

Proposals :- Demolish existing dwelling, replace dwelling and garage including all associated works.

Observations :-

04 . 2 **2/2013/1110** Plot Ref :- Type :- Full
Applicant Name :- Dorset Healthcare University N Date Received :- 10/10/2013
Parish :- Central Date Returned :-
Location :- Westminster Memorial Agent
Hospital
Abbey Walk
Shaftesbury
Proposals :- Erect replacement fencing and external light fittings.
Observations :-

04 . 3 **2/2013/1111** Plot Ref :- Type :- Listed
Applicant Name :- Dorset Healthcare University N Date Received :- 10/10/2013
Parish :- Central Date Returned :-
Location :- Westminster Memorial Agent
Hospital
Abbey Walk
Shaftesbury
Proposals :- Erect replacement fencing and external light fittings and carry out associated external alterations.
Observations :-

04 . 4 **2/2013/1125** Plot Ref :- Type :- Householde
Applicant Name :- Mrs V Madden Date Received :- 10/10/2013
Parish :- Underhill Date Returned :-
Location :- 76 St James Street Agent Mr R Vincent
Shaftesbury
Proposals :- Erect 1 No. lean-to summer house.
Observations :-

04 . 5 **2/2013/1126** Plot Ref :- Type :- Listed
Applicant Name :- Mrs V Madden Date Received :- 10/10/2013
Parish :- Underhill Date Returned :-
Location :- 76 St James Street Agent Mr R Vincent
Shaftesbury
Proposals :- Erect 1 No. lean-to summer house.
Observations :-

04 . 6 **2/2013/1129** Plot Ref :- Type :- Listed
Applicant Name :- Proctor Watts Cole Rutter Date Received :- 14/10/2013
Parish :- Central Date Returned :-
Location :- Grosvenor Hotel Agent Proctor Watts Cole Rutter
Bleke Street
Shaftesbury
Proposals :- Re-open and widen former blocked doorway and carry out associated internal alterations.
Observations :-

04 . 7 **2/2013/1156** Plot Ref :- Type :- Householde
Applicant Name :- Mr A Down Date Received :- 21/10/2013
Parish :- Christy's Date Returned :-
Location :- 10 Fair Lane Agent Pierre Jordaan
Shaftesbury
Dorset
Proposals :- Erect first floor extension over existing garage and erect two storey extension.
Observations :-

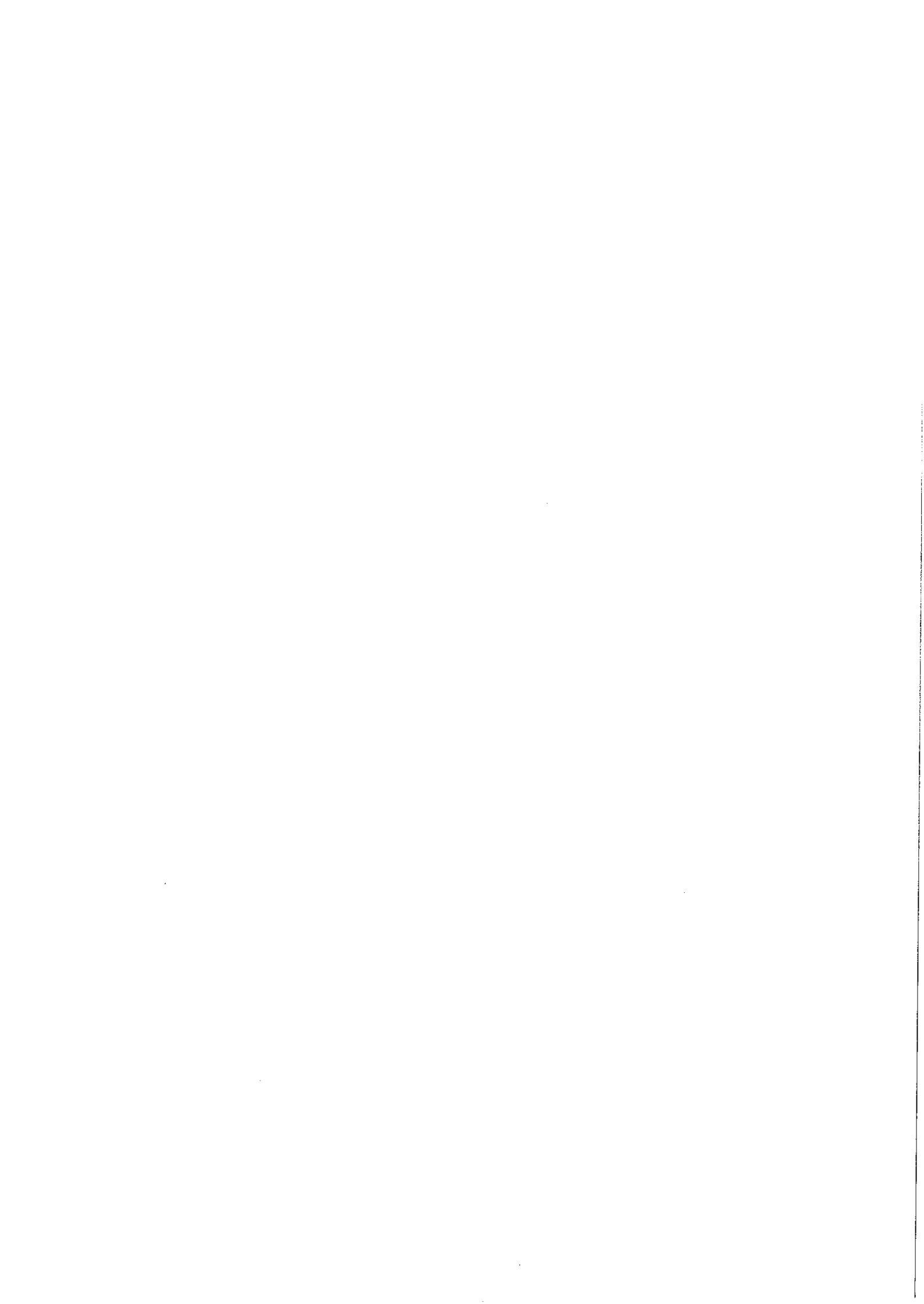
04 . 8 **2/2013/1180** Plot Ref :- Type :- Householde
Applicant Name :- Mr A Perkins Date Received :- 18/10/2013
Parish :- Underhill Date Returned :-
Location :- 22 St James Street Agent Proctor Watts Cole Rutter
Shaftesbury
Proposals :- Erect garden building (retrospective).
Observations :-

