



To: Members of Shaftesbury Town Council's Planning and Highways Committee,
Councillors: Anthony Austin, Piers Brown, George Hall, John Lewer, Phil Proctor, Lester Taylor

All other recipients for information only.

You are required to attend a meeting of the Committee to be held **at 7.00pm on Tuesday 5th July 2016 in the Council Chamber, Shaftesbury Town Hall** for the transaction of the business shown on the agenda below.

Stephen Holley

Town Clerk

Members are reminded of their duty under the Code of Conduct

Public Participation

The Chairman will invite members of the public to present their questions, statements or petitions submitted under the Council's Public Participation Procedure. Members of the public and Councillors are entitled to make audio or visual recordings of the meeting provided it does not cause disruption or impede the transaction of business. Out of courtesy to those present, the Council requests that intention to record proceedings is brought to the Chairman's attention prior to the start of the meeting.

Agenda Item
01. Apologies To receive and consider for acceptance, apologies for absence
02. Declarations of Interest and Dispensations Members and Officers are reminded of their obligations to declare interests in accordance with the Code of Conduct 2012. The Clerk will report any dispensation requests received.
03. Minutes To confirm as a correct record, the minutes of the previous meeting of the Committee held on Tuesday 7 th June 2016.

04. Planning Applications

p4

To consider responses to the Planning Applications listed below, for return to the Planning Authority.

1. 2/2016/0629/FUL – ATS Euromaster Ltd, New Road, Shaftesbury
2. 2/2016/0646/FUL – Land on Old Holyrood Farm, Gascoignes Lane, Shaftesburyt
3. 2/2016/0658/PAEIA – Parcels 6 & 7 Land East of Shaftesbury
4. 2/2016/0673/FUL – Ivy Cross Service Station, Grosvenor Road
5. 2/2016/0674/ADV – Ivy Cross Service Station, Grosvenor Road
6. 2/2016/0681/HOUSE – Jasmine Cottage, Sherborne Causeway, Motcombe
7. 2/2016/0758/HOUSE – 7 Gold Hill, Shaftesbury
8. 2/2016/0768/HOUSE – 14 Haines Lane, Shaftesbury
9. 2/2016/0803/HOUSE – 27 St Rumbolds Road, Shaftesbury
10. 2/2016/0808/VARIA – 14 Laneside, Shaftesbury
11. 2/2016/0878/FUL – Land between Westfields & Knapford, New Road, Shaftesbury
12. 2/2016/0889/HOUSE – 4 Rutter Close, Shaftesbury

Report 0716PH04 attached

05. Tree Applications

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To consider responses to the Tree Applications listed below, for return to the Planning Authority.

1. 2/2016/0782/CATREE – 9 Love Lane, Shaftesbury
2. 2/2016/0849/CATREE – 19 Tanyard Lane, Shaftesbury
3. 2/2016/0894/TPTREE – Trinity Centre, Shaftesbury
4. 2/2016/0908/TPTREE – Dorset Foods, Units 1 & 2 Longmead Industrial Estate
5. 2/2016/0909/TPTREE – Unit 3 College Building, Wessex House, Wincombe Lane
6. 2/2016/0944/CATREE – Pepperell House, Bleke Street, Shaftesbury

Report 0716PH05 attached

06. Cycleways

p12

To receive an update on the Shaftesbury Cycleway Projects.

Report 0716PH06 attached

07. Safety Audit

p13

To consider commissioning a safety audit for Christy's Lane

Report 0716PH07 attached

08. Minerals and Waste Planning Consultation

p14

To respond to the Bournemouth, Dorset and Poole Minerals and Waste Planning Consultation.

Report 0716PH08 attached

Agenda Item	
09. Officer Report	p15
To receive any correspondence and updates relating to the work of the Committee. Report 0616PH09 attached	
10. Future Meetings of the Committee	p16
1. To confirm the date of the next meeting of the Committee 2. To identify matters for inclusion on the agenda for the next meeting. Report 0616PH10 attached	
11. Confidential Information	
The following item is expected to include the consideration of exempt information and the Council is, therefore, recommended to resolve "That, in accordance with Section 2 of the Public Bodies (Admission to Meetings) Act 1960, the public be excluded during the discussion of the matters referred to in item (12) listed below, on the grounds that it involves the likely disclosure of confidential information, (as defined in the respective paragraph of Part 1 of Schedule 12a of Section 100a(4) of the Local Government Act 1972), and the public interest in maintaining the exemption outweighs the public interest in disclosing the information".	
12. Specialist Legal Advice	p17
Report 0716PH12 attached	

(End)

**Report to the Meeting of Shaftesbury Town Council's
Planning and Highways Committee
to be held at 7.00pm on Tuesday 5th July 2016
in the Council Chamber, High Street, Shaftesbury**

PLANNING APPLICATIONS

1. Purpose of Report

To consider responses to the planning applications identified in the schedule below for return to the Local Planning Authority, North Dorset District Council.

