

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 23rd August 2017 commencing 7.00 p.m.

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

T Watson (Clerk)

In attendance

David Walsh (NDDC Planning Portfolio holder) & Stuart Caundle (NDDC Assistant Chief Executive) were present

There were 60 members of the public in attendance.

1. To receive apologies.

Apologies had been received in advance of the meeting from K Garland, D Hine & T Bishop

2. Declarations of interest.

None.

3. To approve the minutes of the meeting - held on 19th July 2017.

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

David Walsh gave a presentation on the provision of a 5 year housing supply in North Dorset.

4. To consider the following planning applications

- a) 2/2017/1094/OUT** - Outline planning application for access (with all other matters reserved) for up to 98 no. dwellings, dedicated open space and associated works with vehicular access from Barrow Hill - Land At E 373455 N 117436, Barrow Hill, Stalbridge, Dorset (Lightwood Strategic Ltd)

The meeting was adjourned for a period of public open forum prior to consideration of the application during which members took note. In Summary the majority of comments opposed the application and concerns were expressed regarding the inadequate infrastructure in Stalbridge to support the development, loss of valuable farming land, Barrow Hill being an unsuitable access point and in general the inability of the Highways infrastructure in Stalbridge to accommodate the extra traffic generated by the development. A new access road on the A357 south of Waterlake and a roundabout that would serve both the Thornhill and Barrow Hill sites was suggested.

It was noted that the application was outside the development boundary, and part of it inside the Conservation area, which some members felt if granted would set a precedent for further future development. The highways infrastructure in Stalbridge was considered to be inadequate to sustain the additional traffic movements resulting from the application, with particular regard to the proposed single access on to Barrow Hill and the adjacent junction onto the A357 at Post Office corner and the A357 High Street which is very narrow in places. In order for the application to be sustainable it was felt that the site should have the three access points suggested in the previous consultation. Members felt that the proposed pedestrian access had not been thought through as there was no provision of a footpath on the South side going down Barrow Hill to a route through Bakersfield which is a private road. The design and access statement was felt to be generic and inaccurate in sections 2.15 & 2.16 as there is limited public transport in Stalbridge. It was understood that the previous proposal of providing sports pitch

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facilities within the development was not viable as the area suggested was inadequate and would not be equal to the current site in Stalbridge. Members were keen to know how the development would assist the Town in achieving its aspirations of a skate / multi use games area and sports pavilion refurbishment and what financial provision would be made for the future maintenance of the green spaces within the site . It was considered that provision of local starter homes and shared ownership should be discussed with the TC under reserved matters.

Post meeting note: In relation to the use of Barrow Hill for access it is noted that there is outline permission granted for over 20 dwellings on land adjacent to Pond Walk which will be accessed from Barrow Hill.

A proposal was made not to support the application and to request that it is refused

The proposal failed in voting.

RESOLVED: Proposed and agreed to object to the application as it stands and request that it is re-submitted with the TC's concerns addressed as follows:

- Revision of vehicle of access, single access onto Barrow Hill is totally unsuitable.
- Re-consideration of safe and viable pedestrian access
- Provision of funding for Town Leisure amenities and contribution to future open space management

Members were very keen to see North Dorset and South Somerset planning authorities working together to look at the bigger picture of the multiple large applications and their effect on the A357 from the A30 South through Templecome, Henstridge and Stalbridge.

- b) **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 (Lightwood Strategic Ltd)

The meeting was adjourned for a period of public open forum prior to consideration of the application during which members took note. In Summary the majority of comments opposed the application and concerns were expressed regarding the safety of the access in relation to speeding traffic on the A357, the underestimation of the potential vehicle movements, the viability of the proposed footpath to Lower Road, the future maintenance of the proposed amenity areas and the SUDS and potential folding. A new access road on the A357 south of Waterlake and a roundabout that would serve both the Thornhill and Barrow Hill sites was suggested.

It was noted that the application was outside the development boundary, which some members were not happy to support. The design and access statement was felt to be generic and inaccurate in sections 2.13 & 2.15 as there is limited public transport in Stalbridge. Concerns were expressed at the generation of additional traffic flowing north on the A357 Stalbridge High Street which is very narrow in places. Members were divided in their opinions on the suitability of the access onto the A357. It was suggested that a well-designed access junction may facilitate slowing traffic on the A375 and the provision of traffic calming and extending the 30mph speed limit further to the south of the town was considered. Members welcomed the reduction from the previously proposed 89 dwellings and felt that the small site with the provision of 60 houses would not be obvious in the landscape. It was considered that provision of local starter homes and shared ownership should be discussed with the TC under reserved matters. Members were keen to have more clarity regarding the proposed pedestrian access from the east of the site, which is currently shown on privately owned land and to have detail on the future provision of

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funds for the maintenance of the proposed open spaces within the site. Concerns were raised with regard to the potential flooding that may be caused by the additional hard landscaping and from the SUDS to Bibbern Brook.

A proposal was made not to support the application and to request that it is refused

The proposal failed in voting.

RESOLVED: Proposed and agreed to object to the application in its present form and request further clarification and detail on the following issues:

- Methods with which surface water drainage will be dealt with to alleviate potential flooding.
- Provision of funds for Town Leisure amenities and contribution to future open space management.
- Further consideration given to the access in relation to the A357 in terms of speed reduction measures.
- Consideration of the viability of the proposed pedestrian access to the east of the site which is currently shown on private land.

Members were very keen to see North Dorset and South Somerset planning authorities working together to look at the bigger picture of the multiple large applications and their effect on the A357 from the A30 South through Templecome, Henstridge and Stalbridge.

