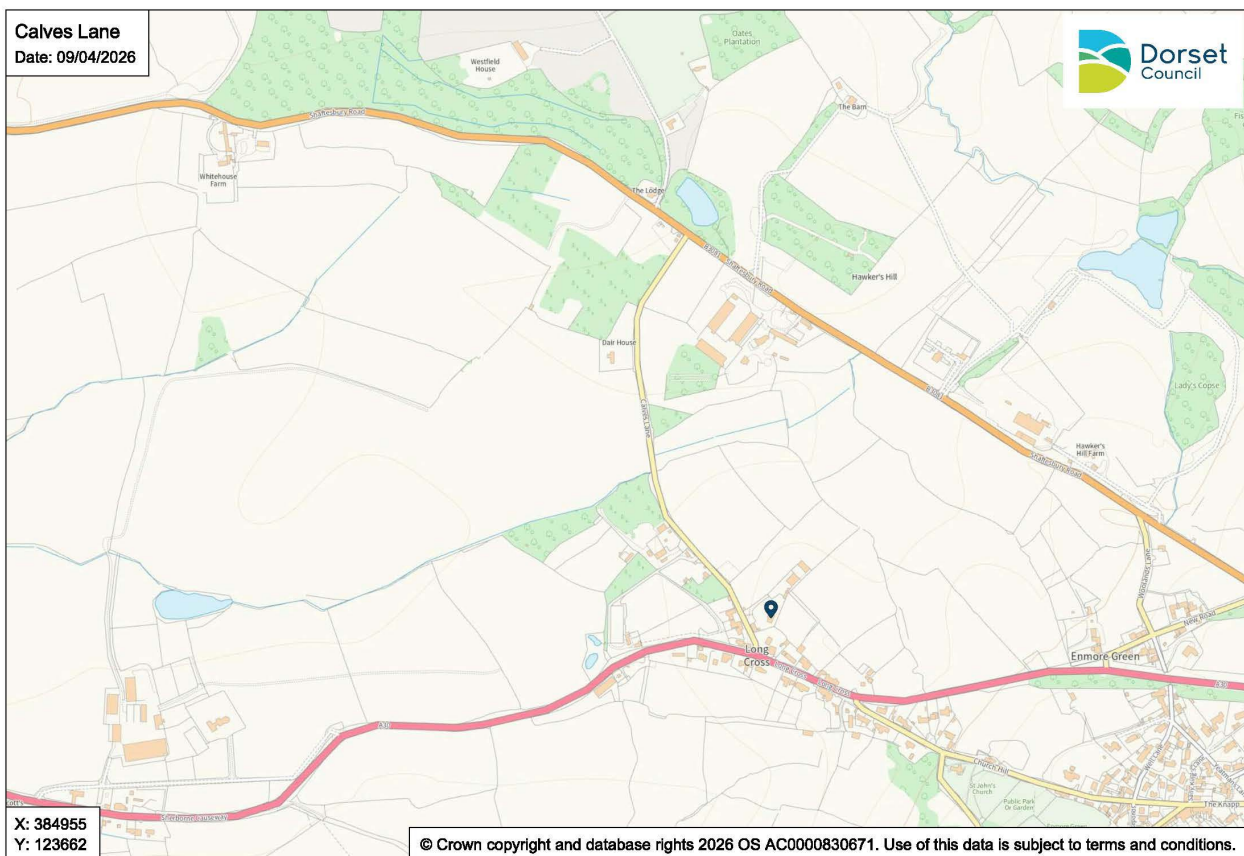
Background Information

On the 22nd March 2026, officers received an email from a resident of Calves Lane expressing their concern about the potential for increased industrial and agricultural traffic following the proposed anaerobic digester development at Wessex Farm as, whilst the primary access is designated via the A30, there could be a risk of large vehicles using Calves Lane as a cut-through or overspill route.

The resident further expressed concern that an entrance to a mobile home parking site has also recently been created off Calves Lane resulting in large vehicles using the single-track road. This not only causes a danger for pedestrians and cyclists, but also frequent blocking of the road as these vehicles navigate the narrow entrance.

It was stressed that, as Calves Lane is a narrow residential road with several bends and limited passing places, it is felt to be unsuitable for sustained HGV, mobile camper van or large tractor-trailer movements, all of which pose a risk to:

- Road safety – for pedestrians and cyclists using the lane
- Property infrastructure – including damage to narrow verges and private boundaries
- Residential amenity – due to noise and vibration in a quiet residential area



Further Information

Officers referred the matter to Dorset Cllrs Beer and Jeanes for advice on if/how STC could take this forward and what the best course of action would be.

Their response was that, although in the past Dorset Council had not considered it necessary to manage the traffic in Calves Lane, they would investigate the matter again and encourage DC to review this. They further stated, however, that most traffic management proposals are subject to town council support.

As most of Calves Lane lies within the parish of Motcombe, officers have also passed the resident's email to Motcombe Parish Council requesting that it be included in their next meeting agenda.

Recommendation

That members receive and note the resident's concerns and consider supporting and working with Motcombe Parish Council should they wish to pursue the matter of improving traffic management in Calves Lane with Dorset Council Highways Authority.