



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 1st September 2015 commencing at 7:00pm.

Members Present:

Councillor Lewer (Chair)
Councillor Proctor

Councillor Francis (Vice-Chair)
Councillor Taylor

Absent:

Councillor Austin

Officers Present:

Claire Commons, Committee Services Officer

In Attendance:

Two 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, Applicant for 21 Layton Lane – to observe his application.
- Licence for Football Club, if a music licence, please make sure it is not too far into Sunday mornings as it is a built up area.

PH31 Apologies

Apologies were accepted from Councillor Austin due to a conflicting engagement. It was reported that Mrs Wegwermer had resigned her position as Councillor.

PH32 Declarations of Interest and Dispensations

There were no interests declared. Members were reminded that they could declare interests at any appropriate point during the meeting.

PH33 Minutes

It was **RESOLVED** to approve the minutes of the meeting held on 11th August 2015 as a correct record and they were duly signed.

PH34 Planning Applications

The Officer’s report 0815PH04 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			
2/2015/1079/HOUSE	21 Layton Lane	Erect single storey and two storey rear extensions and install 2 No. windows on east elevation	Wayne Card Architectural Services
<u>No Objection.</u> The Committee had no objections to the application			
2/2015/0425/FUL	Wessex Developments. Land on the North West Side of 6 Paddock Close	Erect 4 No. dwellings and block of 4 No. garages. Form vehicular access, parking and turning areas.	Sway Design
<u>Objection.</u> The Committee Objected to the application of four houses due to traffic density and parking congestion but considered that three would be acceptable.			
2/2015/0598/OUT	Gleeson Developments Land at E386668 N124209	Develop land by the erection of 170 dwellings, including vehicle access from A350, public open space, play areas, landscaping, car parking, demolition of existing agricultural buildings, including ancillary works and associated infrastructure, (outline application to determine access and scale).	Terence O’Rourke Ltd

Planning reference	Applicant and address	Detail	Agent / Architect
Committee Observation			
<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 and until the Local Plan was adopted, the exceptional circumstances could not be demonstrated. NPPF paragraph 116. • Infrastructure – the Committee considered that there was not sufficient infrastructure in place to accommodate the development, especially in light of the Barratt Development approval (application Number 2/2014/1350/FUL) • 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>			
2/2015/0999/ADV	Connells 24 High Street	Replace signage as existing	Kemp and Kemp LLP
<p><u>Objection.</u> The Committee Objected to the application as it was out of keeping with the rest of the high street, by virtue of its internal illumination. The Committee had no objection to like for like replacement signs.</p>			
2/2015/1013/LBC	Mr & Mrs S Ferguson 17 Gold Hill	Remove and replace 1 No. door and window. Remove existing door to form window, remove existing window to form door and carry out associated internal and external alterations.	Architect Chartered Services
<p><u>No Objection.</u> The Committee had no objections to the application</p>			

Planning reference	Applicant and address	Detail	Agent / Architect
Committee Observation			
2/2015/1126/FUL	Blackmore Vale Farm Cream Ltd Wincombe Lane	Erection of new cold store building including offices, workshop and ancillary accommodation.	GCP
<p><u>Support.</u> The Committee supported the application in principle subject to any additional views borne by the Committee at the site meeting on 5th September. In addition, the Committee requested that there was sufficient planting to screen the new building appropriately in light of its rural location. It was expected that the building colour would be suitably subdued. In addition, the Committee requested that sufficient protection was given against noise from new and existing refrigeration plant.</p> <p>[post meeting note, following a site visit, the Committee was resolved in its initial support of the application]</p>			
Cllr Proctor left the room at this point			
2/2015/1005/LBC	Mr & Mrs W&F Davis The Old Dairy, Paynes Place, New Road	Erect single storey extension	Proctor Watts Cole Rutter
<u>No Objection.</u> The Committee had no objections to this application.			
2/2015/1054/HOUSE and 1055/LBC	Mr A Sawrey- Cookson Abbey House, Abbey Walk	Erect porch and associated steps.	Proctor Watts Cole Rutter
<u>No Objection.</u> The Committee had no objections to this application.			
Cllr Proctor returned to the meeting.			

PH35 Planning Decisions, Appeals and Enforcement

Officer report 0915PH05 was received and noted. In consideration of the approval of application 2/2014/1350, the Committee **RESOLVED** to request Officers to seek legal advice on the options open to the Council in respect of the application.

PH36 Licensing

Officer report 0915PH06 was received. It was considered that there must have been a clerical error on the times applied for and the Committee **RESOLVED** to object to the perceived request for 48 hour long licence per week.

PH37 Minerals and Waste

Officer report 0915PH07 was received. The Committee **RESOLVED** to respond to the waste consultation that its preferred site option was WPND08 Enmore Green, second preferred was WP ND06, for both of these options the Enmore Green link road should be built first. The Committee objected to WP ND07.

The meeting was adjourned at 9.00pm to a date and time to be fixed.

Signed Date

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