

Shaftesbury Town Council

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To: Members of Shaftesbury Town Council's

Planning and Highways Committee,

Councillors: John Lewer (Chair), Lester Taylor (Vice-Chair), Anthony Austin, Piers Brown, George Hall, Phil Proctor

All other recipients for information only.

You are required to attend a meeting of the Committee
**to be held at 7.00pm on Tuesday 13th December 2016 in the Council Chamber,
Shaftesbury Town Hall**

For the transaction of the business shown on the agenda below.

Nick Randle OBE

Locum 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	p3
To confirm as a correct record, the minutes of the previous meeting of the Committee.	
Report 1216PH03	

Agenda Item		
04.	Planning Applications	p4
	To consider responses to the Planning Applications identified for return to the Planning Authority.	
		Report 1216PH04
05.	Tree Applications	p6
	To consider responses to the Tree Applications identified for return to the Planning Authority.	
		Report 1216PH05
06.	Planning Decisions, Appeals and Enforcement	p9
	To receive and note Planning Decisions, Appeals and Enforcement cases and to consider any matters relating to enforcement of planning conditions and determinations.	
		Report 1216PH06
07.	Highways and Footpaths	p12
	To receive details of road and footpath closures, diversions and repairs.	
		Report 1216PH07
08.	Heritage Lighting	p13
	To consider request for funds to transform two lanterns at Tanyard Lane to Heritage style lanterns.	
		Report 1216PH08
09.	Officer Report and Future Meetings of the Committee	p15
	To receive any correspondence and updates relating to the work of the Committee, to confirm the date of the next meeting and to identify matters for inclusion on the agenda.	
		Report 1216PH09

(End)

**Report 1216PH to a Meeting of Shaftesbury Town Council's
Planning and Highways Committee,
to be held at 7.00pm on Tuesday 13th December 2016 in the
Council Chamber, Shaftesbury Town Hall**

Minutes

1. Purpose of Report

To confirm as a correct record, the minutes of the previous meeting of the Committee.

2. Recommendation

2.1. That the Committee confirms the accuracy of the minutes and adopts them.

3. Minutes to be adopted

3.1. 22nd November 2016, Planning and Highways Committee.

4. Financial Implications

4.1. There are no financial implications arising from this report.

5. Legal Implications

5.1. The signed minutes form the legal record of the Committee's meetings.

6. Risks

6.1. There are no risks identified in this report.

(End)

Report Author:
Claire Commons
Interim Deputy Town Clerk

**Report 1216PH04 to a Meeting of Shaftesbury Town Council's
Planning and Highways Committee,
to be held at 7.00pm on Tuesday 13th December 2016 in the
Council Chamber, Shaftesbury Town Hall**

Planning Applications

1. Purpose of Report

To consider responses to the Planning Applications identified for return to the Planning Authority.

2. Recommendation

- 2.1. 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 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 applications.
- 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. Members are asked to consider for each application shown at **Appendix A**, 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>. Applications can be viewed online at <http://planning.nort-dorset.gov.uk/online-applications/>.

4. Financial Implications

- 4.1. There are no financial implications arising from this report.

5. Legal Implications

- 5.1. 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. Risks

- 6.1. There are no identified risks arising from this report.

(End)

Report Author:
Claire Commons
Interim Deputy Town Clerk

**Report 1216PH05 to a Meeting of Shaftesbury Town Council's
Planning and Highways Committee,
to be held at 7.00pm on Tuesday 13th December 2016 in the
Council Chamber, Shaftesbury Town Hall**

Tree Applications

1. Purpose of Report

To consider responses to the Tree Applications identified for return to the Planning Authority.

2. Recommendation

- 2.1. 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 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 it can make an informed decision when determining the applications.
- 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/>.
- 3.4. Representations from the Shaftesbury Open Spaces Group and the Shaftesbury Tree Group will be invited.
- 3.5. Comments already received are shown at **Appendix C**

4. Financial Implications

- 4.1. 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.

6. Risks

- 6.1. There are no identified risks arising from this report

(End)

Report Author:
Claire Commons
Interim Deputy Town Clerk

Appendix C.

