



**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 17<sup>th</sup> November 2015 commencing at 7:00pm.

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**Members Present:**

Councillor Lewer (Chair)  
Councillor Taylor

Councillor Jackson

**Absent:**

Councillors Austin and Proctor

**Officers Present:**

Claire Commons, Committee Services Officer

**In Attendance:**

Four 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;

- Millennium Garden. Concern that the application adjacent to the garden was not appropriate to the area, that the road was already congested and there was no room to manoeuvre site traffic.
- Proposal to develop on Higher Blandford Road. That the development was opportunistic and was a dangerous location to have traffic entering and exiting the site.
- Concern over inconsiderate parking on Bell Street
- Note that Mustons Lane required surface repair.

**PH51 Apologies**

Councillor Proctor due to being abroad, Councillor Austin due to a medical appointment.

**PH52 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.

**PH53 Minutes**

It was **RESOLVED** to approve the minutes of the meeting held on 1<sup>st</sup> September 2015, the minutes of the reconvened meeting of that meeting held on 6<sup>th</sup> October 2015 and the minutes of 6<sup>th</sup> October 2015 and they were duly signed.

**PH54 Planning Applications**

The Officer’s report 1115PH04 was received. The Committee **RESOLVED** to submit the following observations to North Dorset District Council:

Planning reference	Applicant and address	Detail	Agent / Architect
<b>Committee Observation</b>			
2/2015/1417/ FUL	Mrs J Edwards Land at E385940 N122542 St James Street	Erect 1 No. dwelling (demolish existing garage)	Bespoke Architectural Design Ltd
<b>Objection.</b> The Committee Objected to the application due to concerns regarding road safety, access and parking. The Committee considered that it would be almost impossible for site traffic to access the location. Objection was also given due to the impact on the tranquillity and privacy of the Millennium Garden and that the development would take light and privacy from the neighbour. The Committee observed that the proposal would impinge on the setting of St James Street and requested that the application be considered by the Development Management Committee.			
2/2015/1456/ OUT	Shaftesbury LVA LLP Land at E387470 N122346 Higher Blandford Road	Develop land for residential purposes, with associated open space and infrastructure. Form new vehicular and pedestrian accesses. (Outline Planning Application to determine Access.)	PCL Planning
<b>Objection.</b> The Committee Objected to the application, the following reasons were given;			
<ul style="list-style-type: none"> <li>• Not designated as building land, preserved in existing and emerging local plans.</li> <li>• Traffic study was undertaken while the road at Dinah’s Hollow was closed therefore the data is flawed.</li> <li>• There is likely to be a knock on traffic implication to local roads due to anticipated congestion at the site entrance.</li> <li>• Infrastructure concerns, particularly schools and employment.</li> <li>• Concern was expressed that the sewage works may not be able to accommodate additional development and assurances were to be sought.</li> </ul>			
<b>The Committee requested that the application be considered by the Development Management Committee.</b>			
2/2015/1113/ FUL	Mr A Berry Mampitts Farm, Mampitts Lane	Erect double car port. Raise height of outbuilding and erect replacement roof. Form driveway from existing farm access and erect wall. Modify access to Lily Cottage & erect fence, wall & gates.	Arimis Architectural Design Ltd
<b>No Objection.</b> The Committee had no objections to the application			

Planning reference	Applicant and address	Detail	Agent / Architect
<b>Committee Observation</b>			
2/2015/1200/ HOUSE	Mrs A Bartaby 101 St James St	Install 2 No rooflights on the south elevation	Gary Adlem Design
<b><u>Objection.</u> The Committee supported the Conservation Officer's objections to the application.</b>			
2/2015/1292/ FUL	Mr and Mrs T Edwyn-Jones 36 Layton Lane,	Demolish existing dwelling and garage and erect 1 No. dwelling. Retain 2 No. parking spaces and creat 1 No additional to provide3 in total.	Robert Paley Associates.
<b><u>No Objection.</u> The Committee had no objections to the application provided it was sympathetic to Policy SB3.</b>			
2/2015/1350/ FUL and 2/2015/1351/ LBC	Mr A Walton Minster House	Carry out internal and external alterations associated with the conversion of the rear part of the building to a dwelling.	Western Design Architects
<b><u>Objection.</u> The Committee objected to the application due to concern of loss of light to the basement flat.</b>			
2/2015/1421	Mr A Berry Mampitts Farm Mampitts Lane	Erect agricultural building to house livestock	Arimis Architectural Design Ltd
<b><u>Objection.</u> The Committee objected to the application due to the proximity to existing dwellings.</b>			
2/2015/1475/ BC	Hall and Woodhouse  Half Moon Inn, Salisbury Road	Carry out repairs to stonework, and insert tie bars and plates.	Walshingam Planning
<b><u>No Objection.</u> The Committee had no objections to the application</b>			
2/2015/1550/ HOUSE	Mr and Mrs R Dazely  8 French Mill Lane	Construct steps, retaining wall and parking space	Robert Paley Associates
<b><u>No Objection.</u> The Committee had no objections to the application</b>			
2/2015/1594/ COU	Mr M Highes Units 3 & 4 Longmead Industrial Estate	Change of use to Class B2 (retrospective)	David Nurse Building Consultant

Planning reference	Applicant and address	Detail	Agent / Architect
<b>Committee Observation</b>			
<b><u>No Objection.</u> The Committee had no objections to the application</b>			
2/2015/1609/ HOUSE	Mr and Mrs S Marsh  27 St Rumbolds Rd	Erect single storey extension	
<b><u>No Objection.</u> The Committee had no objections to the application</b>			
2/2015/1652/ HOUSE	Mr and Mrs G Jackson  3 Magdalene Ln	Erect single storey extension and re-clad existing two storey extension (demolish existing rear extension)	Proctor Watts Cole Rutter
<b><u>No Objection.</u> The Committee had no objections to the application</b>			

**PH55 Planning Decisions, Appeals and Enforcement**

Officer report 1115PH05 was received and noted.

**PH56 Highways and Footpaths**

Officer report 1115PH06 was received and noted.

**PH57 Draft Statement of Licensing Principles and Policy 2016**

Officer report 1115PH07 was received and noted. The Committee had no observations to return on the documents provided.

**PH58 Correspondence**

Officer report 1115PH08 was received and agreed to **RECOMMEND** that Full Council set up a Cycleway working group and refer the correspondence received regarding the cycle way on the A30 to the Cycleway Working Group.

There being no further business, the meeting was closed at 9:00pm

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Signed

Date