

# 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 22<sup>nd</sup> February 2017 commencing 7.00 p.m.**

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

T Watson (Clerk)

## **In attendance**

There were 3 members of the public in attendance.

### **1. To receive apologies.**

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

### **2. Declarations of interest.**

R Knapp advised that there was an objection comment on the NDDC web site which noted his address. However he stated that he had no declaration to make.

### **3. To approve the minutes of the meeting - held on 8<sup>th</sup> February 2017.**

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

### **4. To consider the following planning applications.**

- a) **2/2017/00111/FUL** – Change of use and conversion of commercial buildings and agricultural land to form 8 No. dwellings, including raising roof height of building in south east corner, erection of extensions, refuse and cycle store, and the installation of dormer windows and rooflights. Form parking spaces. (Demolish single storey extensions) - Stalbridge Barns, Former C C Moore And Co Site, Church Hill, Stalbridge, Dorset, DT10 2RL (Village Green PLC)

Martin Hawthorn presented the application and it was noted whilst the issue of car parking on the courtyard behind unit 8 had been addressed the residents of the neighbouring property still had concerns that parking may occur in this area in the future. An extensive site visit had been carried out and the proposal was considered to be sympathetic, in-keeping and pleasing. It was noted to serve the 8 units there are 18 car parking spaces, motorcycle parking and bike storage on the site. It was noted that there are no highways comments on the application as yet and a concern was expressed regarding the safety of the highway access in terms of visibility. Mr Hawthorn stated that advice had been taken in on this issue based on the established previous use and the number of vehicle movements would be less. It was noted that the hard landscaping in the central courtyard area had been specified by the conservation officer. Neighbour concerns were expressed at the 4 windows and 3 velux in unit 8 and it was noted that in an effort to mitigate the overlooking issue there was planters and hedging proposed.

**RESOLVED:** Proposed and agreed that whilst members recognise that development of the site is likely to happen and are minded to support the application, they request that the Officer takes heed of the concerns expressed by residents of neighbouring properties and mitigates these where possible though any conditions that can be applied. i.e The removal of permitted development rights for parking in the courtyard at the rear of unit 8 . A condition that the proposed landscaping in front of unit 8 is completed prior to the dwelling. Members also request that the Highways Authorities attention is drawn to the entrance to the site.

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- b) **2/2017/0215/CATREE** - T1 - T13 - Various Trees - Fell as causing excessive shading. Replant with flowering Cherry or similar. T14 - Bay - Retain - no work required - Three Colts, Barrow Hill, Stalbridge, Dorset, DT10 2QX (Mrs Anne Harris)

It was noted that not all the trees proposing to be felled have been identified.

**RESOLVED:** Proposed and agreed to take the tree officer's recommendation based on identification of all of the trees and confirmation that it is appropriate for them all to be felled.

- c) **2/2017/0126/VARIA** – Variation of Condition No. 15 of Planning Permission No. 2/2015/0898/FUL to amend the expiry date of the planning permission from 25 years after the commencement of development to 25 years after the date of first generation (31 March 2017) - Land At E 371997 N 118399, Landshire Lane (West), Stalbridge Park, Stalbridge, Dorset (Stalbridge Solar Park Ltd).

**RESOLVED:** Proposed and agreed to make no objection to the application.

## 5. Recent decisions of NDDC Development Management Committee.

**2/2016/1851/HOUSE** – Erect replacement retaining wall – 8 Lower Road, Stalbridge DT10 2NJ (Mr J Rowland) **Permission Granted**

**2/2017/0106/CATREE** - T1 - Ash - Remove branch overhanging our garden (The Cottage) to enable more light, reduce by 3m to boundary line. T2 - Sycamore - Remove branches overhanging our garden (The Cottage) to enable more light, reduce lower branch by 2m and upper branch by 4m to boundary line (Mr & Mrs Horan) **Permission Granted**

## 6. Appeals and matters of report from previous applications.

None.

## 7. Planning matters of report.

The report from the enforcement officer reference the wall at 2 Wessex Rd was read out.

**8. Date of the next meeting – The next Planning meeting will be held on 8<sup>th</sup> March 2017.** All items for inclusion on the agenda must be received by the Clerk by 9.00am on Tuesday 28<sup>th</sup> February 2017.

There being no further business the meeting closed at 7.32pm.

Date: 8<sup>th</sup> March 2017

Signed .....