Comments from Shaftesbury Tree Group.

1) 1700/CATREE Fir Tree Cottage, 15 Church Hill. Crown lift ash to 6m above ground level, reduce weight of overextending limb on north west side of crown; crown lift red cedar to 6m above ground level; reduce inner crown height of Lombardy poplar; fell Monterey Cypress, and remove stubbs from holly trunk.

No objections.

2) 1730/CATREE 9 The Knapp. Remove multi-stemmed flowering cherry from front garden - too close to listed building.

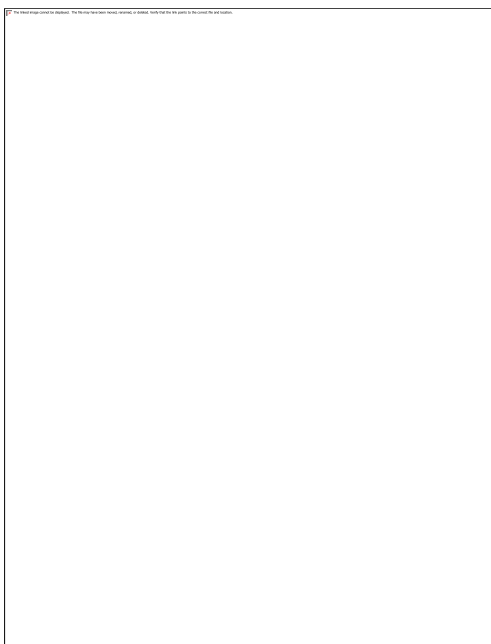
This front garden tree is close to the road and when flowering is an attractive addition to the street scene. We should prefer just the branch growing towards the house to be removed.

3) 1741/CATREE 28 Tanyard Lane. Reduce back sycamore to 5m stem in height to allow re-growth to form a new crown.

This sounds drastic, and suggest that to ensure the longevity of the tree that it is reduced by about 10%.

4) 1785/**TPTREE** The Chalet, Christy's Lane. G1 - reduce overall crowns of 3 sycamores and 2 beech trees by 3m to a formative shape. T2 - reduce lower laterals of beech tree that are growing towards the chalet and car park by 2.5m.

The proposals for G1 look fine. T2 is a well-shaped young beech (see below), appropriately protected with a TPO. This view is from behind, but it is visible from Christy's Lane. We should prefer as little pruning done to this tree as possible.



**Report 1216PH06 to a Meeting of Shaftesbury Town Council's
Planning and Highways Committee,
to be held at 7.00pm on Tuesday 13th December 2016 in the
Council Chamber, Shaftesbury Town Hall**

Planning Decisions, Appeals and Enforcement

1. Purpose of Report

To receive and note Planning Decisions, Appeals and Enforcement cases and to consider any matters relating to enforcement of planning conditions and determinations.

2. Recommendation

- 2.1. That the Committee receives and notes the report and refers any additional matters to the Planning Authority.

3. Background

- 3.1. The Committee can benefit from noting the decisions made on applications to inform its own decision making and may inform Town Council policy decisions in the future to preserve matters of importance to the Town. Decision notices are available online at <http://planning.north-dorset.gov.uk/online-applications>.

4. Planning Decisions, Appeals and Enforcement

- 4.1. Members are requested to take this opportunity to report any matters of enforcement that they may have raised with the Planning Authority outside the auspices of the committee and to consider if there are any other matters of enforcement, including adherence to planning conditions set out in grant of permission, to be raised with the Planning Authority.
- 4.2. Attached at **Appendix D** is a list of decisions notified by the District Council.
- 4.3. The Council has previously expressed concern at the loss of open space on the Eastern Development. The Committee has been asked to consider a response to the Planning Authority "that the Planning Authority should review the Secretary of State's planning approval and the North Dorset District Council's planning brief for the Persimmon Development to check how the scheme as built and the remaining two parcels meet the 6-acre rule and to establish the number of residents in the houses occupied to date, in order to determine, using the 6-acre rule, the amount of open space that should be provided in the last phases."