04 . 9 **2/2013/1193** Plot Ref :- Type :- Householde
Applicant Name :- Mr D Prentice Date Received :- 23/10/2013
Parish :- Underhill Date Returned :-
Location :- St James Lodge Agent Proctor Watts Cole Rutter
Raspberry Lane
Shaftesbury
Proposals :- Erect single storey extension and close existing vehicular access with new wall and gate.
Observations :-

05 PLANNING AND INSPECTORATE DECISIONS
To receive the planning and inspectorate decisions

06 UPDATES
a) To report any significant information on matters not included on this agenda or delegated to a working group, such information to be received but not debated
 i. Committee Clerk
 ii. Councillors
b) To agree any attendances required at meetings additional to those scheduled in the Council's calendar

07 CORRESPONDENCE
To receive any correspondence relating to the business of the Planning and Highways Committee.



Case Officer: North Area Team
Direct Line: 01258 484220
Email: devcontrol@north-dorset.gov.uk

Date: 8 October 2013

Mrs N Merefield (Town Clerk),
Shaftesbury Town Council
Town Hall
SHAFTESBURY
Dorset
SP7 8JE

Dear Sir/Madam

APPLICATION NUMBER: 2/2013/0933/PLNG
LOCATION: Woodridge, 4, French Mill Lane, Shaftesbury, Dorset, SP7 8EU
PROPOSAL: Demolish existing dwelling, replace dwelling and garage including all associated works.

I enclose a copy of an application which falls within your parish/town. Please make your Council's observations regarding the application on the attached form and return it to this office by 29 October 2013. You should place a tick in the appropriate box to indicate whether your Council wishes to object or not to the proposal. Comments in support, or reasons for objecting, should be added in the space provided.

A decision on whether the application will be placed before the Development Management Committee will be taken by the Development Services Manager in consultation with the Chairman, Vice Chairman of the Committee and the Ward Member, who will of course take full account of any reasons you put forward. Please note that comments must be material planning reasons relevant to the application itself. Comments which, in the opinion of the Development Services Manager in consultation with the Chairman, Vice-Chairman and Ward Member, are not in planning terms relevant to the application will result in it being dealt with under delegated powers. **Your views will be taken into full account whichever type of determination is made.**

Yours faithfully

John Hammond
Development Services Manager

8 October 2013

PLANNING APPLICATION NUMBER: 2/2013/0933/PLNG -
LOCATION: Woodridge, 4, French Mill Lane, Shaftesbury, Dorset, SP7 8EU
PROPOSAL: Demolish existing dwelling, replace dwelling and garage including all associated works.

