

STALBRIDGE TOWN COUNCIL

Clerk: T Watson
TheHub@Stalbridge,
Station Road, Stalbridge, Sturminster Newton, Dorset, DT10 2RG.
Tel 01963 364276.
Email: clerk@stalbridgetowncouncil.gov.uk

Approved minutes of Planning Meeting held at the above address on Wednesday 5th July 2017 commencing 7.00 p.m.

Present Councillors: G Carr-Jones (Chair), P Brember, J Cowley, K Garland, R Knapp, B Newton, B Penfold, & J Wardell.

T Watson (Clerk)

In attendance

There were 21 members of the public in attendance.

1. To receive apologies.

Apologies had been received in advance of the meeting from T Bishop, C Moore & D Hine.

2. Declarations of interest.

None.

3. To approve the minutes of the meeting - held on 21st June 2017.

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

4. To receive the interim report on the Potential Housing Development in Stalbridge Survey

The consultation on the potential housing development in Stalbridge had been held over a six week period from 22 May to 3rd July. There was 15.77% of the electoral role number response to the survey, mainly from the over 50 age group and the largest view was no development. A final report on the results of the survey will be published on the Town Council website and displayed at the Hub. Members were divided in their opinion on the response numbers and were disappointed at the lack of contribution from the 19-50 age bracket. Members were advised that there is a national need for housing and that North Dorset may not be able to meet its housing allocation number, due to a potential reduction in development in Gillingham. In this circumstance, at appeal some or all of the sites may have permission granted even though they are outside the current development boundary. J Cowley stated that the main A357 was not adequate in width to accommodate additional traffic. Comments were received from members of the public with regard to the inadequacy of infrastructure to support major development and the potential to use revenue from development to improve services.

5. To consider the following planning applications

- a) **2/2017/0741/OUT** – Develop the land by the erection of up to 120 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from Lower Road (outline application to determine access) – Land North of Lower Road, Stalbridge, Dorset (Gladman Developments)

The Chairman read out the Officer's advice on the application. A site visit had been carried out and members attending had concerns with regard to the access onto a narrow lane, adjacent to a high hedge and close to a narrow bridge. It was understood that the application was outside the current development boundary and members were divided in their opinion on the density of the proposal.

RESOLVED: Proposed and agreed to object to the application for the following reasons:

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- The proposed site is situated beyond the existing established settlement boundary, in open countryside and would therefore be in conflict with the District Council's spatial strategy to development contained within the Local Plan policy 2. This seeks to direct development to the existing settlement boundaries of Stalbridge.
 - The proposed development would be a substantial increase over and above the existing population of Stalbridge and would result in extensive development that far exceeds all development seen in Stalbridge over the last 20 years. Such a large addition, in conflict with the District Council's adopted spatial approach to development, would be resisted as it is inherently contrary to the policy and threatens a significant encroachment into the countryside and is harmful to the rural character of the edge of Stalbridge.
 - The eastern parcel of land has a rural country side character and the proposed development would result in a significant and detrimental change.
 - The proposed creation of an access onto Lower Road means that a substantial amount of native hedgerow would need to be removed to accommodate the visibility splays. This will impact on the rural character of Lower Road as you approach and leave Stalbridge. Access and egress of traffic from Lower Road on to the main A357 is not good and any extra traffic movements are unsustainable
- b) **2/2017/0850/HOUSE** - Erect first floor side extension and single storey rear extension (demolish conservatory) - 30 Jarvis Way, Stalbridge, DT10 2NR (Mr M Bartlett)

It was understood that an application had been considered in December 2016 for an extension to this property. The plans had been amended to increase the number of bedrooms and alter the roof ridge height, hence a new application had been submitted. Some members had concerns regarding overdevelopment of the site, whilst it was appreciated that many houses in the vicinity have already extended in a similar manner to provide larger family accommodation.

RESOLVED: Proposed and agreed to support the application subject to the Planning Officer being satisfied the application will not impinge on the neighbouring properties.

- c) **2/2017/1000/LBC** - Remove and replace damaged render to front and side front elevation and carry out associated external alterations - 6 Anglesea Cottages, Ring Street, Stalbridge, Sturminster Newton, Dorset, DT10 2NE (Mr J Farrant)

Members felt it was appropriate to defer to the conservation officer.

RESOLVED: Proposed and agreed to have no objection to the application subject to the Conservation Officer having no objection.

6. Recent decisions of NDDC Development Management Committee.

2/2016/1748/OUT - Develop land by erection of 1 No. dwelling, form vehicular access (outline application to determine access and layout) - Land adjacent Grove House, Park Grove, Stalbridge, DT10 2RA (Mrs P Harris) Permission Granted

2/2017/0511/LBC - Demolish existing single storey lean-to. Remove 1950's surround, open up and install Oak beam. Re-open fireplace in previous shop area and carry out associated internal and external alterations (regularisation of works) - Wayside, High Street, Stalbridge, DT10 2LL (Mr & Mrs Jeneson) Permission Granted

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7. Appeals and matters of report from previous applications

None.

8. Planning matters of report.

2/2017/0683/AGDWPA – Change of use and conversion of agricultural building into 1 No dwelling (Class C3) – Wardshill Farm, Landshire Lane, Hestridge, Dorset BA8 0SD

Refuse Prior Approval

9. Date of the next meeting – The next Planning meeting will be held on **19th** July 2017. All items for inclusion on the agenda must be received by the Clerk by 9.00am on Tuesday 27th June 2017.

There being no further business the meeting closed at 8.03 pm.

Date: 19th July 2017

Signed