

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 11th January 2017 commencing 7.00 p.m.

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

T Watson (Clerk)

In attendance

There were 2 members of the public in attendance.

W Batty-Smith (North Dorset Dist. Cllr.) was present

1. To receive apologies.

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

2. Declarations of interest.

None.

3. To approve the minutes of the meeting - held on 14th December 2017.

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

4. To write to the Planning Office and request confirmation of the permitted use of the units at Spire Hill Farm. J Wardell

J Wardell explained that the issue had come to light as a result of her investigations regarding local change of use of business / retail units in her efforts to assist the applicants at Wayside. She had looked at other High Street and out of town sites and it appeared that the use of the units was permitted for B1 & B8 uses, which may not be in accordance with the current use of some of the units. Members were keen to support farm diversification but were mindful of treating all business / retail units in and out of town on an equal basis.

RESOLVED: There was general agreement that in the first instance W Batty-Smith would make an informal inquiry with the Planning Office.

5. For the Town Council to express further support for planning application 2/2016/1418/FUL at Wayside and if the officer is minded to refuse, then request the application goes before the development Management Committee.

J Wardell

WITHDRAWN: In the light of developments since the issue of the agenda.

6. To consider the following planning applications.

- a) 2/2016/1851/HOUSE - Erect replacement retaining wall. 8 Lower Road Stalbridge DT10 2NJ. Mr J Rowland.

As the planning online system was down a google earth image was viewed and an informal walk by site visit had been carried out. It was understood the application was to facilitate ease of maintenance.

RESOLVED: Proposed and agreed to make no objection to the application and should the Officer be mindful to make a recommendation contrary to this, members request that the application goes before the Development Management Committee.

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G Carr-Jones suggested that any future TC planning consultation responses should include the wording *'should the Officer be mindful to make a recommendation contrary to this, members request that the application goes before the Development Management Committee.'* Members agreed with this.

7. Recent decisions of NDDC Development Management Committee.

2/2016/1347/HOUSE Erect picket fence on top of existing wall and 6 ft gate at entrance to garden (retrospective). 3 Church Hill Stalbridge DT10 2LT. Approved

2/2016/1507/STAUND Increase electricity supply by adding third central wire on overhead line. Thornhill Park Cooks Lane Stalbridge Dorset No objection

2/2016/1549/HOUSE Erect 1.83 m high fence. 17 Blackmore Road Stalbridge DT10 2NT Approved

2/2016/1586/FUL Change of use and conversion of ground floor from public house into 3 No. flats. Crown Inn High Street Stalbridge Dorset. Approved

2/2016/1641/ADV Erect 1 No. fascia sign, height 0.78 x width 1.75 x depth 0.10 m. Stalbridge Dental Practice Station Road Stalbridge DT10 2RG Approved

2/2016/1803/CATREE T1 - Willow - Reduce by approx 4m all over to next pruning point past previous points, to keep tree compact as large basal/stem cavity. T2 - Conifer - Fell. Little Under Grove Lane Stalbridge Dorset DT10 2RD Approved

2/2016/1481/FUL Erect replacement building to house pigs. Ryalls Farm Access To Ryalls Farm Stalbridge Dorset DT10 2SL Approved

8. Appeals and matters of report from previous applications.

None.

9. Planning matters of report.

J Wardell queried a response to the TC's query to NDDC enforcement regarding the removal of the hedge at 2 Wessex Rd. A response had been received that having checked the planning history for the site they can find nothing that requires the retention of the hedge. Permission for a replacement side extension was granted which does not require the hedges retention either. Therefore the removal does not appear to be a breach of any legislation. The Clerk was instructed to reply and advise that on the application the box that questions the removal of any hedges or trees was ticked NO and it appears now that a wall is being constructed.

J Cowley queried why the PAOSAG group were not consulting neighbours when they carried out site visits. The Clerk advised that this is not included in the terms of reference for the group.

10. Date of the next meeting – The next Planning meeting will be held on 25th January 2017. All items for inclusion on the agenda must be received by the Clerk by 9.00am on Tuesday 17th January 2017.

There being no further business the meeting closed at 7.20 p.m.

Date: 25 January 2017

Signed