



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 12th January 2016 commencing at 7:00pm.

Members Present:

Councillor Brown

Councillor Proctor

Councillor Taylor (Vice-Chair)

Absent:

Councillors Austin, Jackson and Lewer

Officers Present:

Claire Commons, Committee Services Officer

In Attendance:

Three 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;

- Agenda item 4.1, The Civic Society agreed with the previous comments submitted by the Town Council and would be submitting a similar response.
- Bimport damage due to HGV's. The Civic Society endorsed the view that the road was unsuitable for heavy goods vehicles and signage should be adjusted.
- When is the next meeting of the Neighbourhood Planning Group. It was responded that it was next Thursday at 7pm, it was agreed to advise the requester.
- Local Plan. It was noted that North Dorset District Council would be holding an Extraordinary Council Meeting on Friday 15th January 2016 to adopt the Local Plan. Concerns were expressed in relation to the implications of houses to be built and a statement was provided by a member of the public to be appended to the minutes.
- Additional Houses. It was reported that a consultation was being held on 20th January 2016 for an additional 97 houses on the Eastern side of the Town.
- It was noted that the Churchills Retirement planning permission has been approved, a member of the public informed the Committee that he understood at least one householder had withdrawn from the agreement to sell to the developer.

PH73 Apologies

Received from Councillor Lower due to being on holiday, Councillor Austin due to a conflicting engagement and Councillor Jackson due to a business engagement.

PH74 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.

PH75 Minutes

It was **RESOLVED** to approve the minutes of the meeting held on 15th December 2015 and they were duly signed.

PH76 Planning Applications

The updated Officer’s report 0116PH04 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			
2/2015/1456/ OUT	Land at E387470 N122346 Higher Blandford Road Cann Dorset	Develop land for residential purposes, with associated open space and infrastructure. Form new vehicular and pedestrian accesses. (Outline Planning Application to determine Access). Re-consultation due to amendments to the plans.	PCL Planning
<p><u>Objection.</u> The Committee Objected to the application, the following reasons were given;</p> <ul style="list-style-type: none"> • Not designated as building land, preserved in existing and emerging local plans. • Loss of open country and loss of trees. • There is likely to be a knock on traffic implication to local roads due to anticipated congestion at the site entrances. • Infrastructure concerns, particularly schools and employment. • Concern was expressed that the sewage works may not be able to accommodate additional development and assurances were to be sought. <p>The Committee requested that the Neighbourhood Planning Group identify the land to be designated an IOWA (Important Open/Wooded Area). The Committee requested that the application be considered by the Development Management Committee.</p>			
2/2015/1560/ LBC	Mr Will Clayton 18 St James Street Shaftesbury	Install register plate and in-situ thermocrete chimney liner	Weeden Masonry
No Objection. The Committee had no objections to the application.			

Planning reference	Applicant and address	Detail	Agent / Architect
Committee Observation			
2/2015/1594/ COU	Mr M Hughes 3 & 4 Longmead Industrial Estate	Change of use to Class B2 (Retrospective) Re-consultation due to amended plans	None
No Objection. The Committee had no objections to the application.			
2/2015/1609/ HOUSE	Mr and Mrs S Marsh 27 St Rumbolds Road Shaftesbury	Erect single storey extension Re-consultation due to submission of amended plans.	None
No Objection. The Committee had no objections to the application.			
2/2015/1793/ ADV	Barratt Homes Land East of 60 Wincombe Lane Shaftesbury	Erect 1 No. non-illuminated V board sign	None
No Objection. The Committee had no objections to the application.			
2/2015/1871/ LBC	Mr T Goodricke 21 St James Street Shaftesbury	Dismantle existing chimney stack, insert lead trays, partially reconstruct lower section only and carry out associated external alterations	None
No Objection. The Committee had no objections to the application.			
2/2015/1884/ HOUSE	Mr C Tatchell 2 Great Lane Shaftesbury	Erect single storey side extension and double car port (demolish garage)	Jo D Designs
Defer Comment. The Committee was unable to provide an observation due to lack of ecological survey and tree report by virtue of the property being within the Conservation Area and the location plan showing a boundary line which appeared inaccurate. The Committee requested the missing documents to be provided for re-consultation of the application.			

PH77 Planning Decisions, Appeals and Enforcement

Officer report 0116PH05 was received and noted.

PH78 Highways and Footpaths

Officer Report 0116PH06 was received and noted.

Additional road closure notices were received for Bell Street on 26th January 2016 for 2 days and Dinah's Hollow on 18th January 2016 for 5 days.

PH79 Officer Report

Officer report 0116PH was received and noted. Concern was expressed in relation to adoption of roads and lighting from developers by the County Council. It was **AGREED** to request of the Neighbourhood Planning Group that a requirement be included that all roads should conform to a National Standards irrespective of whether they would later be offered for adoption by the County Council.

There being no further business, the meeting was closed at 8:10pm

Signed

Date