2. Recommendation

That the Committee provides its observations on the below mentioned applications and any further applications received before the date of the meeting.

3. Background

- 3.1. Shaftesbury Town Council is a statutory consultee which is provided the opportunity to make observations on planning and tree applications within its parish boundary. These observations are reported back to the planning authority in order that it can make an informed decision when determining the application.
- 3.2. The Committee may request that an application be considered by the planning authority's Development Management Committee if there are matters of particular concern or which would be better considered during debate.
- 3.3. Planning applications can be viewed online at <http://planning.north-dorset.gov.uk/online-applications/> or at the Town Hall offices.
- 3.4. Members are asked to consider for each application, whether they support the application or object to it. Consideration should be given to matters relating to planning law and also to local knowledge. More guidance on how to comment on planning applications can be found at <http://www.planninghelp.org.uk/improve-where-you-live/how-to-comment-on-a-planning-application>. The table below gives some matters to bear in mind when considering the Committee's observations.

Material Planning Considerations	Not Material Planning Considerations	Not Material Planning Considerations but there <i>may</i> be exceptions
Residential amenity – living conditions	Property values	Views
Traffic and parking issues	Land ownership	Preferred alternative land uses
Noise, Vibration, Soundproofing, Contamination, Land Stability and Flood Risk	Boundary disputes	Personal circumstances
Hours of Operation – Restrictions	Party Wall and Joining on	Economic viability
Design, Materials, Windows etc	Private views	
Harm to the environment	'there are too many already'	

- 3.5. If the Committee resolves to object to an application, reasons supporting that objection should be provided.
- 3.6. Members are reminded that although the history of planning applications on a particular site may provide them with a 'bigger picture', they are to provide observations on the details of the current application only. Members are therefore not automatically provided with the history of a site but may ask for it from the office if they feel it is pertinent to their observations on the current application.

4. Applications

- 4.1. Planning applications to be considered are detailed at **Appendix A**. Members may wish to use the following key to mark the applications listed with their reasons for comment against planning applications;

1	Biodiversity	10	Landscape
2	Design	11	Local or Government Policy
3	Economic Benefits	12	Noise/Disturbance
4	Effect on the Appearance of Area	13	Other
5	Flooding Issues	14	Overlooking/Loss of Privacy
6	Height	15	Parking
7	Heritage	16	Residential Amenity
8	Impact on Access	17	Road Safety
9	Impact on Light	18	Traffic or Highways
		19	Trees

- 4.2. This list is taken from the online comments form on the Planning Portal. Additional comments may be made and other considerations may be taken into account.

5. Financial Implications

None arising directly from this report.

6. Legal Implications

- 6.1. The Council is a statutory consultee on planning applications and is thereby invited to provide observations but does not hold any power to determine the applications.
- 6.2. The observations made will be those of the corporate body as determined through the democratic process.

End.

Report Author:
 Claire Commons
 Committee Services Officer

04 . 1	2/2016/0629/FUL	Plot Ref :-	Type :- Full
	Applicant Name :- Renaissance Retirement Ltd		Date Received :- 07/06/2016
	Parish :- West		Date Returned :-
	Location :- ATS Euromaster Ltd	Agent	
	New Road		
	Shaftesbury		
	Proposals :- Demolish existing ATS garage, erect 28 No. sheltered apartments for the elderly including communal facilities, access, car parking and landscaping.		
	Observations :-		
04 . 2	2/2016/0646/FUL	Plot Ref :-	Type :- Full
	Applicant Name :- Jason Perry		Date Received :- 24/06/2016
	Parish :- West		Date Returned :-
	Location :- Land on Old Holyrood	Agent	
	Farm		
	Gascoignes Lane		
	St James		
	Proposals :- Change of use of the land to site 2 No. shepherds huts in an agricultural field. To include toilet facilities and shower in the shepherds huts.		
	Observations :-		
04 . 3	2/2016/0658/PAEIA	Plot Ref :-	Type :- Env Impact
	Applicant Name :- Persimmon Homes		Date Received :- 10/06/2016
	Parish :- East		Date Returned :-
	Location :- Parcels 6 & 7	Agent	
	Land East of Shaftesbury		
	Proposals :- Erect 97 dwellings on land east of Shaftesbury (Parcels 6 & 7), with associated access, parking, open space and landscaping.		
	Observations :-		
04 . 4	2/2016/0673/FUL	Plot Ref :-	Type :- Full
	Applicant Name :- Mrs Sophie Wilbond		Date Received :- 08/06/2016
	Parish :- West		Date Returned :-
	Location :- Ivy Cross Service Station	Agent	NoteMachine
	Grosvenor Road		
	Shaftesbury		
	Proposals :- Install new ATM in a purpose built steel secure room with steel floor plate and two anti ram raid bollard. (retrospective).		
	Observations :-		
04 . 5	2/2016/0674/ADV	Plot Ref :-	Type :- Advert
	Applicant Name :- Mrs Sophie Wilbond		Date Received :- 08/06/2016
	Parish :- West		Date Returned :-
	Location :- Ivy Cross Service Station	Agent	
	Grosvenor Road		
	Shaftesbury		
	Proposals :- 1 No. Integral illumination and screen to the ATM fascia 1 No. Internally illuminated Free Cash Withdrawals sign above the ATM fascia 1 No. Blue LED halo illumination to ATM surround		
	Observations :-		

