

**SHAFTESBURY TOWN COUNCIL****Planning and Highways Committee**

Minutes of a meeting of the Planning and Highways Committee held in the Guildhall, High Street, Shaftesbury Dorset SP7 8LY on Tuesday 26th May 2015 commencing at 7:00pm.

Members Present:

Councillor Lewer (Chair)
Councillor Austin
Councillor Taylor

Councillor Francis (Vice-Chair)
Councillor Proctor

Absent:

There were no members absent

Officers Present:

Claire Commons, Committee Services Officer
Stephen Holley, Town Clerk

In Attendance:

Councillors Hall, K Tippins, R Tippins, Todd, Wegwermer
District Councillor Jefferson
10 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;

- Application 2/2015/0627 at Breach Lane. Concern was expressed regarding the removal of trees, noise and safety concerns. A letter had been submitted to the Town Council expressing these concerns in detail. Comments were made regarding the lack of a Design and Access Statement and not knowing the reason for the application, or the applicant's plans for the future. The applicant spoke in support of the application. Further comments of support for local independent businesses were expressed.

PH01 Apologies

All members were present.

PH02 Declarations of Interest and Dispensations

No declarations of interest or dispensations had been received. All members were invited to declare any interests throughout the meeting if the need arose.

PH03 Minutes

It was **RESOLVED** to approve the minutes of the meeting held on 7th April 2015 for signature.

It was **RESOLVED** to approve the minutes of the meeting held on 30th April 2015 for signature.

PH04 Planning Applications

The Officer's report 0515PH04 was received. The Committee **RESOLVED** to submit the following observations to North Dorset District Council:

Planning reference	Applicant and address	Detail	Agent / Architect
Committee Observation			
2/2015/0627/FUL	Mr A Parsons. Land to the rear 3 Breach Lane	Change of use of land from residential garden to mixed use of residential and a fencing business use. Erect garage and shed. (Retrospective	
<u>No Objection.</u> The Committee had no objections to the application as it recognised the importance of supporting local and small independent businesses. The Committee however considered that the District Council might consider some form of licence for business operation hours in order to minimise disruption to the neighbours.			
2/2015/0569/ HOUSE	Mr R Downer Emanuel Cottage Love Lane	Install double doors to open fronted garage and form timber cladding partition between existing 2 bays.	Adrian Bishop
<u>No Objection.</u> The Committee had no objections to the application			
2/2015/0570/LBC	Mrs E Boote 8 Church Lane	Remove and replace 3 No. windows, Velux rooflight, gutter and outlet and carry out associated external alterations.	Gary Slater
<u>No Objection.</u> The Committee had no objections to the application			
2/2015/0590/ HOUSE	Mr C Gray Southdowns 22 Layton Lane	Erect garage and two storey link to dwelling	Gary Slater
<u>No Objection.</u> The Committee had no objections to the application			

Planning reference	Applicant and address	Detail	Agent / Architect
Committee Observation			
2/2015/0598/ OUT	Gleeson Developments Land at E386668 N124209 Littledown	Develop land by the erection of 170 dwellings, including vehicle access from A350, public open space, play areas, landscaping, carparking, demolition of existing agricultural buildings, including ancillary works and associated infrastructure (outline application to determine access and scale).	Terence O'Rourke Ltd
<p><u>Objection.</u> The Committee Objected to the application on the following grounds;</p> <ul style="list-style-type: none"> • The majority of the development would be within an Area of Outstanding Natural Beauty – the Committee did not consider there were any exceptional circumstances to offset against building on that site as there were already significant housing developments in other areas of the town. • Infrastructure – the Committee considered that there was not sufficient infrastructure in place to accommodate the development. • Bypass Policy – Shaftesbury Town Council’s policy position regarding the bypass is; No development in the bypass corridor in Dorset or Wiltshire. No housing development takes place which would be served by the bypass until that part of the bypass between A350 Littledown and the A30 (including all access points as planned) is operational. The Council supports the whole bypass route from Wiltshire through to Blandford. The Council requires that the bypass corridor is treated in two parts with Shaftesbury being started immediately. <p>The Committee requested that this application be considered by the Development Management Committee at North Dorset District Council.</p>			

Planning reference	Applicant and address	Detail	Agent / Architect
Committee Observation			
2/2014/1350/FUL	Barratt Homes Land NE Wincombe Lane	Erect 196 No. dwellings with garages and parking, form vehicular access, landscaping, open space and associated works.	Savills L&P Ltd
<p><u>Objection.</u> The Committee considered its observations on the revised application. It Objected to the application on the following grounds;</p> <ul style="list-style-type: none"> • Premature as Local Plan not yet approved • Wrong location to meet housing need • Access to site inadequate, the Town Council is commissioning its own traffic study to support this. • Environmental issues arising from local environmental business unit impacting residents. • Need alignment of bypass and junction • Town Council policy that no housing development takes place which would be served by the bypass until that part of the bypass between the A350 at Littledown and the A30 (including all access points as planned) is operational (Policy 1014/FC/85b) • The Town Council policy to oppose any development which may incur costs for the development of the bypass • Unacceptable tight hosing plots, too close, gardens too small and inadequate parking for an edge of town development • Insufficient infrastructure, specifically but not exclusively, school places. • Access unsuitable for public transport • Inadequate road network to the south. • Evidence of Great Crested Newts on the development location. • Concern that discussion of the likely terms of a s.106 agreement without any discussion with the Town Council regarding its needs and the potential for the money to be spent outside the Town. <p>The Committee requested that this application be considered by the Development Management Committee at North Dorset District Council.</p>			
2/2015/0460/ CADEM	Mr M Jones 7 Gold Hill	Demolish rear extensions (sunroom and lobby)	
<p><u>No Objection.</u> The Committee had no objections to the application and recommended that the property be spot listed for the setting.</p>			

PH05 Planning and Appeals Decisions

The Officer's report 0515PH05 was received and noted. There were no matters of enforcement raised.

PH06 Highways and Footpaths

The Officer's report 0515PH06 giving notification of a temporary closure of the High Street, Gold Hill and Park Walk for a food and drink festival 31st May 2015 was received and noted.

PH07 Officer Report

There were no further matters relating to the work of the Committee to raise.

There being no further business, the meeting was closed at 8.05pm

Signed

Date

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