The Shaftesbury Parish/Town Council

Does not object to this application

Objects for the reason(s) given below

(Please tick as appropriate)

Comments in support or reason(s) for objection:

Suggested conditions if approved:

To: Development Services Manager
North Dorset District Council
Nordon
Salisbury Road
BLANDFORD FORUM
Dorset DT11 7LL

Case Officer: North Area Team
Direct Line: 01258 484220
Email: devcontrol@north-dorset.gov.uk

Date: 10 October 2013

Mrs N Merefield (Town Clerk),
Shaftesbury Town Council
Town Hall
SHAFTESBURY
Dorset
SP7 8JE

Sent via email only

Dear Sir/Madam

APPLICATION NUMBER: 2/2013/1110/PLNG
LOCATION: Westminster Memorial Hospital, Abbey Walk, Shaftesbury, Dorset, SP7 8BD
PROPOSAL: Erect replacement fencing and external light

I enclose a copy of an application which falls within your parish/town. Please make your Council's observations regarding the application on the attached form and return it to this office by 31 October 2013. You should place a tick in the appropriate box to indicate whether your Council wishes to object or not to the proposal. Comments in support, or reasons for objecting, should be added in the space provided.

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Yours faithfully

John Hammond
Development Services Manager

10 October 2013

PLANNING APPLICATION NUMBER: 2/2013/1110/PLNG -

LOCATION: Westminster Memorial Hospital, Abbey Walk, Shaftesbury, Dorset, SP7 8BD

PROPOSAL: Erect replacement fencing and external light

The Shaftesbury Parish/Town Council

Does not object to this application

Objects for the reason(s) given below

(Please tick as appropriate)

Comments in support or reason(s) for objection:

Suggested conditions if approved:

To: Development Services Manager
North Dorset District Council
Nordon
Salisbury Road
BLANDFORD FORUM
Dorset DT11 7LL

Case Officer: North Area Team
Direct Line: 01258 484220
Email: devcontrol@north-dorset.gov.uk

Date: 10 October 2013

Mrs N Merefield (Town Clerk),
Shaftesbury Town Council
Town Hall
SHAFTESBURY
Dorset
SP7 8JE

Sent via email only

Dear Sir/Madam

APPLICATION NUMBER: 2/2013/1111/PLNG

LOCATION: Westminster Memorial Hospital, Abbey Walk, Shaftesbury, Dorset, SP7 8BD

PROPOSAL: Erect replacement fencing and external light fittings and carry out associated external alterations.

I enclose a copy of an application which falls within your parish/town. Please make your Council's observations regarding the application on the attached form and return it to this office by 31 October 2013. You should place a tick in the appropriate box to indicate whether your Council wishes to object or not to the proposal. Comments in support, or reasons for objecting, should be added in the space provided.

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Yours faithfully

John Hammond
Development Services Manager

10 October 2013

PLANNING APPLICATION NUMBER: 2/2013/1111/PLNG -

LOCATION: Westminster Memorial Hospital, Abbey Walk, Shaftesbury, Dorset, SP7 8BD

PROPOSAL: Erect replacement fencing and external light fittings and carry out associated external alterations.

The Shaftesbury Parish/Town Council

Does not object to this application

Objects for the reason(s) given below

(Please tick as appropriate)

Comments in support or reason(s) for objection:

Suggested conditions if approved:

To: Development Services Manager
North Dorset District Council
Nordon
Salisbury Road
BLANDFORD FORUM
Dorset DT11 7LL

Case Officer: Andrew Williams
Direct Line: 01258 484222
Email: devcontrol@north-dorset.gov.uk

Date: 10-Oct-2013

Mrs N Merefield (Town Clerk),
Shaftesbury Town Council
Town Hall
SHAFTESBURY
Dorset
SP7 8JE

Dear Sir/Madam

APPLICATION NUMBER: 2/2013/1125/PLNG

LOCATION: 76, St James Street, Shaftesbury, Dorset, SP7 8HF

PROPOSAL: Erect 1 No. lean-to summer house.

I enclose a copy of an application which falls within your parish/town. Please record your Council's observations regarding the application on the attached form and return it to this office by 31-Oct-2013. You should place a tick in the appropriate box to indicate whether your Council wishes to object or not to the proposal. Comments in support, or reasons for objecting, should be added in the space provided.

