



SHAFTESBURY TOWN COUNCIL

Planning and Highways Committee

Minutes of a meeting of the Planning and Highways Committee held in the Council Chamber, High Street, Shaftesbury Dorset SP7 8LY on Tuesday 5th July 2016 commencing at 7:00pm.

Members Present:

Councillor Lewer (Chair)
Councillor Brown

Councillor Taylor (Vice-Chair)
Councillor Proctor

Absent:

Councillors Austin and Hall

Officers Present:

Claire Commons, Committee Services Officer

In Attendance:

Nine members of the Public

MINUTES

Public Participation

Members of the public were invited to make representations to the Council on any matters relating to the work of the Council or to raise any issues of concern. The following matters were raised;

- Concerns relating to the development at the ATS site (planning application 2/2016/0629/FUL).
- Objections relating to the application at Tower View (application 2/2016/0817/FUL).
- Objections relating to the application at 7 Gold Hill (application 2/2016/00758/HOUSE).
- Objections relating to Parcels 6 & 7 Eastern Development (application 2/2016/0658/PAEIA).

PH19 Apologies

Apologies were accepted from Councillor Hall due to a business engagement and Councillor Austin due to a personal engagement.

PH20 Declarations of Interest and Dispensations

There were no declarations made. All members were invited to declare any interests throughout the meeting if the need arose.

PH21 Minutes

It was **RESOLVED** to approve the minutes of the meeting held on 7th June 2016 as a correct record and they were duly signed.

PH22 Planning Applications

Officer report 0716PH04 was received. The Committee **RESOLVED** to submit observations to North Dorset District Council as detailed at **Appendix A**.

PH23 Tree Applications

Officer report 0716PH05 was received. The Committee **RESOLVED** to delegate authority to the Committee Services Officer to respond in accordance with the observations made by the Shaftesbury Tree Group.

PH24 Confidential Information

It was **RESOLVED** that, in accordance with Section 2 of the Public Bodies (Admission to Meetings) Act 1960, the public be excluded during the discussion of the matters referred to in the item (minute PH25) listed below, on the grounds that it involved the likely disclosure of confidential information, (as defined in the respective paragraph of Part 1 of Schedule 12a of Section 100a(4) of the Local Government Act 1972), and the public interest in maintaining the exemption outweighed the public interest in disclosing the information.

8:30pm members of the public were asked to leave the meeting.

PH25 Specialist Legal Advice

Officer report 0716PH12 was received. It was **AGREED** to arrange a follow up meeting within the delegation of the resolution made on 23rd February 2016 (minute reference FC141).

9:35pm members of the public were invited back to the meeting.

PH26 Cycleways

Officer report 0716PH06 was received and noted.

PH27 Safety Audit

Officer report 0716PH07 was received. It was **AGREED** to defer this item to another meeting of the Committee.

PH28 Minerals and Waste Planning Consultation

Officer report 0716PH08 was received and noted.

PH29 Officer Report

Officer report 0716PH09 was received noted.

PH30 Items for Next Meeting

Officer report 0716PH10 was received. It was agreed to notify future items for the agenda by email.

