

STALBRIDGE TOWN COUNCIL

Clerk: T Watson

8 Ring Street, Stalbridge, Sturminster Newton, Dorset, DT10 2LZ.

Tel 01963 364276.

Email: clerk@stalbridgetowncouncil.gov.uk

**Approved minutes of Planning Meeting held in the Town Council Office
On Wednesday 9th December 2009 commencing 7.00 p.m.**

Present Councillors: G Carr-Jones (Chair), K Garland, J Cox, J Cowley, P Ashcroft, J Wardell, J Smith & B Alexandre.

T J Watson (Clerk)

In attendance

There were 3 members of the public in attendance.

1. To receive apologies.

Apologies were received in advance of the meeting from W Batty-Smith.

2. Declarations of interest.

There were no declarations of interest.

3. To approve the minutes of the meeting - held on 25th November 2009.

RESOLVED: It was proposed and agreed to approve the minutes of the Planning Committee meeting. The minutes were signed by the Chairman.

4. To consider the following planning applications.

- a) 2/2009/0931/PLNG Extend the ground floor of the existing shop & erect 1st floor extension to form 1 No. Dwelling, Erect 1 No. garage & shed & form 1 no. Parking space. Erect 5 No. dwellings, 1 no. garage, 1 No garage with double parking bay & form 7 No. parking spaces. Form new vehicular & pedestrian access. Williams Nursery, Station road, Stalbridge DT10 2RQ.

Several letters had been received for residents of neighbouring properties, which were read out and members considered the points raised. It was noted that the application was in the conservation area and it was understood that some members of the public accepted some sort of development on the site. Concerns were expressed at the potential danger to pedestrians from vehicles accessing Station Road, which is already very busy and has HGV traffic. Further concerns were raised regarding the height of the proposed second floor level of the shop, the location of the bin store and the number of proposed dwellings on the site and their effect on neighbouring properties.

The following is a direct copy of the report produced by the planning committee:-

BACKGROUND

Until this application for housing development was received, the Town Council was unaware that the site had been included in the Strategic Housing Land Availability Assessment published on-line in March 2009, and the subsequent North Dorset Local Development Annual Monitoring Report, which is due to go before Cabinet on Monday Dec 14th.

As long ago as October 2003, the North Dorset District-wide Local Plan to 2011 stated that:

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1. 40.1.7 *Stalbridge suffers from the intrusion of traffic*
2. 40.1.8 *The town already suffers from serious problems of congestion on an inadequate highway network.....*
3. 40.1.9 *In view of the inadequacies of the local highway network,*
4. 40.1.10 *The following policy sets out the framework for the town's future development.*
5. *Policy ST1(iii) Development will be constrained by the capacity of the highway network through the town to accommodate further traffic growth*

Further, as far as Stalbridge was and is concerned, between the years 1994 – 2011 the total planned development was for 170 dwellings. To date 209 have either been completed or are about to be – i.e. an oversupply of 22.9%.

The local 'affordable housing' target for Stalbridge and its rural area had been met by the year 2007.

The requisite 'traffic calming' down Station Road, associated with the Archstone development, has not been implemented.

References:

North Dorset District-wide Local Plan to 2011

40.1.7 Stalbridge suffers from the intrusion of traffic, particularly heavy goods vehicles which traverse the town centre on the A357. A by pass was planned for the A357 through Stalbridge, and two possible lines were indicated in the Stalbridge Development Appraisal in 1989.

RESOLVED: It was proposed and agreed to object to the application of the following grounds:-

- **The has been no prior permission for 'change of use'**
- **This is gross over-development of the site.**
- **There is inadequate parking provision on the site.**
- **There will be an increase in traffic movements in an already dangerous location on Station Road. The visibility is limited from the proposed exit point of the site, which itself could create a potential 'cross-roads' situation with the car park entrance.**
- **There will also be the mix of pedestrian and vehicular traffic within the site itself: residents and shop customers together with residents' vehicles and delivery vehicles.**

It was suggested that before any decision is made, that it is of paramount importance that there be a site visit by the Development Control Committee, to which the Town Council and public are invited. Finally, should the Committee approve the proposals, it was requested that a S106 be placed on the development, to the effect that there should be no vehicular access to/from the site, along the northwest boundary.

N.B The above background information was sent with the recommendation along with copies of letters for residents of neighbouring properties. (These can be viewed at the Council offices)

5. Recent decisions of NDDC Planning Committee.

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09/04414/DPO/Simon Fox Application to vary section 106 agreement dated 14.10.1993 to release provision given in clause 1. 13 Marsh Lane, Henstridge, Somerset (GR374133/120157). Biffa Waste Services. NDDC raised objections to proposal.

2/2009/0812/PLNG Erect 1 no. single storey extension. 9 Waterlake, Stalbridge, Dorset DT10 2PT. Mr & Mrs Trew Permission Granted

6. Appeals and matters of report from previous applications.

None.

7. **Date of the next meeting** - The next Planning meeting will be held on Wednesday **6th January 2010**. All items for inclusion on the agenda must be received by the Clerk by 9.00am **on Tuesday 29th December 2009**.

There being no further business the meeting closed at 7.40 pm

Date.....

Signed.....

Chairman