5. Financial Implications

- 5.1. There are no financial implications arising from this report.

6. Legal Implications

- 6.1. There are no legal implications arising from this report.

7. Risks

- 7.1. There are no risks identified within this report.

(End)

Report Author:
Claire Commons
Interim Deputy Town Clerk

NOTIFICATIONS OF PLANNING DECISIONS FROM North Dorset District Council

Minute Ref 1216PH06

Tue 13 December 2016

District Ref

'C' Contrary to District 'CD' Contrary Delegated
 'D' Delegated
 'E' Endorsed by District 'ED' Endorsed Delegated

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GRANTED PLANNING PERMISSIONS

<p>C 2/2016/1181/CATREE District COMMENT GRANTED. Further details available at http://planning.north-dorset.gov.uk/online-applications/</p>	<p>Granted</p>	<p>13 Parsons Pool Local COMMENT The Committee objected to the application and supported the Tree Group's views; "The Lawsonia by the road is an interesting shape and has quite a presence and is an important part of the street scene adding greenery and interest, and is visible from quite a distance along the road. We should like this to be retained. We should prefer to see just the one behind it to be felled."</p>
<p>E 2/2016/1197/HOUSE</p>	<p>Granted</p>	<p>21 Grosvenor Road</p>
<p>E 2/2016/1250/HOUSE</p>	<p>Granted</p>	<p>2 Ivy Cross</p>
<p>E 2/2016/1265/HOUSE</p>	<p>Granted</p>	<p>12 Parsons Pool</p>
<p>E 2/2016/1283/TPTREE</p>	<p>Granted</p>	<p>Wincombe Lane</p>

REFUSED PLANNING PERMISSIONS

<p>E 2/2016/1214/LBC</p>	<p>Refused</p>	<p>Manor Close</p>
<p>2/2016/1372/FUL</p>	<p>Refused</p>	<p>31-32 Longmead</p>

OTHER PLANNING DETAILS

<p>2/2016/1222/CATREE</p>	<p>Withdrawn</p>	<p>The Chantry</p>
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**Report 1216PH07 to a Meeting of Shaftesbury Town Council's
Planning and Highways Committee,
to be held at 7.00pm on Tuesday 13th December 2016 in the
Council Chamber, Shaftesbury Town Hall**

Highways and Footpaths

1. Purpose of Report

To receive details of road and footpath closures, diversions and repairs.

2. Recommendation

2.1. That the report be received and noted.

3. Background

- 3.1. There have been no traffic restrictions or footpath notices received by the Council at the time of writing.
- 3.2. Concern has been expressed to officers regarding a stallion being placed in a field through which a public footpath passes. The landowner has been requested to move the stallion to allow safe passage of walkers.
- 3.3. Any additional notifications relating to highways and footpaths will be relayed at the meeting.

4. Financial Implications

4.1. There are no financial implications arising from this report.

5. Legal Implications

5.1. The Town Council has the Power of General Competence.

6. Risks

6.1. There are no risks arising from this report.

(End)

Report Author:
Claire Commons
Interim Deputy Town Clerk

**Report 1216PH08 to a Meeting of Shaftesbury Town Council's
Planning and Highways Committee,
to be held at 7.00pm on Tuesday 13th December 2016 in the
Council Chamber, Shaftesbury Town Hall**

Heritage Lighting

1. Purpose of Report

To consider request for funds to transform two lanterns at Tanyard Lane to Heritage style lanterns.

2. Recommendation

- 2.1. That the General Management Committee releases £1,712.50 for the transformation of two lanterns at Tanyard Lane to Heritage Style Lanterns subject to agreement from the Recreation, Open Spaces and Environment Committee.

3. Background

- 3.1. Discussions have been ongoing regarding the lighting provided by Dorset County Council and SSE for Gold Hill and St James Street. After consultation with the residents, an agreement was reached and the County Council are progressing with installation.
- 3.2. A request was made for a quote to provide heritage style lanterns for two columns at Tanyard Lane. This can be achieved by painting the existing column black and mounting new heritage style lanterns on top.
- 3.3. The Committee is asked to consider recommending to the General Management Committee to release the funds from the Heritage Lighting budget subject to agreement from the Recreation, Open Spaces and Environment Committee.
- 3.4. A copy of the quotation has been forwarded to members in support of this item.

