



# Shaftesbury Town Council

Town Hall, Shaftesbury, Dorset. SP7 8LY  
Telephone: 01747 852420

Interim Town Clerk: Ms Billy Maddock  
e-mail: [office@shaftesbury-tc.gov.uk](mailto:office@shaftesbury-tc.gov.uk)  
Website: [www.shaftesbury-tc.gov.uk](http://www.shaftesbury-tc.gov.uk)

To: Members of the Planning & Highways Committee: Councillors Elmendorff (Chair), Barratt (Vice-Chair), Brown, Daultrey, Dibben, Edwyn-Jones, 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, 2<sup>nd</sup> June 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, 27<sup>th</sup> May 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 5<sup>th</sup> May 2026](#)
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.

At the Annual Full Council meeting on 19<sup>th</sup> May 2026 Cllrs Heritage, Loader, Philpott, Salkeld and Williams confirmed their wish to opt out of the P&H committee. Cllr Budd subsequently confirmed that she would also like to opt out.

## **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 5<sup>th</sup> May 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 [5<sup>th</sup> May 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
<p>Blackmore Down Redrow Development - Enforcement Case 25/00069</p>	<p>email response from DC Cllr Nick Ireland on 19<sup>th</sup> May 2026 following informal Public Meeting on 28<sup>th</sup> April 2026</p>	<p><i>Shane and I met this afternoon with six officers for over an hour—two from Enforcement, three from Planning, and one from Legal. Rather than going into extensive background, I’ve focused this update on the key outcomes, as that is what will be of most interest to everyone.</i></p> <p><i>Officers began by outlining a brief history of the site, from the original outline permission through to the present position. It was noted that the change of ownership from Redrow to Barratt complicated matters, as key contacts on the developer side changed.</i></p> <p><i>We then set the context by explaining the residents’ frustrations—particularly the perception that little progress has been made—and stressed the need for a clear and credible plan moving forward.</i></p> <p><b>Current Position</b></p> <p><i>The developer committed to providing Dorset Council with their own reports (including topography and soil analysis) approximately six weeks ago. These have <b>not yet been provided</b>. Enforcement issued a letter last week giving the developer a <b>two-week deadline</b> to submit these reports. At the time of writing, <b>10 days remain</b>.</i></p> <p><i>While awaiting this deadline:</i></p> <p><b>Enforcement will issue a <i>Planning Contravention Notice (PCN)</i> this week.</b></p> <p><i>This will formally require the developer to answer specific questions regarding the soil that has been brought onto the site.</i></p> <p><i>The PCN is a <b>legal mechanism</b>, and the developer is obliged to respond. Failure to respond—or the content of their response—will support any future enforcement action.</i></p> <p><b>Next Steps (Dependent on Developer Response)</b></p> <p><b>1. If the reports are NOT provided:</b></p> <p><i>A decision will be taken on enforcement action.</i></p> <p><i>This could include:</i></p> <p><i>Action for <b>breach of condition</b>, or</i></p>

		<p>Action against the <b>entire development as unauthorised</b>. We would then under-enforce the housing but enforce the landscaping, drainage etc.</p> <p>This process can move relatively quickly, although we may first need to commission our <b>own independent reports</b> to support the case.</p> <p><b>2. If the reports ARE provided:</b> The content will be carefully assessed.</p> <p><b>If acceptable:</b> The developer may be invited to submit a <b>new planning application</b> to address the issues. However, it will be made clear that any application simply attempting to <b>regularise the existing situation will not be acceptable</b>.</p> <p><b>If not acceptable:</b> We will proceed with the enforcement action outlined above.</p> <p><b>Additional Action</b> The <b>Environment Agency (EA)</b> will be brought in if: The soil reports, or Contamination, or The responses to the PCN indicate either a <b>breach of licence conditions</b> or a <b>failure to obtain the necessary licence</b>.</p> <p>I appreciate that this update does not include fixed timescales. However, please be assured that Shane and I are actively engaged, and officers are fully aware that we need to do our best towards achieving a <b>satisfactory outcome for residents</b>. Work is progressing, and I expect to be able to provide a further update in <b>June</b>.</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><a href="#">P/MPO/2026/02418</a>                      Park Properties Housing Association Limited                      3<sup>rd</sup> June 2026</p>	<p style="text-align: center;"><b>Saxon Grange Phase 2 SP7 8UP</b></p> <p>Modification of planning obligation dated 23/12/2021 relating to planning permissions 2/2018/1773/OUT &amp; 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: -</p> <ul style="list-style-type: none"> <li>• “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”</li> </ul> <p>And this application is seeking to amend it to the following, with the changes highlighted in bold below:-</p> <p>“means a weekly or monthly rent (inclusive of any service charges an Approved Provider seeks to charge in respect of</p>	

	<p>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 <b>exceed a figure calculated against</b> the published "Local Housing Allowance" rate <b>applicable to the relevant Affordable Rent Unit PLUS 12% and applied to</b> 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 (<b>but remaining subject to the 12% adjustment</b>) shall be subject to periodic adjustment in accordance with Homes England guidance in force for affordable rents"</p>	
<p><a href="#">P/VOC/2026/02073</a> Agent Damien Lynch 4<sup>th</sup> June 2026</p>	<p><b>Land east of Lidl Christys Lane SP7 8QN</b> Erect 41 No. retirement apartments including communal facilities &amp; 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).</p>	<p>Amended plans have been received with a description of the development updated. SFTC – Town Centre SFDHZ – Character Zone 4 – Barton Hill and Cockram’s Field</p>
<p><a href="#">P/ADV/2026/02743</a>, <a href="#">P/FUL/2026/02744</a> &amp; <a href="#">P/LBC/2026/02719</a> Miss Julia Williams 11<sup>th</sup> June 2026</p>	<p><b>The Edinburgh Woollen Mill 38 High Street SP7 8JG</b> Refurbish shopfront and entrance area. Erect fascia signage and projecting sign.</p>	<p>SFTC – Town Centre SFDHZ – Character Zone 2 – Shaftesbury Town Centre SFDH1 – Conservation Area</p>

### 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.