04 . 6	2/2016/0681/HOUSE	Plot Ref :-	Type :- Householde
	Applicant Name :- Jasper Pickett		Date Received :- 10/06/2016
	Parish :- Motcombe		Date Returned :-
	Location :- Jasmine Cottage	Agent Roger Hill	
	Sherborne Causeway		
	Shaftesbury		
	Proposals :- Erect two storey rear extension		
	Observations :-		
04 . 7	2/2016/0758/HOUSE	Plot Ref :-	Type :- Householde
	Applicant Name :- Mr and Mrs Howarth-Jones		Date Received :- 06/06/2016
	Parish :- West		Date Returned :-
	Location :- 7 Gold Hill	Agent Campbell Jackson Architects	
	Shaftesbury		
	Proposals :- Erect single storey extension, install 2 No. rooflights (demolish existing rear extensions).		
	Observations :-		
04 . 8	2/2016/0768/HOUSE	Plot Ref :-	Type :- Householde
	Applicant Name :- 14 Haimes Lane		Date Received :- 31/05/2016
	Parish :- West		Date Returned :-
	Location :- Shaftesbury	Agent Jo D Designs	
	Shaftesbury		
	Proposals :- Install 1 No. rear dormer and form additional accommodation within the roof space.		
	Observations :-		
04 . 9	2/2016/0803/HOUSE	Plot Ref :-	Type :- Householde
	Applicant Name :- Mr & Mrs S Marsh		Date Received :- 08/06/2016
	Parish :- West		Date Returned :-
	Location :- 27 St Rumbolds Road	Agent None	
	Shaftesbury		
	Proposals :- Erect single storey rear extension (amended scheme to 2/2015/1609).		
	Observations :-		
04 . 10	2/2016/0808/VARIA	Plot Ref :-	Type :- Variation
	Applicant Name :- Mr and Mrs Cunningham		Date Received :- 10/06/2016
	Parish :- West		Date Returned :-
	Location :- 14 Laneside	Agent	
	Shaftesbury		
	Proposals :- Variation of Condition No. 2 of Planning Permission 2/2015/0735 to substitute the approved plans with amended drawings to reduce the size, design and position of the garage, add a porch to the front elevation and block under window with matching block and render.		
	Observations :-		
04 . 11	2/2016/0817/FUL	Plot Ref :-	Type :- Full
	Applicant Name :- Mr J Coffin		Date Received :- 20/06/2016
	Parish :- West		Date Returned :-
	Location :- Bleke Street	Agent Stephen Graeser Planning	
	Shaftesbury		
	Proposals :- Erect single storey extension, install dormer windows and sub-divide dwelling to form 2 No. dwellings. Erect dividing fence and form 2 No. car parking spaces. (Demolish garage and porch).		
	Observations :-		

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TREE APPLICATIONS

1. Purpose of Report

To consider responses to any tree applications received before the date of the meeting, for return to the Local Planning Authority, North Dorset District Council.

2. Recommendation

That the Committee provides its observations on the below mentioned applications, and any applications received subsequent to the despatch of these Agenda papers and to note any tree preservation orders received.

3. Background

- 3.1. Shaftesbury Town Council is not a statutory consultee for tree applications but is provided the opportunity to make observations on tree applications within its Parish Boundary. These observations are reported back to North Dorset District Council in order that they can make an informed decision when determining the application.
- 3.2. Applications for consideration are attached at **Appendix B**.
- 3.3. Tree applications can be viewed online at <http://planning.north-dorset.gov.uk/online-applications/> or at the Town Hall offices.
- 3.4. Representations from the Shaftesbury Open Spaces Group and the Shaftesbury Tree Group will be invited.