A decision on whether the application will be placed before the Development Management Committee will be taken by the Development Services Manager in consultation with the Chairman of the Committee, the Vice-Chairman and the Ward Member, who will of course take full account of any reasons you put forward. Please note that comments must be material planning reasons relevant to the application itself. Comments that in the opinion of the Development Services Manager in consultation with the Chairman, Vice-Chairman and Ward Member are not in planning terms relevant to the application will result in the application being dealt with under delegated powers. **Your Council's views will be taken into account whichever type of determination is made.**

Because this is a Household Application, in the event that the applicant appeals against refusal of planning permission the appeal will be dealt with under Part 1 of the 2009 Regulations *. The Council will forward to the Secretary of State all the paperwork connected with the application, including any representations made at this time. **There will be no opportunity for your Council to comment further at appeal stage.**

Yours faithfully

John Hammond

Development Services Manager

10-Oct-2013

PLANNING APPLICATION NUMBER: 2/2013/1125/PLNG
LOCATION: 76, St James Street, Shaftesbury, Dorset, SP7 8HF
PROPOSAL: Erect 1 No. lean-to summer house.

The Shaftesbury Parish/Town Council

Does not object to this application

Objects for the reason(s) given below

(Please tick as appropriate)

Comments in support or reason(s) for objection:

Suggested conditions if approved:

To: Development Services Manager
North Dorset District Council
Nordon
Salisbury Road
BLANDFORD FORUM
Dorset DT11 7LL

Case Officer: Andrew Williams
Direct Line: 01258 484222
Email: devcontrol@north-dorset.gov.uk

Date: 10 October 2013

Mrs N Merefield (Town Clerk),
Shaftesbury Town Council
Town Hall
SHAFTESBURY
Dorset
SP7 8JE

Sent via email only

Dear Sir/Madam

APPLICATION NUMBER: 2/2013/1126/PLNG
LOCATION: 76, St James Street, Shaftesbury, Dorset, SP7 8HF
PROPOSAL: Erect 1 No. lean-to summer house.

I enclose a copy of an application which falls within your parish/town. Please make your Council's observations regarding the application on the attached form and return it to this office by 31 October 2013. You should place a tick in the appropriate box to indicate whether your Council wishes to object or not to the proposal. Comments in support, or reasons for objecting, should be added in the space provided.

A decision on whether the application will be placed before the Development Management Committee will be taken by the Development Services Manager in consultation with the Chairman, Vice Chairman of the Committee and the Ward Member, who will of course take full account of any reasons you put forward. Please note that comments must be material planning reasons relevant to the application itself. Comments which, in the opinion of the Development Services Manager in consultation with the Chairman, Vice-Chairman and Ward Member, are not in planning terms relevant to the application will result in it being dealt with under delegated powers. **Your views will be taken into full account whichever type of determination is made.**

Yours faithfully

John Hammond
Development Services Manager

10 October 2013

**PLANNING APPLICATION NUMBER: 2/2013/1126/PLNG -
LOCATION: 76, St James Street, Shaftesbury, Dorset, SP7 8HF
PROPOSAL: Erect 1 No. lean-to summer house.**

The Shaftesbury Parish/Town Council

Does not object to this application

Objects for the reason(s) given below

(Please tick as appropriate)

Comments in support or reason(s) for objection:

Suggested conditions if approved:

To: Development Services Manager
North Dorset District Council
Nordon
Salisbury Road
BLANDFORD FORUM
Dorset DT11 7LL

Case Officer: North Area Team
Direct Line: 01258 484220
Email: devcontrol@north-dorset.gov.uk

Date: 14 October 2013

Mrs N Merefield (Town Clerk),
Shaftesbury Town Council
Town Hall
SHAFTESBURY
Dorset
SP7 8JE

Sent via email only

Dear Sir/Madam

APPLICATION NUMBER: 2/2013/1129/PLNG
LOCATION: Grosvenor House, Bleke Street, Shaftesbury, Dorset, SP7 8AW
PROPOSAL: Re-open and widen former blocked doorway and carry out associated internal alterations.

I enclose a copy of an application which falls within your parish/town. Please make your Council's observations regarding the application on the attached form and return it to this office by 4 November 2013. You should place a tick in the appropriate box to indicate whether your Council wishes to object or not to the proposal. Comments in support, or reasons for objecting, should be added in the space provided.

A decision on whether the application will be placed before the Development Management Committee will be taken by the Development Services Manager in consultation with the Chairman, Vice Chairman of the Committee and the Ward Member, who will of course take full account of any reasons you put forward. Please note that comments must be material planning reasons relevant to the application itself. Comments which, in the opinion of the Development Services Manager in consultation with the Chairman, Vice-Chairman and Ward Member, are not in planning terms relevant to the application will result in it being dealt with under delegated powers. **Your views will be taken into full account whichever type of determination is made.**

Yours faithfully

John Hammond
Development Services Manager

14 October 2013

**PLANNING APPLICATION NUMBER: 2/2013/1129/PLNG -
LOCATION: Grosvenor House, Bleke Street, Shaftesbury, Dorset, SP7 8AW
PROPOSAL: Re-open and widen former blocked doorway and carry out associated
internal alterations.**

