

# Shaftesbury Town Council

Town Hall, High Street

Shaftesbury, Dorset, SP7 8LY

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Email: [office@shaftesbury-tc.gov.uk](mailto:office@shaftesbury-tc.gov.uk)

Town Clerk: Mrs Brie Logan

VAT Registration Number: 241 1307 58

Rob McDonald  
Dorset Council Planning Officer

Date: 4<sup>th</sup> October 2023

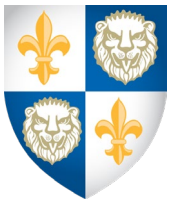
Dear Mr McDonald,

**Re: Planning Application P/FUL/2023/05051 Churchill Retirement Living, Land East of Lidl Christy's Lane, Erect 41 No. retirement apartments**

Shaftesbury Town Council discussed this application at their Planning & Highways meeting on 3<sup>rd</sup> October and resolved the following:

**Object, due to the following reasons.**

1. No contribution to S106 or affordable housing (para 5.133 - 5.135 of the Planning Statement)  
This is not compliant with SNP Policy SFHE2 - specifically the key principle for the delivery of affordable housing to address the needs of the local community.  
Furthermore Policy SFHE2 also articulates the following key principles that should be applied to any future proposed small to medium size housing sites. On sites of 10 or more dwellings, the mix of housing should include dwelling types likely to be suitable for older people and also for those working from home and avoid being any one type in order to promote social integration. Any affordable housing should be pepper-potted and indistinguishable from open market housing, and delivered in tandem or advance of the open market housing.
2. The design is out of keeping with the area. While the petrol station and supermarket are set back from the main road this development will be overbearing.
3. The location is unsuitable as it is bounded by a supermarket car park, a main road (A30), a 24 hour petrol station, and a service road to a supermarket. This will place the residents in a ring of tarmac and roads. (There is a more suitable location at the old ATS site, Bleke Street).  
Because of this there are concerns that air quality will be compromised to the detriment of the health of the occupants.
4. Furthermore, it is in breach of the SNP Character Zones 5.2 - specifically the risk of loss of the beech trees along Christy's Lane which detrimentally would impact on the streetscape. In the application form there is the question: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? The applicant has answered: No. This is clearly wrong and the development places the beech avenue at risk as the presence of the trees will impact on light to the development.



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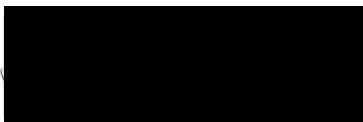
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5. Para 3.3 of the Design and Access Statement suggests a degree of apathy towards or a general acceptance towards the plans. This is based on a false premise as information on the online consultation did not appear to have reached its target audience. Indeed, at the public meeting held before the last P&H meeting on the 5th of September there was significant public representation and concerns expressed about the proposal.
6. Para 5.1 of the Design and Access Statement provides only 14 parking spaces. This is insufficient. The Housing Learning and Improvement Network advised a range of between 0.5 and 1.2 spaces per flat. That would suggest a minimum of 20 spaces is required.
7. Should DC be minded to consider the granting of this application then STC request that s106 funding is required for the following areas:
  - a) NHS contribution to Primary Care
  - b) contribution to leisure/sports (such as the Lido)
  - c) contribution to green spaces and footpath enhancements
  - d) contribution to the Shaftesbury Library
  - e) contribution to electronic displays on bus stops.
  - f) contribution to the general community
8. Should planning be refused then STC would like to discuss the use of this land further with DC in regard to provision of parking or employment land, both of which are in short supply.
9. STC resolved to request that Councillor Beer call in the application to Committee.

Yours sincerely,



Sybille Maddock  
Assistant Town Clerk

For and on behalf of Shaftesbury Town Council

Website [www.shaftesbury-tc.gov.uk](http://www.shaftesbury-tc.gov.uk)