4. Financial Implications

There are no financial implications arising from this report.

5. Legal Implications

- 5.1. The Council is not a statutory consultee on tree applications, but has been invited to provide observations. The Council does not hold any power to determine the applications itself.
- 5.2. The observations made will be those of the corporate body as determined through the democratic process.

End.
Report Author:
Claire Commons
Committee Services Officer

05 . 1	2/2016/0782/CATREE	Plot Ref :-	Type :- Tree Cons
	Applicant Name :- Mr P Harding		Date Received :- 09/06/2016
	Parish :- West		Date Returned :-
	Location :- 9 Love Lane Shaftesbury	Agent	Western Design Architects
	Proposals :- T2 - Leylandii x1 - Remove. Due to its large size, which is a result of poor maintenance which has further resulted in pieces breaking and falling off the tree (images 1 and 2).		
	Note: T1 and Leylandii hedge were approved on application no. 2/2016/0536/CATREE.		
	Observations :-		
05 . 2	2/2016/0849/CATREE	Plot Ref :-	Type :- Tree Cons
	Applicant Name :- Mrs Hillier		Date Received :- 21/06/2016
	Parish :- West		Date Returned :-
	Location :- 19 Tanyard Lane Shaftesbury	Agent	Wessex Tree Surgeons
	Proposals :- T1 - Norway Spruce - Section dismantle		
	Observations :-		
05 . 3	2/2016/0894/TPTREE	Plot Ref :-	Type :- TPO
	Applicant Name :- Sophie Francs		Date Received :- 21/06/2016
	Parish :- West		Date Returned :-
	Location :- Trinity Centre Bimport Shaftesbury	Agent	Treecare
	Proposals :- These trees are growing very close to the boundary wall and as they develop there could be issues. We would like to do the works above so that they are kept contained to a sensible size.		
	Observations :-		
05 . 4	2/2016/0908/TPTREE	Plot Ref :-	Type :- TPO
	Applicant Name :- Mt T Cook		Date Received :- 23/06/2016
	Parish :- West		Date Returned :-
	Location :- Dorset Foods Units 1 & 2 Longmead Shaftesbury	Agent	Treecare
	Proposals :- T1 (x42)- Lawson Cypress - Remove row of trees as they are showing signs of die-back, tree failure and have become over-stood.		
	(Please see application with attached replanting schedule)		
	Observations :-		

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CYCLEWAYS

1. Purpose of Report

To receive an update on the Shaftesbury Cycleway Projects.

2. Recommendation

To receive and note the report and consider any actions arising thereon.

3. Background

- 3.1. A meeting was held with Dorset County Council Highways on 16th September which included discussion about Shaftesbury Cycleways and available s.106 monies. Meeting notes have been circulated to Committee members.
- 3.2. At its meeting on 1st December 2015 the Council formed a working group to consider strategic cycleways. It was agreed that the working group would be a combined working group with the Gillingham to Shaftesbury Cycle Group, this group then met on 24th February 2016.
- 3.3. Further information will be reported to the Committee as it becomes available.

4. Financial Implications

None arising directly from this report.

5. Legal Implications

None arising directly from this report.

End.

Report Author: Claire Commons
Committee Services Officer

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SAFETY AUDIT

1. Purpose of Report

To receive estimates in relation to a safety audit for Christy's Lane

2. Recommendation

To consider commissioning a safety audit for Christy's Lane

3. Background

- 3.1. The Planning and Highways Committee has requested that Officers investigate the costs of commissioning a Road Safety Audit in relation to Christy's Lane.
- 3.2. Concerns have been raised about increased traffic as a result of the additional development on the Eastern side of Shaftesbury, and the direction of Heavy Goods Vehicles coming off the Royal Chase Roundabout adjacent to the newly installed cycleway.
- 3.3. Quotes are still awaited and will be provided to the Committee as soon as they become available.

4. Financial Implications

To be provided as appropriate at the meeting

5. Legal Implications

To be provided as appropriate at the meeting.

End.

Report Author: Claire Commons
Committee Services Officer

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MINERALS AND WASTE PLANNING CONSULTATION

1. Purpose of Report

To respond to the Bournemouth, Dorset and Poole Minerals and Waste Planning Consultation.

2. Recommendation

That the Committee considers its response to the Bournemouth, Dorset and Poole Minerals Waste Planning Consultation.

