

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 18th October 2017 commencing 7.00 p.m.

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

T Watson (Clerk)

In attendance

There were 20 members of the public in attendance.

1. To receive apologies.

Apologies had been received in advance of the meeting from T Bishop, J Wardell, D Hine & B Penfold.

2. Declarations of interest.

None.

3. To approve the minutes of the meetings - held on 23rd August 2017 & 20 September 2017.

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

4. To consider the following planning applications

- a) **2/2017/1095/OUT** - Outline planning application for access (with all other matters reserved) for up to 60 no. dwellings, dedicated open space and associated works with vehicular access from Thornhill Road - Land At E 373794 N 117227, Thornhill Road, Stalbridge, Dorset.

The Chairman explained that this consultation was solely regarding the access.

The meeting was adjourned for a period of public comment during which the following concerns were raised. The speed of the traffic on the A357 in relation to the vehicular access and its' location in relation to Waterlake, which may accommodate extra traffic should the Barrow Hill application be granted. It was felt that both the potential vehicle movements and the speed data quoted in the transport plan were not realistic. The shared vehicle and pedestrian access to Lower Rd was considered to be too narrow and dangerous.

The meeting was re-convened and it was noted that there has been an amendment to the proposed location of the pedestrian access to Lower Rd. Members in the main concurred with the issues raised and considered what highway measures may be taken to slow the traffic on the A357. There appeared to be no solution to the narrow shared vehicle and pedestrian access to Lower Rd although improved visibility on to and a crossing point at Lower Rd were considered.

RESOLVED: Proposed and agreed not to support the application on the following grounds:

The proposed vehicular access point is considered to be unsuitable for the following reasons:

- **The volume of traffic on the A357 at Thornhill**
- **The speed of the traffic at this point on the A357**
- **The lack of visibility**
- **The close proximity to the 30 mph Town gateway**

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The proposed pedestrian access is unsuitable for the following reasons:

- The lack of visibility onto Lower Road
- The proposed shared vehicle and pedestrian access is too narrow and dangerous.

5. Report on recommendations made by POSAG under delegated powers

2/2017/1330/VARIA - Variation of Condition No. 2 of Application Reference Number: 2/2017/0027/FUL (Conversion and change of use from Financial & Professional Services (Class A2) to 1 No. dwelling (Class C3) Reason: to relocate kitchen to create addition study/bedroom area. Replace approved drawing no. NWB-HB-PS-02 with NWB-HB-PS-02 rev A - The Banking Hall, High Street, Stalbridge, Dorset, DT10 2LH. (Mr J Eldridge)

POSAG RECOMMENDATION: We note that a kitchen area is proposed to be included in the living room area, and additional internal walls erected to separate the study/bedroom from the living area and a new cupboard/store. We also note that building regulations state that "if a bathroom or kitchen is to be provided in a room where there wasn't one before, building regulations approval is likely to be required to ensure that the room will have adequate ventilation and drainage, and meet requirements in respect of structural stability, electrical and fire safety." The proposed changes increase the potential number of occupants of the flat (study/bedroom), whilst reducing the kitchen and dining area, and we would therefore request that adequate measures are taken to ensure that the proposed changes meet the requirements.

2/2017/1551/HOUSE – Erect single storey lean-to extension (demolish existing conservatory) – 17 Meadow Close, Stalbridge, DT10 2NZ (Mr S Morgan)

POSAG RECOMMENDATION: Providing the proposed extension does not have any windows overlooking neighbouring properties, nor have any features not in keeping with existing materials, we have no objection to the proposed development.

6. Recent decisions of NDDC Development Management Committee

2/2017/1368/HEDGE - H1 - Hedge - Wessex Water are proposing to replace an existing 9" AC water supply main on the western edge of the village of Stalbridge in Dorset. The works will be completed using exclusively traditional open cut methodologies and covers approximately 400m in length. The route of this new main will pass through a field boundary and will require 6m of hedgerow to be removed. On completion of the works the hedgerow will be reinstated, as per STD/836 using a mix of species to match the surrounding hedgerows – Land adjacent to Barrow Hill Cottage, Barrow Hill, Stalbridge, Dorset (Wessex Water) **No objection**

2/2017/1116/LBC – Affix warning signage, anti-climb frames to the gas pipe secured to the bridge and gas marker posts at either end of the pipe – Bagber Bridge, Lower road to Bagber Bridge, Stalbridge, Dorset (Southern Gas networks Plc) **Permission Granted**

2/2017/1191/AGDWPA - Change of use and conversion of agricultural building into 1 No. dwelling (Class C3) - Farm Building Adjoining, Priors Down Farm, West Mill Lane To Station Road - Lane, Stalbridge, Dorset, DT10 2RS (Mr A Messenger) **Approved**

2/2017/0918/FUL & 2/2017/0919/LBC - Convert by making internal and external alterations to the Old Forge building to provide ancillary accommodation to The Old Forge Cottage. Repave and extend existing turning and parking area and erect fence with gate. Carry out alterations to existing garage – Old Forge Cottage, Barrow Hill, Stalbridge, DT10 2QX **Permission Granted**

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7. Appeals and matters of report from previous applications

An email had been received from Planning Officer responding to comments from the POSAG ref. 2/2017/1221/VARIA reference the Bin Store at Land Adjacent Williams Nursery, Station Road, Stalbridge, Dorset, DT10 2RQ

8. Planning matters of report.

Letter received from Mr S Cox re proposed planning application at Barrow Hill 2/2017/1094/OUT.

9. Date of the next meeting – The next Planning meeting will be held on Wednesday 8th November 2017. All items for inclusion on the agenda must be received by the Clerk by 9.00am on Tuesday 31st October 2017.

There being no further business the meeting closed at 8.12 pm.

8th November 2017

Signed