

# STALBRIDGE TOWN COUNCIL

Clerk: T Watson

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

Tel 01963 364276.

Email: [clerk@stalbridgetowncouncil.gov.uk](mailto:clerk@stalbridgetowncouncil.gov.uk)

**Approved minutes of Planning Meeting held at the above address on Wednesday 28<sup>th</sup> September 2011 commencing 7.00 p.m.**

**Present Councillors: G Carr-Jones (Chair), R Knapp, J Smith, J Cowley & K Garland**

T J Watson (Clerk)

## **In attendance**

There were 5 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 P Ashcroft, T Bishop, D Hine, C Moore, A Dike & W Batty-Smith.

#### **2. Declarations of interest.**

None.

#### **3. To approve the minutes of the meeting - held on 17<sup>th</sup> August 2011**

**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.**

- a. **2/2011/0982PLNG Erect single storey garden office. Old rectory, High Street, Stalbridge, Sturminster Newton Dorset DT10 2LL. Sturminster Newton. Sarsum Ltd.**

Members understood that the application was to create storage and office space for additional staff to be employed as a result of business expansion. Some members had concerns that the proposed structure was not in keeping with the current building and it was noted that it was well hidden within the boundary.

A proposal was made by K Garland to make no objection to the application. A counter proposal was made by J Cowley to object to the application. The proposals were taken in order and the 1<sup>st</sup> succeeded in voting.

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

- b. **2/2011/1012/PLNG Develop the land by erection of 1 no. dwelling (Outline Application with matters reserved). Land adjacent to 1 Westminster Buildings, Thornhill Rd, Stalbridge, Sturminster Newton, Dorset DT10 2PP. Mr C Grey.**

The letter from the applicant was read out. Two further letters had been received from neighbouring residents both objecting to the application, their content was summarised by the Clerk.

The following concerns were expressed by members of the public present:-

The viability of the proposed access (The loss of a tree wall and hedge)

The dwelling would damage the visual amenity and character within the conservation area.

The application is detrimental to privacy of neighbouring residents.

Concerns regarding surface water drainage and the effect on the existing properties.

Concerns regarding the adequacy of the turning space and if the drive is used by larger vehicles the vehicular access to the rear to the other properties in the row would be blocked.

The application may set a precedent for more development in the area

Disruption during construction.

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The Chairman asked members thoughts and comments and encouraged them to consider the current plans on their own merits. There was extensive debate and members were in agreement with the concerns raised by members of the public. It was also felt that the application was not in keeping with area.

**RESOLVED: It was proposed and agreed to object to the application on the following grounds:**

- The application is not in keeping with the local vernacular in the conservation area.
- The application is not in line with the coalition government's policy regarding the status of residential gardens.
- Members consider the application to be overdevelopment of the site
- The application is detrimental to the visual amenity of the neighbouring properties and has a negative effect in terms of privacy.
- It is not possible to create an adequate visibility splay for the potential volume of traffic.

Members request that should the officer be minded to approve the application that it is brought to the full Development and Control Committee.

**c. 1822/CA/SLW/11 Notification of intent to carry out works to tree within the conservation area. 8 Westminster cottages. Mr G Paul.**

Members understood that the tree required attention.

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

**5. Recent decisions of NDDC Development Control Committee.**

2/2011/0799/PLNG Install 3 no. aluminium louvres. Telephone exchange, Station Road, Stalbridge, Sturminster Newton Dorset DT10 2RH. British telecom. Permission granted

2/2011/0822/PLNG Erect commercial units & form 7 No. parking spaces (demolish Existing barn). Gibbs Marsh Farm, Sturminster Newton Dorset DT10 2RU. Mr P Weeks.

Permission granted

**6. Appeals and matters of report from previous applications.**

None.

**7. Planning matters of report.**

K Garland expressed concern that she had attended the site visit on her own and that there had been no communication between the planning advisory group. There seemed to some confusion between members on the site visit arrangements.

J Cowley asked why previous plans and NDDC decisions were made available to members if they were not to form part of the consideration of a new application. The Clerk advised that they were made available at his request (PM 10/11/2010)

**8. Date of the next meeting - The next Planning meeting will be held on Wednesday 12<sup>th</sup> October 2011. All items for inclusion on the agenda must be received by the Clerk by 9.00am on Tuesday 4<sup>th</sup> October 2011.**

There being no further business the meeting closed at 7.35pm

Date...12/10/11

Signed.....  
Chairman

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