RESOLVED: To suspend standing order 3.W in order for the meeting to commence past 2 hours in duration.

- c) **2/2017/1274/NLA** – Outline planning application for up to 130 dwellings with public open space, landscaping, sustainable drainage system (SUDS) and vehicular access point from Woodhayes Way – Land Os 5439, Part Townsend Green, Henstridge, Templecombe, Somerset, BA8 0RG (GR 372579/119373)

There was a period of public open forum prior to consideration of the application during which members took note. In Summary the majority of comments opposed the application and concerns were expressed regarding the unsuitability of the A357 to cope with the additional traffic.

It was unclear if the application was within the settlement boundary Members felt that the proposal was too big for the location and concerns were expressed regarding the position of the access which is in between 2 pinch points and the lack of infrastructure in Henstridge to support a development of this size. Further concerns were expressed at the increase in traffic movements and the adverse effect on the A357 through Stalbridge High Street which is very narrow in places.

RESOLVED: Proposed and agreed to thank SSDC for the consultation opportunity and to object to the application on the following grounds:

- Overdevelopment of the site
- Adverse impact on open countryside
- Adverse effect of the increase of traffic on the A357

Members were very keen to see North Dorset and South Somerset planning authorities working together to look at the bigger picture of the multiple large applications and their effect on the A357 from the A30 South through Templecome, Henstridge and Stalbridge.

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- d) **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 (Mr D Stubbings)

The applicant addressed the meeting and a letter on the planning file from the Royal British Legion was read out by the Clerk.

The application had been considered by Council before and it was understood that the only change was that the Old Forge building would be ancillary accommodation to the Old Forge Cottage. Whilst some members felt that none of their previous concerns had been addressed others felt that the application would be an improvement.

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

5. Recent decisions of NDDC Development Management Committee.

2/2017/1000/LBC – Remove and replace damaged render to front and side front elevation and carry out associated external alterations – 6 Anglesea Cottages, Ring Street, Stalbridge, Sturminster Newton, Dorset, DT10 2NE (Mr J Farrant) **Permission Granted**

2/2017/0850/HOUSE – Erect first floor side extension and single storey rear extension (demolish conservatory) – 30 Jarvis Way, Stalbridge, DT10 2NR (Mr M Bartlett) **Permission Granted**

2/2017/1143/CATREE – T1 – Cherry – fell as unwanted and plan to redesign garden – Home Court, Duck Lane, Stalbridge, Dorset, DT10 2LP **Permission Granted**

2/2017/1138/CATREE – T1 – Cypress – Fell – Candys, High Street, Stalbridge, DT10 2LH **Permission Granted**

2/2017/1144/CATREE – T1 – Purple Prunus – Reduce all over by 2m, back to previous reduction points – The Long House, Duck Lane, Stalbridge, Dorset, DT10 2LP **Permission Granted**

6. Appeals and matters of report from previous applications

2/2017/0958/DOC - Discharge of Condition No. 5 - Approved Mortar Mix; following grant of Listed Building Consent No. 2/2016/1056/LBC – 8 Anglesea Cottages, Ring Street, Stalbridge, Dorset, DT10 2NE (Mr P Hancock) **Fully discharged**

2/2017/0799/DOC - Discharge of Condition Nos. 1 - Commencement of Works; 2 - Approved Drawings; 3 - Sample Panel of Stone ; 4 – Brick Sample ; and 5 - Cross section of window: following grant of Planning permission 2/2016/1418/FUL – Wayside, High Street, Stalbridge, Dorset, DT10 2LL (Mrs D Jeneson) **Fully discharged**

2/2017/0791/DOC - Discharge of Condition Nos. 1 - Approved Drawings ; 2 - Commencement of Works ; 9 - Demolition by Hand ; 10 - Sample Panel of Stone; 11 - Brick Sample; 12 – New section of floor detail; and 13 - Cross section of window; following grant of Listed Building Consent No. 2/2016/1419/LBC (Mrs D Jeneson) **Fully discharged**

2/2017/0467/DOC - Discharge of Condition No. 3 - U14578 - HIW06 – Retaining Wall; following grant of Planning Permission No. 2/2016/1851/HOUSE. (Mr J Rowland) **Not discharged**

2/2017/0610/NMA - Non-material amendment to Planning Permission 2/2012/0834/PLNG to form enclosed front porches for Units 2, 3, 4, 5 and 6. Fit timber garage doors to Units 5 and 6– Williams Nursery, Station Road, Stalbridge, Dorset, DT10 2RQ (Blue Valley Developments Ltd)

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Permission Granted

2/2017/0607/DOC - Discharge of Condition Nos. 3 - Materials (Samples for approval), 5 - Landscape design proposals, 7 - Fencing & Boundary treatment, 8 - Landscape management plan, 9 - Floor levels, 10 - access crossing, 11 - Refuse and 12 – Foul & surface water drainage from Planning Permission 2/2012/0834/PLNG - Williams Nursery, Station Road, Stalbridge, Dorset, DT10 2RQ (Blue Valley Developments Ltd) **Fully discharged**

7. Planning matters of report.

ENF/2017/0618 – Alleged unauthorised fence and gates being erected within the curtilage of a listed building – 10 Anglesea Cottages, Ring Street, Stalbridge, Dorset, DT10 2NE – matter being investigated.

8. Date of the next meeting – The next Planning meeting will be held on 6th September 2017. All items for inclusion on the agenda must be received by the Clerk by 9.00am on Tuesday 29th August 2017.

There being no further business the meeting closed at 9.29 pm.

18th October 2017

Signed