There being no further business, the meeting was closed at 8:15pm

Signed

Date

Shaftesbury Town Council
Planning and Highways Committee

04 PLANNING APPLICATIONS

04- 1	2/2016/0629/FUL	Plot Ref :-	Type :-	Full
	Applicant Name :-	Renaissance Retirement Ltd	Date Received :-	07/06/2016
	Location :-	ATS Euromaster Ltd New Road Shaftesbury SP7 8QH	Date Returned :-	05/07/2016
	Proposal :	Demolish existing ATS garage, erect 28 No. sheltered apartments for the elderly including communal facilities, access, car parking and landscaping.		
	Observations :	<p>The Committee objected to this application and requested that it be considered by North Dorset District Council's Development Management Committee. Its reasons for objecting were;</p> <p>"Kings Hill not adequate for the number of vehicles Kings Hill is very narrow, the Committee considered that it would not adequately provide for the number of vehicles requiring access to the development, in particular larger vehicles such as delivery, emergency services, refuse collection. Contrary to NPPF 35 "Not sufficient Parking - must be self sufficient Parking was not sufficient for the number of dwellings and would therefore be contrary to NPPF 39 and NDLP Policy 23 "Road Safety - Access to Kings Hill from Bleke Street An already dangerous junction, the development would increase risk to road users and pedestrians contrary to NPPF 32. "Parking for mobility scooters The plans did not appear to provide adequate provision for parking, storing and charging mobility / electric scooters contrary to NPPF 35. "Right of Access over Kings Hill The Committee was unclear whether there was right of access over Kings Hill. "Loss of employment Loss of an employment site to housing.</p> <p>The Committee considered the style of the development aesthetically good and asked that in considering amended plans for the development, the developer also considered as planning gain, the provision of an improved junction and safe crossing point.</p> <p>The Town Council has not been made aware of any s.106 or CIL agreements in relation to this development.</p>		

04- 2	2/2016/0646/FUL	Plot Ref :-	Type :-	Full
	Applicant Name :-	Jason Perry	Date Received :-	24/06/2016
	Location :-	Land on Old Holyrood Farm Gascoignes Lane St James SP7 0NA	Date Returned :-	05/07/2016
	Proposal :	Change of use of the land to site 2 No. shepherds huts in an agricultural field. To include toilet facilities and shower in the shepherds huts.		
	Observations :	<p>The Committee objected to this application for the following reasons;</p> <p>"Lack of information The application does not specify the change of use to which use</p>		

04-3 2/2016/0658/PAEIA Plot Ref :- Type :- Env Impact

Applicant Name :- Persimmon Homes Date Received :- 10/06/2016

Location :- Parcels 6 & 7 Date Returned :- 05/07/2016
 Land East of Shaftesbury

Proposal : Erect 97 dwellings on land east of Shaftesbury (Parcels 6 & 7), with associated access, parking, open space and landscaping.

Observations : The Committee objected to this application for the following reasons;

"Overdevelopment
 Overdevelopment of the original master plan and Secretary of State's appeal for phases 1 - 7.

"Lack of Open Space
 Under provision of open space on phases 1 - 7 currently amounting to 4.5 acres.
 Contrary to NDLP Policy 18 paras 8.110, 8.129 and 8.130

04-4 2/2016/0673/FUL Plot Ref :- Type :- Full

Applicant Name :- Mrs Sophie Wilbond Date Received :- 08/06/2016

Location :- Ivy Cross Service Station Date Returned :- 05/07/2016
 Grosvenor Road
 Shaftesbury
 SP7 8DS

Proposal : Install new ATM in a purpose built steel secure room with steel floor plate and two anti ram raid bollard. (retrospective).

Observations : The Committee had no objections to this application

04-5 2/2016/0674/ADV Plot Ref :- Type :- Advert

Applicant Name :- Mrs Sophie Wilbond Date Received :- 08/06/2016

Location :- Ivy Cross Service Station Date Returned :- 05/07/2016
 Grosvenor Road
 Shaftesbury
 SP7 8DS

Proposal : 1 No. Integral illumination and screen to the ATM fascia
 1 No. Internally illuminated Free Cash Withdrawals sign above the ATM fascia
 1 No. Blue LED halo illumination to ATM surround

Observations : The Committee had no objections to the application

04-6 2/2016/0681/HOUSE Plot Ref :- Type :- Householde

Applicant Name :- Jasper Pickett Date Received :- 10/06/2016

Location :- Jasmine Cottage Date Returned :- 05/07/2016
 Sherborne Causeway
 Shaftesbury
 SP7 9PX

Proposal : Erect two storey rear extension

Observations : The Committee had no objections to the application

04-7 2/2016/0758/HOUSE Plot Ref :- Type :- Householde
 Applicant Name :- Mr and Mrs Howarth-Jones Date Received :- 06/06/2016
 Location :- 7 Gold Hill Date Returned :- 05/07/2016
 Shaftesbury
 SP7 8JW
 Proposal : Erect single storey extension, install 2 No. rooflights (demolish existing rear extensions).
 Observations : The Committee objected to this application and requested that it be considered by North Dorset District Council's Development Management Committee. Its reasons for objecting were;

