

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 9th January 2019 commencing 7.00 p.m.

Present Councillors: G Carr-Jones (Chair), T Bishop, P Brember, J Cowley, R Knapp, R Lovell, B Penfold & J Wardell

T Watson (Clerk)

In attendance

There were 6 members of the public in attendance.

1. To receive apologies

Apologies had been received in advance of the meeting from B Newton, K Garland & C Moore

2. Declarations of interest

None.

3. To approve the minutes of the meeting - held on 21st November 2018

RESOLVED: The minutes of the meeting having previously been circulated to Councillors were approved and signed by the Chairman.

4. To consider the following planning applications

a) 2/2018/1709/HOUSE Erect 1 No. single storey extension. Garden Cottage Stalbridge Weston Village Road Stalbridge Weston Dorset DT10 2LA. Mr & Mrs P Knott.

It was noted that the ground floor extension was at the front of the dwelling was to create an accessible bedroom and ensuite bathroom. Whilst there was some concern that this may be overdevelopment of the site it was agreed that it did not appear to overlook neighbouring properties.

RESOLVED: It was proposed and agreed that Stalbridge Town Council sees no valid planning reasons to object to the application.

5. Report on recommendations made by POSAG under delegated powers

2/2018/1691/HOUSE. Install 2 No. dormer windows to front and rear elevations. 19 Park Road Stalbridge DT10 2RB

It appears that this is the only dwelling in this cul-de-sac that will have two dormer windows front and rear, but providing that these do not directly overlook neighbouring properties, then we have no objection.

2/2018/1586/LBC Removal of Skittle Alley and installation of Kitchen and Restaurant on the ground floor. On the first floor replace restaurant with additional letting rooms including the removal of the waiters lift. Carry out all internal alterations in association with this. Stalbridge Arms Hotel Ring Street Stalbridge DT10 2NF

It is disappointing to note that this is a retrospective application, and that there is incorrect information in the Planning Application. In particular, in answer to Question 4, 'Description of Proposed Works' Has the development or work started without planning permission? Has been answered 'No' when this is patently not so, as can be seen from the photographs, and the fact that the opening night was 23rd November (from website :

We've been working hard on the project to renovate the building since we purchased it earlier this year and, as some of you may remember, it was in a pretty sorry state! Next year we will be

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concentrating on the outside area and the renovation of the first floor, which will provide rooms to stay overnight or a weekend, but for now we have focused on getting the bar and restaurant up and running so you can once again go out for a meal in Stalbridge! (Yes, it sounds great to us too!). As well as the new, bright and airy dining room we have created a more private dining area in the old skittle alley. This will be perfect for large family occasions, society and club dinners, weddings and birthdays. Gone are the dark, gloomy walls and carpets and drab dark tables. Your New Stalbridge Arms is light and modern, whilst respecting the heritage of the old building.

That having been said, provided that the Conservation Officer and Historic England are satisfied with the plans, then we will not raise any objection. We look forward to being consulted on the application for the next stage, in advance of any work being commenced.

6. Recent decisions of NDDC Development Management Committee

2/2018/1450/OUT	Develop land by the erection of 1 No. dwelling (outline application with all matters reserved). Land East Of Wheatsheaf Cottage Stalbridge Weston Village Road Stalbridge Weston Dorset	Refused
2/2018/1366/FUL	Erect 6 No. dwellings and conversion of ancillary barns to form a further 10 No. dwellings, a total of 16 No. residential dwellings. 1 Grays Farm Shipney Lane Stalbridge DT10 2RJ	Refused
2/2018/1102/LBC	Remove and replace existing window and carry out associated internal and external alterations. Wayside High Street Stalbridge DT10 2LL	Approved
2/2018/0890/HOUSE	Erect first floor extension to existing dwelling. 26 Jarvis Way Stalbridge DT10 2NW	Approved

7. Appeals and matters of report from previous applications

None.

8. Planning matters of report

A query was raised with regard to the Town council not being consulted on a AGDWPA application at Gibbs Marsh. The Clerk advised that she had previously queried this and had received the following reply: Parishes and neighbours and other bodies are not consulted on this type of application as it is classed as a prior approval. Which means the officer would determine as to whether this would need full planning permission or not.

It was noted that the dwelling adjacent to the Old Forge on Barrow Hill ref applications 2/2017/0918/FUL & 2/2017/0919/LBC was being advertised as a separate let from the main dwelling. This appeared to be in contravention of condition 3 which states that the development hereby approved shall only be used as ancillary annex accommodation in connection with the use of the main property as a single private dwelling house. It was agreed to make a planning enforcement report.

9. Date of the next meeting – The next Planning meeting will be held on Wednesday 23rd January 2019. All items for inclusion on the agenda must be received by the Clerk by 9.00am on Tuesday 15th January 2019.

There being no further business the meeting closed at 7.11pm

Date: 13 March 2019

Signed:

Chairman