3. Background

- 3.1. Dorset County Council is consulting on two emerging planning documents for an eight week period, ending at 5pm on 21 July 2016 these are:
- 3.2. The Draft Minerals Sites Plan Update 2016 is primarily an update of information that was presented in the 2015 Draft Mineral Sites Plan, and includes aggregate production figures for 2014, amendments to the aggregates Area of Search, amendments to some of the preferred site options and a new site which was proposed during the 2015 consultation.
- 3.3. The Draft Waste Plan Update – Additional and Emerging Preferred Waste Site Allocations contains six additional waste sites and, following further assessment work, a series of sites that are emerging as preferred for allocation in the final Waste Plan to address the key waste management needs that have been identified.
- 3.4. To aid this period of consultation the County Council will be using an interactive version of the consultation document; www.dorsetforyou.com/mineral-sites
www.dorsetforyou.com/waste-plan
- 3.5. The Committee is asked to consider the consultation documents and provided a corporate response.
- 3.6. Various supporting documents and background papers are also available to download from the website. The Mineral and Waste Draft Plans can also be viewed at the offices of Dorset County Council, the Borough of Poole and Bournemouth Borough Council and offices of the district/borough councils.

4. Financial Implications

There are no financial implications arising from this report

5. Legal Implications

There are no legal implications arising from this report.

End.

Report Author: Claire Commons
Committee Services Officer

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OFFICER REPORT

1. Purpose of Report

To receive any correspondence and updates relating to the work of the Committee.

2. Recommendation

That the Committee receives and notes the report.

3. Updates

- 3.1. There have been no details of road and footpath closures or diversions received, any received before the meeting will be reported verbally.
- 3.2. There have been no further details of gullies and road defects logged for maintenance
- 3.3. There have been no planning decisions or enforcements notified since the last meeting of the Committee.
- 3.4. Bus provision in Bell Street Car Park. The Transport Forum considered the suggestion of moving the Town Centre bus stop into the Bell Street Car Park, the following was minuted from a meeting of the forum in July 2015;

It was reported that Shaftesbury was looking at moving bus provision to Bell Street car park. The Transport Forum was asked for its views. Service users expressed a preference for buses stopping at the Town Hall for convenience to shopping, being in a central location and near a telephone. Dorset County Council expressed concern that if it were to move to Bell Street it would need to be clearly marked out to show people where to go but expressed the preference that it remained in the Town Centre. Service provides noted that the provision would need to accommodate up to 5 coaches or buses at any one time and expressed the preference to remain in the Town Centre.

The Transport Forum was asked again to consider the proposal when it met on 14th June 2016 and its response was that the views expressed the previous year still held.

4. Financial Implications

None arising directly from this report.

5. Legal Implications

None arising directly from this report.

End.

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Claire Commons
Committee Services Officer

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FUTURE MEETINGS OF THE COMMITTEE

1. Purpose of Report

- 1.1. To confirm the date of the next meeting of the Committee.
- 1.2. To identify matters for inclusion on the agenda for the next meeting.

2. Recommendation

That the Committee notes the date of the next meeting of the Committee and identifies matters for inclusion on its agenda.

3. Date of next meeting

The next scheduled meeting of the Committee is 9th August 2016. It is noted that this five weeks on from the meeting of the 5th July and *should* be sufficient time to consider any applications received in the intervening period. If any applications are received which cannot be held until the 9th August, they may be considered by the General Management Committee on 26th July under its Terms of Reference or an extraordinary meeting of the Planning and Highways Committee may be called.

4. Items for next meeting

- 4.1. The Committee is requested to consider items for inclusion on the agenda for its next meeting in order to provide sufficient time for matters to be researched and reports written for issue with the agenda papers and in turn provide for greater transparency and informed decision making.
- 4.2. Consideration should be given to the purpose of any subject for inclusion, an indication of what is hoped can be achieved by the item will help to focus the report and subsequent debate and avoid general discussion.

5. Financial Implications

None arising directly from this report.

6. Legal Implications

None arising directly from this report.

End.

Report Author:
Claire Commons
Committee Services Officer

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SPECIALIST LEGAL ADVICE

1. Purpose of Report

For information.

2. Recommendation

To receive and note the report and consider any actions arising thereon.

3. Background

- 3.1. At a meeting of the Council on 23rd February 2016, a confidential matter was discussed.
- 3.2. A verbal update will be provided to the Committee to consider whether any further action needs to be taken within the remit of the Committee or for recommendation on to the Full Council.

4. Financial Implications

None arising directly from this report.

5. Legal Implications

None arising directly from this report.

End.

Report Author: Claire Commons
Committee Services Officer