4. Financial Implications

- 4.1. Budget allocation for Heritage Lanterns £10,000.00
Estimated expenditure outlined above..... - £1,712.50
Budget remaining if proceeding..... 8,287.50

- 4.2. Financial Regulation 4.1 requires that expenditure on revenue items may be authorised up to the amounts included for that class of expenditure in the approved budget. This authority is to be determined by a duly delegated committee of the council for items over £500.
- 4.3. Planning and Highways recommended (and Council resolved) £10,000 for heritage lanterns in the budget for 2016/17. Its terms of reference do not specify authority to spend that budget.
- 4.4. Financial Regulation 11h requires that for works valued below £3,000, the Clerk shall strive to obtain three estimates. Members may choose to suspend Financial Regulation 11h due to the specialist nature of the works involved.

4.5. Financial Regulation 11d requires that when applications are made to waive financial regulations relating to contracts to enable a price to be negotiated without competition the reason shall be embodied in a recommendation to Council.

5. Legal Implications

5.1. The Town Council has the Power of General Competence.

5.2. Terms of Reference for Planning & Highways specifies “The Committee shall submit a draft budget and/or project considerations for the forthcoming financial year during September for inclusion in the budget setting process.” and “To review and comment on street lighting, internally illuminated signs, street furniture and signage, in consultation with the Recreation, Open Spaces and Environment Committee and County Council.”

6. Risks

6.1. Local Authorities in England and Wales are likely to introduce a new Permit Scheme for street works that will include charges for providing the permits. It is not clear at this time which Local Authorities will introduce this scheme, when the scheme will be introduced, which streets will be affected or what the level of charges will be. These costs are not within the control of the electricity companies and will not be absorbed by them.

(End)

Report Author:
Claire Commons
Interim Deputy Town Clerk

**Report 1216PH09 to a Meeting of Shaftesbury Town Council's
Planning and Highways Committee,
to be held at 7.00pm on Tuesday 13th December 2016 in the
Council Chamber, Shaftesbury Town Hall**

Officer Report and Future Meetings of the Committee

1. Purpose of Report

To receive any correspondence and updates relating to the work of the Committee, to confirm the date of the next meeting and to identify matters for inclusion on the agenda.

2. Recommendation

- 2.1. That the Committee notes the report and the date of its next meeting.
- 2.2. That the Committee identifies matters for inclusion on its next agenda(s).

3. Updates

- 3.1. Detail any updates of ongoing projects or matters of information that are not requiring a decision.

4. Correspondence

The following items of correspondence have been received;

- 4.1. 24/11/2016, Letter asking for improvements to Lion's Mouth. This item is currently a recommendation to the General Management Committee to consider taking on maintenance of this feature.

5. Updates

- 5.1. Christy's Lane. A request has been made to the Road Safety Audit company to carry out a site visit. No response has been received and Officers are continuing to chase.
- 5.2. Heritage Lanterns. A mutually agreeable solution has been found for the lights and bulkheads for St James Street and Gold Hill.

6. Date of and items for next meeting

- 6.1. The next scheduled meeting of the Committee is 3rd January 2017.
- 6.2. 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.
- 6.3. Members proposing items for discussion should submit them as a Notice of Motion unless advised otherwise by an Officer. This ensures that consideration is given to the purpose of any subject for inclusion, and an indication of what is hoped can be achieved by the motion. Submitting items in this manner will help to focus the report and subsequent debate and avoid general discussion.

6.4. Items already noted for consideration are;

- Bell Street Car Park. Please provide a notice of motion for this item.
- Response to Traffic Report from the Highways Agency (if available by this date). Officers will provide this report.

7. Financial Implications

There are no financial implications arising from this report

8. Legal Implications

There are no legal implications arising from this report

9. Risks

There are no risks identified from this report

(End)

Report Author:
Claire Commons
Interim Deputy Town Clerk.