

**Minutes of the Planning & Highways Committee (P&H) held at 7pm on
Tuesday 2nd June 2026 in the Council Chamber, Shaftesbury Town Hall**

Members Summoned and Present: P&H Councillors: Cllrs Elmendorff (Chair), Barratt (Vice-Chair), Dibben, Edwyn-Jones, Hollingshead, Smith and Yeo

Absent: None

Officers Present: Billy Maddock (Interim Town Clerk)

In Attendance: Public (1), Press (1)

Public Participation

- Response from Nick Ireland – very impressed he is on the case and STC should chase for the additional response promised for June.
- Application for site next to Lidl – hope that there will be access points to the town centre and it is not isolated.
- Variation of Condition for Saxon Grange – common request from SuSAC to make sure that the Green Wheel concept is retained and links are kept intact.

The meeting commenced at 7.03pm

PH1 Apologies

No apologies were received.

PH2 Declaration of Interest

It was **NOTED** that Councillors should declare any interests if they arise.

Cllr Dibben declared a material interest in agenda item no.5 Land East of Lidl Christy's Lane due to having a view on the development. He will leave the room during discussion and voting.

PH3 Minutes

Officer report 0626PH3 was received and it was **RESOLVED** to approve the minutes of the meeting held on 5th May 2026. They were duly signed.

Proposed by Cllr Hollingshead and Seconded by Cllr Edwyn-Jones

In Favour 6 Cllrs Elmendorff, Barratt, Dibben, Edwyn-Jones, Hollingshead and Yeo

Against 1 Cllr Smith

Abstentions 0

MOTION CARRIED

PH4 Clerk's Report including progress report on Planning and Highways business

Officer report 0626PH4 was received and noted.

PH5 Planning Applications – to consider responses to planning applications

[P/MPO/2026/02418](#)

Proposal: Modification of planning obligation dated 23/12/2021 relating to planning permissions 2/2018/1773/OUT & P/RES/2023/05407 to Erect 107 No. dwellings (reduced from 115), garages and electricity substation. Form roads, car parking, public open space and carry out ancillary development - to amend the definition of affordable rent.

Further clarification on this consultation provided by email from the Lead Project Officer stating this proposal is seeking to amend the affordable rent definition set out within S106 agreement attached to planning permission 2/2018/1773/OUT. The current definition is: -

- “means a weekly or monthly rent (inclusive of any service charges an Approved Provider seeks to charge in respect of an Affordable Rented Unit) which does not exceed 80% (eighty per cent) of the local Market Rent for a similar dwelling in the locality and such level of rent should not when set initially exceed the published "Local Housing Allowance" for the relevant property type and the relevant market area as published by the Government as calculated using the Royal Institution of Chartered Surveyors approved valuation methods and thereafter the said rents shall be subject to periodic adjustment in accordance with Homes England guidance in force for affordable rents”

And this application is seeking to amend it to the following, with the changes highlighted in bold below:-

“means a weekly or monthly rent (inclusive of any service charges an Approved Provider seeks to charge in respect of an Affordable Rented Unit) which does not exceed 80% (eighty per cent) of the local Market Rent for a similar dwelling in the locality and such level of rent should not when set initially **exceed a figure calculated against** the published "Local Housing Allowance" rate **applicable to the relevant Affordable Rent Unit PLUS 12% and applied to** the relevant property type and the relevant market area as published by the Government as calculated using the Royal Institution of Chartered Surveyors approved valuation methods and thereafter the said rents **(but remaining subject to the 12% adjustment)** shall be subject to periodic adjustment in accordance with Homes England guidance in force for affordable rents”

Location: Saxon Grange Phase 2 SP7 8UP

Cllr Yeo proposed to object to the proposal but withdrew this proposal.

Comment: No Objection

Proposed by Cllr Elmendorff and Seconded by Cllr Hollingshead

In Favour 6 Cllrs Elmendorff, Barratt, Dibben, Edwyn-Jones, Hollingshead and Smith

Against 1 Cllr Yeo

Abstentions 0

MOTION CARRIED

Cllr Dibben left the room at 7.21pm.

[P/VOC/2026/02073](#)

Proposal: 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 and provide affordable housing on-site in lieu of an offsite contribution).

Location: Land east of Lidl Christys Lane SP7 8QN

Comment: No Objection

Proposed by Cllr Elmendorff and Seconded by Cllr Edwyn-Jones

In Favour 6 Cllrs Elmendorff, Barratt, Edwyn-Jones, Hollingshead, Smith and Yeo

Against 0

Abstentions 0

MOTION CARRIED

Cllr Dibben returned to the room at 7.23pm.

[P/ADV/2026/02743](#), [P/FUL/2026/02744](#) & [P/LBC/2026/02719](#)

Proposal: Refurbish shopfront and entrance area. Erect fascia signage and projecting sign.

Location: The Edinburgh Woollen Mill 38 High Street SP7 8JG

Comment: Support

Proposed by Cllr Edwyn-Jones and Seconded by Cllr Smith

In Favour 7 Cllrs Elmendorff, Barratt, Dibben, Edwyn-Jones, Hollingshead, Smith and Yeo

Against 0

Abstentions 0

MOTION CARRIED

Action: Interim Town Clerk

There being no further business, the meeting was closed at 7.24pm.

These minutes were adopted on *DD/MM/YY* under minute reference *PH* as a true record of the decisions taken and are duly signed below by the chair of that meeting.