

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 20th September 2017 commencing 7.00 p.m.

Present Councillors: K Garland (Chair), P Brember, J Cowley, D Hine, C Moore, B Newton & J Wardell.

T Watson (Clerk)

In attendance

There were 5 members of the public in attendance.

1. To receive apologies.

Apologies had been received in advance of the meeting from G Carr-Jones, R Knapp, B Penfold & T Bishop.

2. Declarations of interest.

None.

3. To approve the minutes of the meeting - held on 23rd August 2017.

DEFERRED:

4. To consider the following planning applications

- a) **2/2017/1288/FUL** - Erect detached dwelling and form new vehicular and pedestrian access. Erect replacement garage (demolish existing garage). Old Coach House Barrow Hill Stalbridge DT10 2QU (Mrs K Gillies)

There had been an informal walk by in lieu of a site visit. It was noted that the application was in the conservation area and that there was no footpath on that side of the road. It was felt that the proposed roadside boundary hedge may compromise the visibility splay. The proposed materials of red brick differed from the pre-application advice of natural stone in keeping with the adjacent coach house. Neighbour concerns of overlooking were noted.

RESOLVED: Proposed and agreed to make no objection to the application but to draw to the officer's attention the following points:

- The conflict in specified materials between the pre-application advice and the application made brick v natural stone.
- The viability of the proposed visibility splay given that a roadside boundary hedge is also proposed to be planted.
- The position and orientation of the proposed dwelling on the site in relation to the neighbouring properties to the east causing overlooking.

C Moore arrived at the meeting and stated that he had no declarations.

5. Report on recommendations made by POSAG under delegated powers

- a) **2/2017/116/LBC** – Affix warning signage, anti-climb frames to the gas pipe secure 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)

POSAG RECOMMENDATION: We note that the HSE require a preventative approach to measures to safeguard the public choosing to climb onto Gas pipes; therefore providing the above works are carried out to the satisfaction of the Conservation Officer, we have no objection to the proposal.

- b) **2/2017/1221/VARIA** – Variation of condition No 2 to incorporate bin store into residential use for unit 1 and provide enclosed bin area adjacent to the original bins

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store building – Land adjacent Williams Nursery Station road, Stalbridge, DR190 2RQ
(Blue Valley Developments Ltd).

POSAG RECOMMENDATION: We suggest that the wording on the application is misleading, in that it implies that there will be an additional bin area. However, examination of drawing W05C (to which the variation refers) indicates that it is the materials of the bin store that the variation is intended to change. If that is correct, then we have no objection to the replacement of metal railings with natural stone wall, as described in Drawing W05C.

6. Recent decisions of NDDC Development Management Committee

2/2017/6272/TP TREE -T1 - Silver Birch – Fell, T2 - Ash - Remove large branch over garden and reduce branch behind near to existing elbow. Crown canopy over adjoining property (NE) removing secondary and tertiary laterals up to 3m – Highfield House, Church Hill, Stalbridge, Dorset DT10 2LS (Mr Cockle) **Permission Granted**

7. Appeals and matters of report from previous applications

None.

8. To receive a request from NDDC planning Office for suggestions for public contributions to be provided in relation to Housing applications for Gladman, Pegasus and Savills in Stalbridge and give further instruction.

The following suggestions were made:

Teenagers play i.e. Muga/skate-park

Improvements to Sports Pavilion and Playing Fields sport facilities

Upgrading play equipment

Stiles to Kissing Gates & signage where footpath cross roads

The trail-way

Footpaths i.e. A357 to Wood Lane & on the south of Station Rd at the bottom

Stalbridge Hall improvements

Provision and promotion of community transport

The school & improved safe walking routes to the school

9. Planning matters of report.

J Wardell - Update on the Developer Working Party meeting she had attended. Advised that POSAG members' e-mails to NDDC Planning Office were not prioritised as they did not have .gov email addresses. (Clerk agreed to investigate a DAPTC.gov address for the POSAG group.)

P Brember - Pleased with the quality and appearance of the new frontage at Wayside.

J Cowley- Personal letter to the Chief Executive had been re-directed incorrectly.

10. **Date of the next meeting – The next Planning meeting will be held on 4th October 2017.** All items for inclusion on the agenda must be received by the Clerk by 9.00am on Tuesday 26th September 2017

There being no further business the meeting closed at 7.36 pm.

18th October 2017

Signed