The Shaftesbury Parish/Town Council

Does not object to this application

Objects for the reason(s) given below

(Please tick as appropriate)

Comments in support or reason(s) for objection:

Suggested conditions if approved:

To: Development Services Manager
North Dorset District Council
Nordon
Salisbury Road
BLANDFORD FORUM
Dorset DT11 7LL

Case Officer: North Area Team
Direct Line: 01258 484220
Email: devcontrol@north-dorset.gov.uk

Date: 21-Oct-2013

Mrs N Merefield (Town Clerk),
Shaftesbury Town Council
Town Hall
SHAFTESBURY
Dorset
SP7 8JE

Dear Sir/Madam

APPLICATION NUMBER: 2/2013/1156/PLNG

LOCATION: 10, Fair Lane, Shaftesbury, Dorset, SP7 8RT

PROPOSAL: Erect first floor extension over existing garage and erect two storey extension.

I enclose a copy of an application which falls within your parish/town. Please record your Council's observations regarding the application on the attached form and return it to this office by 11-Nov-2013. You should place a tick in the appropriate box to indicate whether your Council wishes to object or not to the proposal. Comments in support, or reasons for objecting, should be added in the space provided.

A decision on whether the application will be placed before the Development Management Committee will be taken by the Development Services Manager in consultation with the Chairman of the Committee, the Vice-Chairman and the Ward Member, who will of course take full account of any reasons you put forward. Please note that comments must be material planning reasons relevant to the application itself. Comments that in the opinion of the Development Services Manager in consultation with the Chairman, Vice-Chairman and Ward Member are not in planning terms relevant to the application will result in the application being dealt with under delegated powers. **Your Council's views will be taken into account whichever type of determination is made.**

Because this is a Household Application, in the event that the applicant appeals against refusal of planning permission the appeal will be dealt with under Part 1 of the 2009 Regulations *. The Council will forward to the Secretary of State all the paperwork connected with the application, including any representations made at this time. **There will be no opportunity for your Council to comment further at appeal stage.**

Yours faithfully

John Hammond
Development Services Manager

21-Oct-2013

PLANNING APPLICATION NUMBER: 2/2013/1156/PLNG

LOCATION: 10, Fair Lane, Shaftesbury, Dorset, SP7 8RT

PROPOSAL: Erect first floor extension over existing garage and erect two storey extension.

The Shaftesbury Parish/Town Council

Does not object to this application

Objects for the reason(s) given below

(Please tick as appropriate)

Comments in support or reason(s) for objection:

Suggested conditions if approved:

To: Development Services Manager
North Dorset District Council
Nordon
Salisbury Road
BLANDFORD FORUM
Dorset DT11 7LL

Case Officer: North Area Team
Direct Line: 01258 484220
Email: devcontrol@north-dorset.gov.uk

Date: 18-Oct-2013

Mrs N Merefield (Town Clerk),
Shaftesbury Town Council
Town Hall
SHAFTESBURY
Dorset
SP7 8JE

Dear Sir/Madam

APPLICATION NUMBER: 2/2013/1180/PLNG

LOCATION: 22, St James Street, Shaftesbury, Dorset, SP7 8HE

PROPOSAL: Erect garden building (retrospective).

I enclose a copy of an application which falls within your parish/town. Please record your Council's observations regarding the application on the attached form and return it to this office by 08-Nov-2013. You should place a tick in the appropriate box to indicate whether your Council wishes to object or not to the proposal. Comments in support, or reasons for objecting, should be added in the space provided.

A decision on whether the application will be placed before the Development Management Committee will be taken by the Development Services Manager in consultation with the Chairman of the Committee, the Vice-Chairman and the Ward Member, who will of course take full account of any reasons you put forward. Please note that comments must be material planning reasons relevant to the application itself. Comments that in the opinion of the Development Services Manager in consultation with the Chairman, Vice-Chairman and Ward Member are not in planning terms relevant to the application will result in the application being dealt with under delegated powers. **Your Council's views will be taken into account whichever type of determination is made.**

Because this is a Household Application, in the event that the applicant appeals against refusal of planning permission the appeal will be dealt with under Part 1 of the 2009 Regulations *. The Council will forward to the Secretary of State all the paperwork connected with the application, including any representations made at this time. **There will be no opportunity for your Council to comment further at appeal stage.**

Yours faithfully

John Hammond

Development Services Manager

18-Oct-2013

PLANNING APPLICATION NUMBER: 2/2013/1180/PLNG
LOCATION: 22, St James Street, Shaftesbury, Dorset, SP7 8HE
PROPOSAL: Erect garden building (retrospective).

