

Development Control
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Report

Report subject:

TOWN & COUNTRY PLANNING ACT 1990 – SECTION 77

TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE ORDER) 1995

TOWN & COUNTRY PLANNING (INQUIRIES PROCEDURE) (ENGLAND) RULES 2000

APPLICATIONS TO NORTH DORSET DISTRICT COUNCIL BY PERSIMMON HOMES,
WESTBURY HOMES (HOLDINGS) LTD, HERON LAND DEVELOPMENT LTD & MRS M
KAVANAGH, MR R COLES AND THE WILL TRUST OF THE LATE A P KAVANAGH

LAND AT: NORTH OF THE A30 SALISBURY ROAD AND THE SOUTH OF MAMPITTS LANE ,
EAST OF SHAFTESBURY, GREENACRES, SALISBURY ROAD SHAFTESBURY

Report to: Western Area Committee

Date: 28th September 2006

Author: Judy Howles, Team Leader for Head of Development Services

Report Summary:

To notify members and any public or Parish Councillors present of the date of the above 'call in' inquiry and to enquire whether the committee wishes a representative to speak at the Inquiry.

Introduction:

The matter was considered at the Western Area Committee 10 November 2005 at which it was

Resolved – that a letter be sent to the Planning Inspectorate including copies of the previous letters sent by the North West Area Team Leader and including the following concerns:-

- Insufficient job opportunities for the occupiers of this number of dwellings. The allocation was for mixed use but this does not appear to have been carried forward in the application documentation, which has some workshops over garages (which could be used for domestic purposes) .
- Inadequate social infrastructure within Shaftesbury and within the proposed development.

- Inadequate public transport both within the settlement and between Shaftesbury and other settlements. In respect of the development site itself the Inspector recommended access via an internal access road. The internal access road is tortuous and unlikely to appeal to bus operators.
- The frequency of local bus routes shows them not to be a realistic alternative to the private car.
- Inadequate road infrastructure. The width and alignment of the A30 eastwards towards Salisbury was of particular concern as were the narrow network of lanes immediately to the east of the site (within Wiltshire).
- There is concern that the measures proposed do not take sufficient account of the impact of run off upon the River Nadder which is a spate river and SSSI downstream.
- The need for lighting installations to be designed to minimise light pollution. The surrounding area is very rural.
- Concern expressed about the impact upon footpaths and public rights of way into Wiltshire and the need to safeguard the access to those properties in Donhead St Mary parish whose sole vehicular access is via this site.
- Para 5.25 of the design brief identifies greensand stone as the material that provides Shaftesbury with its specific vernacular identity. This is not carried through into para. 4.1 of the masterplan.
- Urbanisation of the A30 would result from this development- especially from 3 storey development.
- The area to the east of this site is very rural. There is a need to ensure that the development does not adversely impact upon the biodiversity of the area.
- Donhead St Mary Parish Council will be making representations to the Planning Inspectorate. The substance of these was made known to the Western Area Committee which wishes to endorse its concerns.
- Similarly it was noted that the AONB landscape and planning advisor will be making representations.

A letter was sent the following day containing the points raised above.

A letter from the Planning Inspectorate has been received giving the date of the Inquiry, which is 9 January 2007. The Inquiry is expected to last for 4 days.

A copy of the letter is attached.

Please note that anyone wishing to give evidence should attend the Inquiry on the first morning or send a representative if unable to attend.

Background Papers: Letter from Planning Inspectorate (attached as appendix)
Minutes of Western Area Committee 10 November 2005.

IMPLICATIONS

Financial: None

Legal: None

Human Rights: None

Personnel: - Only if it is necessary for the council to be represented at the Inquiry –

Community Safety: Additional population in an area close to the district boundary

Environmental implications: In Environmental Statement

Council's Core Values: Fairness & Equality Protecting the Environment, An open learning council

Wards Affected: Donhead St Mary

Extract Minute: Western Area Committee (10th November 2005)

Minute 513: Major Development to the East of Shaftesbury

Mrs Barnes, on behalf of Donhead St Mary Parish Council, informed the Committee that the Parish Council objected to the above development.

Following the receipt of this statement the Committee considered the report of the Head of Development Services (previously circulated).

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