"Size
 The scale of the proposal being excessive and not proportionate to the existing property Contrary to section 72 Town and Country Planning (Listed Buildings and Conservation Areas) Act 2990

"Style
 Not in keeping with the existing property, neighbouring listed buildings or the heritage of Gold Hill itself. Contrary to section 72 Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

04-8 2/2016/0768/HOUSE Plot Ref :- Type :- Householde
 Applicant Name :- 14 Haimes Lane Date Received :- 31/05/2016
 Location :- Shaftesbury Date Returned :- 05/07/2016
 Shaftesbury
 SP7 8AJ
 Proposal : Install 1 No. rear dormer and form additional accommodation within the roof space.
 Observations : Councillor Proctor declared a personal interest in the application and obtained from discussion and vote.
 The Committee had no objection to the application.

04-9 2/2016/0803/HOUSE Plot Ref :- Type :- Householde
 Applicant Name :- Mr & Mrs S Marsh Date Received :- 08/06/2016
 Location :- 27 St Rumbolds Road Date Returned :- 05/07/2016
 Shaftesbury
 SP7 8NE
 Proposal : Erect single storey rear extension (amended scheme to 2/2015/1609).
 Observations : The Committee had no objections to the application.

04-10 2/2016/0808/VARIA Plot Ref :- Type :- Variation
 Applicant Name :- Mr and Mrs Cunningham Date Received :- 10/06/2016
 Location :- 14 Laneside Date Returned :- 05/07/2016
 Shaftesbury
 SP7 8DZ
 Proposal : Variation of Condition No. 2 of Planning Permission 2/2015/0735 to substitute the approved plans with amended drawings to reduce the size, design and position of the garage, add a porch to the front elevation and block under window with matching block and render.
 Observations : The Committee had no objections to the application.

04- 11 2/2016/0817/FUL Plot Ref :- Type :- Full
 Applicant Name :- Mr J Coffin Date Received :- 20/06/2016
 Location :- Bleke Street Date Returned :- 05/07/2016
 Shaftesbury
 SP7 8AH
 Proposal : Erect single storey extension, install dormer windows and sub-divide dwelling to form 2 No. dwellings. Erect dividing fence and form 2 No. car parking spaces. (Demolish garage and porch).
 Observations : The Committee objected to this application for the following reasons;
 "Overdevelopment
 The development would be excessive for the location and contrary to NDLP Policy 28 para 10.145. It is acknowledged that the development is within the town boundary however the location is prominent with a rural backdrop therefore it is considered that the policy should apply in this situation.
 "Inaccurate plans
 The plans provided did not show the location of Ngala Rise which is a direct neighbour to the west of the development site
 "Design
 The design of the dormer windows is not appropriate for the building given its prominent location and contrary to NPPF 7 para 61
 "Parking
 The property does not provide sufficient parking and the shared turning area is considered not to be sufficient contrary to NDLP Policy 23

04- 12 2/2016/0878/FUL Plot Ref :- Type :- Full
 Applicant Name :- Mr D Hayter Date Received :- 28/06/2016
 Location :- Land between Westfields & Date Returned :- 05/07/2016
 Knapford
 New Road
 SP7
 Proposal : Erect 1 No. dwelling and form new vehicular access.
 Observations : The Committee had no objections to the application.

04- 13 2/2016/0889/HOUSE Plot Ref :- Type :- Householde
 Applicant Name :- Mrs D Wheeler Date Received :- 22/06/2016
 Location :- 4 Rutter Close Date Returned :- 05/07/2016
 Shaftesbury
 SP7 8RE
 Proposal : Erect car port.
 Observations : The Committee had no objections to the application

The Meeting closed at : _____

Signed : _____ Chairman Date: _____

On behalf of :- Shaftesbury Town Council