The Shaftesbury Parish/Town Council

Does not object to this application

Objects for the reason(s) given below

(Please tick as appropriate)

Comments in support or reason(s) for objection:

Suggested conditions if approved:

To: Development Services Manager
North Dorset District Council
Nordon
Salisbury Road
BLANDFORD FORUM
Dorset DT11 7LL

Case Officer: North Area Team
Direct Line: 01258 484220
Email: devcontrol@north-dorset.gov.uk

Date: 23-Oct-2013

Mrs N Merefield (Town Clerk),
Shaftesbury Town Council
Town Hall
SHAFTESBURY
Dorset
SP7 8JE

Dear Sir/Madam

APPLICATION NUMBER: 2/2013/1193/PLNG

LOCATION: St James Lodge, Raspberry Lane, Shaftesbury, Dorset, SP7 8HN

PROPOSAL: Erect single storey extension and close existing vehicular access with new wall and gate.

I enclose a copy of an application which falls within your parish/town. Please record your Council's observations regarding the application on the attached form and return it to this office by 13-Nov-2013. You should place a tick in the appropriate box to indicate whether your Council wishes to object or not to the proposal. Comments in support, or reasons for objecting, should be added in the space provided.

A decision on whether the application will be placed before the Development Management Committee will be taken by the Development Services Manager in consultation with the Chairman of the Committee, the Vice- Chairman and the Ward Member, who will of course take full account of any reasons you put forward. Please note that comments must be material planning reasons relevant to the application itself. Comments that in the opinion of the Development Services Manager in consultation with the Chairman, Vice-Chairman and Ward Member are not in planning terms relevant to the application will result in the application being dealt with under delegated powers. **Your Council's views will be taken into account whichever type of determination is made.**

Because this is a Household Application, in the event that the applicant appeals against refusal of planning permission the appeal will be dealt with under Part 1 of the 2009 Regulations *. The Council will forward to the Secretary of State all the paperwork connected with the application, including any representations made at this time. **There will be no opportunity for your Council to comment further at appeal stage.**

Yours faithfully

John Hammond
Development Services Manager

23-Oct-2013

PLANNING APPLICATION NUMBER: 2/2013/1193/PLNG

LOCATION: St James Lodge, Raspberry Lane, Shaftesbury, Dorset, SP7 8HN

PROPOSAL: Erect single storey extension and close existing vehicular access with new wall and gate.

The Shaftesbury Parish/Town Council

Does not object to this application

Objects for the reason(s) given below

(Please tick as appropriate)

Comments in support or reason(s) for objection:

Suggested conditions if approved:

To: Development Services Manager
North Dorset District Council
Nordon
Salisbury Road

NOTIFICATIONS OF PLANNING DECISIONS FROM North Dorset District Council

Minute Ref

Tue 29 October 2013

District Ref

' C ' Contrary to District 'CD' Contrary Delegated
' D ' Delegated
' E ' Endorsed by District 'ED' Endorsed Delegated

Page No : 1

GRANTED PLANNING PERMISSIONS

C 2/2012/1474/PLNG District COMMENT Schedule of conditions available.	Granted	Ivy Cross Stores Local COMMENT OBJECTION: Due to excessive size of buildings being inappropriate, specifically in that location. Please refer to the Development Management committee.
E 2/2013/0268	Granted	Crown Inn
E 2/2013/0269	Granted	Crown Inn
C 2/2013/0692 District COMMENT GRANTED	Granted	5 Hawthorn Close Local COMMENT OBJECTION due to the impact of the visual amenity, the side extension did not provide architectural merit and the extra curtilage inhibited access at the back of the property.
2/2013/0842	Granted	Old Brow
C 2/2013/0851 District COMMENT APPROVED	Granted	Phase 5 Land At E. Shaftesbury Local COMMENT OBJECTION. The committee objected due to the considerable difference from the original Master Plan. It was AGREED to write to NDDC expressing concerns. It was also AGREED to request an audit to be carried out of the changes undertaken so far from the original Master Plan. ACTION: Cllr Tippins to make request of Mr Ede.
E 2/2013/0915	Granted	9 Beaufoy Close
E 2/2013/0932	Granted	45 Grosvenor Road
C 2/2013/1087 District COMMENT DETERMINED	Granted	Parcel 1, Phase 2, Land n A30 Local COMMENT OBJECTION. Members observed that condition 22 had not been enforced when it should have been, that if it had, East Green would have remained big enough for a standard LEAP or would have identified that the space was too small before the building began. The wildlife corridor had always been designed to maintain continuous access for wildlife to the countryside. Members objected in principle to placing a LEAP in the wildlife corridor placing a LEAP in the wildlife corridor (which includes Meles Mead), not least because of the increased likelihood of children exploring the artificial badger sett and tunnel (which would present a safety hazard). Members urged that the alternative LEAP site submitted by Shaftesbury Town Council be taken seriously and that it is considered at committee. The application is requested to be referred to the Development Management Committee.

