



SHAFTESBURY TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE MEETING

Minutes of a meeting of the Planning & Highways Committee held in the Council Chamber, Town Hall, High Street, Shaftesbury Dorset SP7 8LY on Tuesday 14th October 2014 commencing at 6:06pm.

Members Present:

Cllr J Lewer (Chair)
Cllr S Clinch
Cllr W Harvey

Cllr P Proctor (Vice-chair)
Cllr J Duthie

Absent:

None

Officers Present:

Claire Commons Acting Committee Services Officer

In Attendance:

3 Members of the public

MINUTES

PUBLIC PARTICIPATION (COMMENCING AT 6:00PM)

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

- Yeatmans Lane; Objecting to the application 2/2014/1107/FUL as the practicality of the building site was cramped, the outbuilding was the boundary to the objector's property, it was anticipated that that access for the construction would be required across the objector's land. Concern was expressed relating to the stove pipe which was close to and below the objector's bedroom window.

MEETING COMMENCED AT 6:06PM)

01. Apologies

There were no apologies required. The Chairman reported that Cllrs Karen and Richard Tippins had resigned from the committee and gave thanks for the work they had put in to the committee.

02. Declaration of Interests

Members and staff were reminded of their duty to declare any known interests in any matter to be considered. Cllr Proctor declared an interest in items 3.1 14-16A Bell Street, 3.6 46 Salisbury Street and 3.10 22-24 High Street as the architect of those applications.

It was **RESOLVED** to amend the order of the items in report 1014/PH/03 to bring applications for Abbey House and 22-24 High Street following 14-16A Bell Street.

Cllr Proctor left the room.

03. Planning Applications

Report 1014/PH/03 was received and **RESOLVED** the following observations:

3.1	2/2014/1015/FUL	Mr & Miss J F and C Hine, 14-16A Bell Street	Convert existing workshop to 1 No dwelling and install 2 No rooflights	Agent: Proctor Watts Cole Rutter
Committee Observation:		It was RESOLVED to support this application. It was appreciated that the observations were submitted to the Planning Authority close to the determination date and trusted that they would still be taken into consideration.		
3.2	2/2014/1079/FUL	Mr Mark Whitlock, 46 Salisbury Street	Erect 1 No dwelling	Agent: Proctor Watts Cole Rutter
Committee Observation:		The Committee had no objections to the application		
3.3	2/2014/1113/LBC	Ms R Wingate, 22-24 High Street	Install 1 No. replacement window and carry out associated external alterations.	Agent: Proctor Watts Cole Rutter
Committee Observation:		The Committee had no objection to the application provided that the window was still timber.		

Cllr Proctor re entered the room at 6:25pm

3.4	2/2014/1044/HOUSE	Mr N House, 1 Westminster Close	Erect conservatory	Agent: Newglaze Windows Ltd
Committee Observation:		The Committee had no objection to the application		
3.5	2/2014/1053/LBC	Dorset Healthcare, Westminster Memorial Hospital	Install 1 No. replacement window to first floor and carry out associated internal and external alterations.	Agent: The Relph Ross Partnership Ltd
Committee Observation:		The Committee objected to the application due to the mullions not being stone which would be in keeping with the listed building status of the building.		
3.6	2/2014/1055/FUL	Mr & Mrs A Berry, Mampitts Farm	Change of use of part of existing farm office to an office to run a water pipe renewal service business	Agent: Paul Dance Limited
Committee Observation:		The Committee had no objection to the application		
3.7	2/2014/1060/HOUSE	Mr & Mrs Watkins, 3 The Venn	Erect side and rear extensions (demolish conservatory)	Agent: Pierre Jordaan Architect
Committee Observation:		The Committee had no objection to this application		

3.8	2/2014/1082/HOUSE	Mr R Truscott, 22 French Mill Lane	Erect double garage/car port with storage above (demolish existing garage).	Agent: Room Review
Committee Observation:		The Committee had no objections to the application.		
3.9	2/2014/1096/HOUSE	Mr A Cunningham, 14 Laneside	Erect two storey and single storey extensions	Agent: None
Committee Observation:		The Committee had no objections to the application		
3.10	2/2014/1107/FUL	Ms J Sanderson, Land at Yeatmans Lane	Erect 1 No. dwelling (incorporating existing outbuilding) and modify vehicular access.	Agent: None
Committee Observation:		It was RESOLVED to object to this application giving material consideration to vehicular access to the property. It was considered that this application was contrary to policy 1.8 of the North Dorset District Wide Local Plan (1st Revision).		
3.11	2/2014/1186/FUL	Virginia Hayward Ltd, Littledown Business Park	Demolish existing building, erect two storey office building and form additional parking	Agent: Brimble Lea & Partners
Committee Observation:		The Committee had no objections to this application.		

04. Planning and Inspectorate Decisions

The Planning and Inspectorate report 1014/PH/04 was received and noted.

05. Officer Reports

The Town Clerk's report 1014/PH/05 was received and noted. In addition, the Officer reported a road closure notice for 9th November affecting the High Street and Bell Street.

06. Solar Farm

The Town Clerk's report 1014/PH/06 was considered. The Committee **RECOMMENDED** the following policy statement:

The Council encourages and promotes energy efficiency and renewable energy in the town, however, not to the detriment of the highway network within and relating to Shaftesbury. Furthermore the Council opposes any development which may delay or incur costs for the development of the bypass.

The Committee **RECOMMENDED** the following amendment / addition to the Council's Bypass Corridor Policy statement:

It requires that the bypass corridor is treated in two parts with Shaftesbury being started immediately. The Committee objects to jeopardising the start of construction of the bypass with the creation of the proposed solar farm. It is acknowledged that the C13 and expansion of Poole ports necessitates expediting the construction of the bypass to feed to the A350 corridor.

07. Eastern Development

The Town Clerk's report 1014/PH/07 was considered. It was **RESOLVED** to issue the letter with two amendments. (*Policy 1014/PH/07*)

There being no further business, the Chairman thanked members and public for attendance and closed the meeting at 7:56pm.

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