

STALBRIDGE TOWN COUNCIL

Clerk: T Watson

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

Tel 01963 364276.

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**Approved minutes of Planning Meeting held in the Town Council Office
On Wednesday 18th August commencing 7.00 p.m.**

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

T J Watson (Clerk)

In attendance

There were 15 members of the public in attendance.

Welcome to members of the public and introductions.

1. To receive apologies.

Apologies had been received in advance of the meeting from B Alexandre.

2. Declarations of interest.

None.

3. To approve the minutes of the meeting - held on 21st July 2010.

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

4. To consider the following planning applications.

2/2010/0732/PLNG Erect 1 no. dwelling, increase the size of the existing access & create additional drive & parking area. Form 2 No. Sunnyside, Thornhill Road, Stalbridge, Dorset DT10 2PS. The applicant and members of the public were given the opportunity to speak. The following issues in opposition to the application were raised:-

Located outside the town development boundary.

Located outside the residential curtilage.

Visual impact of the proposed dwelling, which is not in keeping with the surrounding properties.

Privacy of neighbouring properties is compromised in particular by the very large eastern side windows facing to 'Greenfields'

Concerns of noise created by additional vehicles accessing the site.

Concerns that the access is inadequate, and should any changes be made the negative effect on the boundary ditch in terms of flooding

Over development of the site.

The Council had received copy 5 letters from residents of neighbouring properties which concurred with the above comments, with the additional concern that the property which will not be on mains drainage will overload the area where there is already sewage seepage in the adjacent field.

The applicant stated that there was adequate turning space in front of Sunnyside, highways had confirmed there was room to widen the drive to 4.5 metres and that the property was in the garden area.

In general members agreed with the comments. There was some feeling that a precedent may have been set by adjacent approved development. Concerns were expressed that in the absence of any tie to 'Sunny Side' the application must be seen as a separate dwelling in all terms.

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RESOLVED: It was proposed and agreed to strongly reject the application on the following grounds:

- This will be gross overdevelopment of the site.
- Members understand part of the development may be outside the development boundary.
- Members consider this to be garden grabbing, which is understood to be against government policy.
- In the event that the Officer's recommendation is for approval, this Town Council ask that it be brought before the Development Control Committee.

2/2010/0737/PLNG Extension of time to planning permission 2/2008/0049 to erect two story extension (alteration of existing timber. The Sawmills, Station road, Stalbridge.

RESOLVED: It was proposed and agreed to make no objection to the application.

10/02980/FUL Renewal of extant planning permission 05/00870/FUL for the erection of an extension to existing industrial building Seafire Works, Camp Road, Henstridge , Somerset BA8 0TN

RESOLVED: It was proposed and agreed to make no objection to the application.

6. Recent decisions of NDDC Planning Committee.

2/2010/0523/PLNG Erect a 2 storey extension (amendments to previously approved scheme 2/2009/0569. Pig & Whistle Cottage, Kings Mill Lane, Stalbridge, Dorset DT10 3SN. Mrs Burgoyne. Permission Granted

7. Appeals and matters of report from previous applications.

None

8. Councillors planning matters of report.

J Cowley – Unhappy with the Council's previous resolution to adopt the terms of reference for the planning advisory group which did not include knocking on neighbours doors to consult them on the applications.

J Wardell- Queried the approved colours in the conservation area. G Carr-Jones advised no rules on colours.

9. Date of the next meeting - The next Planning meeting will be held on Wednesday 8th September 2010. All items for inclusion on the agenda must be received by the Clerk by 9.00am on Tuesday 31st August 2010.

There being no further business the meeting closed at 7.40 pm

Date...08/09/10

Signed.....
Chairman