REFUSED PLANNING PERMISSIONS

C 2/2013/0674 District COMMENT REFUSED	Refused	Mampitts Farm Local COMMENT NO OBJECTION
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NOTIFICATIONS OF PLANNING DECISIONS FROM North Dorset District Council

Minute Ref

Tue 29 October 2013

District Ref

' C ' Contrary to District 'CD' Contrary Delegated

' D ' Delegated

' E ' Endorsed by District 'ED' Endorsed Delegated

Page No : 2

REFUSED PLANNING PERMISSIONS

C 2/2013/0698	Refused	5 Victoria Street
District COMMENT	REFUSED	Local COMMENT NO OBJECTION
C 2/2013/0764	Refused	19a Salisbury Street
District COMMENT	REFUSED	Local COMMENT NO OBJECTION

OTHER PLANNING DETAILS

2/2013/0736	Withdrawn	Social Services, Trinity Centr
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Town and Country Planning Act 1990
Town & Country Planning (Development Management Procedure) (England) 2010

GRANT OF PLANNING PERMISSION

This permission does not carry any approval or consent which may be required under any enactment, byelaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act 1990.

Application No: 2/2012/1474/PLNG

Date Registered: 16 November 2012

Location of Development:

Ivy Cross Stores, Grosvenor Road, Shaftesbury, Dorset, SP7 8DS

Description of Development:

Erect three and four storey building for shop, parking and 9 No. flats. Erect single storey extension to supermarket and form associated parking.

In pursuance of their powers under the above mentioned Act, North Dorset District Council, **HEREBY GRANT PLANNING PERMISSION** for the development described above in accordance with the details given in the application numbered above.

**SUBJECT TO ATTACHED
SCHEDULE OF CONDITIONS**

To: Mr T Bell,
Bell Associates Architectural Planning
Fountain Cottage
Wyke Road
Gillingham
Dorset
SP8 4NH

Signed:

John Hammond

Applicant: SMK Properties Ltd
PLEASE REFER TO NOTES ENCLOSED

John Hammond
Development Services Manager
Dated: 8 October 2013

APPLICATION No. 2/2012/1474/PLNG
Ivy Cross Stores, Grosvenor Road, Shaftesbury, Dorset, SP7 8DS
SCHEDULE OF CONDITIONS

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans - location plan, site plan, 1224/1a, 2a, 3, 4, 5, 6, 6a, 7, 8, 9 & 10 received on 16 November 2012.

Reason: For the avoidance of doubt and to clarify the permission.

3. Before the commencement of building work samples of materials to be used in the construction and finish of the walls, windows, string courses, roofing and doors shall be submitted to the Local Planning Authority. Any such samples shall require approval to be obtained in writing from the Local Planning Authority. The development shall thereafter accord with the approved details.

Reason: To safeguard the character of the locality in accordance with Policy 1.8 of the North Dorset District Wide Local Plan (First Revision).

4. Before any works commence on site precise details of all tree, shrub and hedge planting (including positions and/or density, species and planting size) shall be submitted to the Local Planning Authority. Any such details shall require approval to be obtained in writing from the Local Planning Authority. Planting shall be carried out before the end of the first available planting season following substantial completion of the development. In the five year period following the substantial completion of the development any trees that are removed without the written consent of the Local Planning Authority or which die or become (in the opinion of the Local Planning Authority) seriously diseased or damaged, shall be replaced as soon as reasonably practical and not later than the end of the first available planting season, with specimens of such size and species and in such positions as may be agreed with the Local Planning Authority. In the event of any disagreement the Local Planning Authority shall conclusively determine when the development has been completed, when site conditions permit, when planting shall be carried out and what specimens, size and species are appropriate for replacement purposes.

Reason: In the interests of continued visual public amenity in accordance with Policies 1.8 and 1.40 of the North Dorset District Wide Local Plan (First Revision).

5. Before the development commences a scheme showing precise details of fences, walls or other means of enclosure shall be submitted to the Local Planning Authority. Any such scheme shall require approval to be obtained in writing from the Local Planning Authority. The approved means of enclosure shall be erected or constructed before the development is occupied.

Reason: In the interest of the amenity of the area in accordance with Policy 1.8 of the North Dorset District Wide Local Plan (First Revision).

APPLICATION No. 2/2012/1474/PLNG
Ivy Cross Stores, Grosvenor Road, Shaftesbury, Dorset, SP7 8DS
SCHEDULE OF CONDITIONS

6. Before the development commences a scheme showing details of facilities to be provided for the storage and removal of refuse from the premises (including, where necessary, the means of enclosure for the area concerned) shall be submitted to the Local Planning Authority. Any such scheme shall require approval to be obtained in writing from the Local Planning Authority. The approved scheme shall be implemented before the development is occupied.

Reason: In the interests of amenity in accordance with Policy 1.8 of the North Dorset District Wide Local Plan (First Revision).

7. Before the development commences a scheme showing precise details for the provision of a kerbed footway, to include laying out, construction, hardening and surfacing as shown on the approved plan shall be submitted to the Local Planning Authority. Any such scheme shall require approval to be obtained in writing from the Local Planning Authority in conjunction with the Local Highway Authority. The approved scheme shall be constructed before any part of the development hereby permitted is occupied or is brought into use.

Reason: To ensure a satisfactory standard of highway abutting and leading to the development in accordance with Policies 1.1, 1.8, 5.1, 5.2, 5.4, 5.8, 5.11 and 5.14 of the North Dorset District Wide Local Plan (First Revision).

8. Before the commencement of building works detailed drawings (at a scale of 1:1, 1:2, 1:5, 1:10 or 1:20 as appropriate) showing the design, materials and construction specifications of all string course details, window surrounds, eaves and gable details shall be submitted to the Local Planning Authority. Any such details shall require approval to be obtained in writing from the Local Planning Authority. The development shall thereafter accord with the approved scheme.

Reason: To safeguard the character of the locality and in the interests of the appearance of the development in accordance with Policy 1.8 of the North Dorset District Wide Local Plan (First Revision).

9. Prior to the commencement of use of the development hereby permitted the access, turning space, and loading of vehicles shown on the approved plans shall have been constructed. Thereafter, the access, turning space, and loading of vehicles shall be maintained, kept free from obstruction and available for the purpose(s) specified.

Reason: In the interests of highway safety in accordance with Policies 1.1, 1.8, 5.1, 5.2, 5.3, 5.4, 5.7, 5.8, 5.11, 5.12, 5.14 and 5.17 of the North Dorset District Wide Local Plan (First Revision).

10. Before the development commences a scheme showing the design, materials and external appearance of the shop front(s), including fascias, lettering and sign-writing, shall be submitted to the Local Planning Authority. Any such scheme shall require approval to be obtained in writing from the Local Planning Authority.

Reason: In the interests of visual amenity in accordance with Policies 1.8 and 3.20 of the North Dorset District Wide Local Plan (First Revision).

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11. The premises shall be used solely for A1 retail purposes and for no other purpose (including any other purpose in Class A (2-5) C (1-3) or D (1&2) of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To ensure that the premises are not used for a purpose which would be damaging to the amenity of the locality in accordance with Policy 1.8 of the North Dorset District Wide Local Plan (First Revision).

12. Before the development commences plan(s) and section(s) of a scale not less than 1:200 and other particulars showing the level of the finished floor slab of the dwelling(s) in relation to Ordnance Datum shall be submitted to the Local Planning Authority. Any such plan shall require approval to be obtained in writing from the Local Planning Authority. The development shall thereafter accord with the approved details.

Reason: To ensure that the building relates properly to adjoining property or properties in the locality, to safeguard the character and amenity of the area and to minimise the risk of flooding in accordance with Policy 1.8 of the North Dorset District Wide Local Plan (First Revision).

REASONS FOR DECISION / POLICY CONSIDERATIONS

1. In accordance with paragraphs 186 and 187 of the NPPF the Council, as local planning authority, takes a positive and proactive approach to development proposals focused on solutions. The Council works with applicants/agents in a positive and proactive manner by;
offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

The applicant was provided with pre-application advice,
The applicant was provided with the opportunity to address issues identified by the case officer and permission was granted.

COMMENCEMENT OF DEVELOPMENT

The attention of the Applicant/developer is drawn to the fact that development pursuant to this planning permission may **not** lawfully commence unless and until **all** conditions requiring the consent, agreement or approval of schemes and/or details have first been submitted to and approved in writing by the Local Planning Authority. The Applicant/developer should be aware of their responsibility in this regard. If you have not already done so, you are advised to put arrangements in place for the timely submission of these requirements and to check that there are no omissions in terms of the details required. Failure to do so may render the development totally unauthorised and could result in **Enforcement Action** being taken by the Council.