

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 24th October 2018 commencing 7.00 p.m.

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

T Watson (Clerk)

In attendance

There were 2 members of the public in attendance.

1. To receive apologies

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

2. Declarations of interest

None.

3. To approve the minutes of the meeting - held on 12th September 2018

RESOLVED: The minutes of the meeting having previously been circulated to Councillors were approved and signed by the Chairman.

4. To consider the following planning applications

a) 2/2018/1366/FUL Erect 6 No. dwellings and conversion of ancillary barns to form a further 10 No. dwellings, a total of 16 No. residential dwellings. 1 Grays Farm Shipney Lane Stalbridge DT10 2RJ. Mr M Tite.

Members of the public present advised that traffic moves very fast on this part of Station Rd and the junction of Shipney Lane to Station Rd is on a blind bend and visibility to the west when turning out is severely impaired.

J Wardell gave a summary of the application. It was noted that the site is currently derelict and no pre application advice had been sought. J Wardell and P Brember had attended a site visit and had walked to the site from town along Station Rd and returned via the footpaths across the fields.

Members considered that the application was both inaccurate and misleading in its statement regarding the viability of pedestrian access to town, access to public transport and the extent of the service and the mention of the number of retail units a GP surgery in the town.

It was noted that the working arable farm is to remain on the site. A member was dismayed to see the loss of small farm buildings, another felt that the TC could not object as they had supported other applications outside the development boundary. Members questioned if some of the current buildings were suitable for conversion due to being small and single story and the viability of the sites distance to the town. Further comments were made in relation to the lack of amenity space, the high water table in the area and the provision of affordable housing.

RESOLVED: It was proposed and unanimously agreed not to support the application for the following reasons:

- The application is outside the development boundary and is contrary to the local plan which states that land outside the defined settlement boundaries is subject to countryside policies where development will be strictly controlled unless it is required to enable essential rural needs to be met.

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- The fact that The Council can no longer demonstrate a five-year housing land supply should not add weight in favour of this application as Stalbridge has recently had two large development applications approved, which make its contribution to achieving the five year supply numbers.
- Highways safety in terms of the junction of Shipney Lane as it is on a blind bend and has poor visibility to the West onto Station Rd, which has a national speed limit and is a designated HGV route.
- Pedestrian access from the town is not viable as the route via Station Rd is dangerous as there are no foot ways and very little grass verge on a road which has a national speed limit and is a designated HGV route. Further to this access via the footpaths across country are not viable for the less fit or pushchairs.
- The application is inaccurate and misleading in terms of the statement that the traffic movement from the 16 dwellings will not be an increase on the current traffic movements from Shipney Lane to Station Rd.
- The creation of what is effectively a small hamlet away from the town would bring no benefit to the town.
- The size and quality of some of the current buildings are inappropriate for conversion to dwellings.
- The application is inaccurate and misleading in its statement regarding retail, public transport and the availability of a GP surgery.

Should be officers recommendation be for approval members request that the application goes before the Development Management Committee.

5. Report on recommendations made by POSAG under delegated powers

2/2018/1102/LBC Remove and replace existing window and carry out associated internal and external alterations. Wayside High Street Stalbridge DT10 2LL. Mrs Jeneson.

POSAG RECOMMENDATION: Stalbridge TC has no objection to the proposed work to replace the window, as it would appear to be more in keeping with the period of the building.

2/2018/1248/LBC Infill of door and removal of 1 No. velux window (regularisation of works against listed building consent 2/2013/0793). Deacons Mill Poolestown Road Stalbridge Dorset DT10 2SQ. Mr Taggart

POSAG RECOMMENDATION: We cannot comment as the two drawings uploaded onto the website purporting to be 'Site Plan Rev A' and 'Proposed Ground Floor Rev B' are in fact the same. (the latter ' ref.509849)

6. Recent decisions of NDDC Development Management Committee

2/2018/1028/FUL Erect dry cow agricultural building. Hamwood Farm Hamwood Farm Lane Stalbridge DT10 2RT
Permission granted

7. Appeals and matters of report from previous applications

None.

8. Planning matters of report

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J Wardell gave a presentation on the recent Parish and town planning session she had attended. (Clerk had circulated the PowerPoint) It was noted that the TC had not been consulted on the street naming of the Williams development and it was understood that it was at the developers discretion to consult.

9. Date of the next meeting – The next Planning meeting will be held on Wednesday 14th November 2018. All items for inclusion on the agenda must be received by the Clerk by 9.00am on Tuesday 6th November 2018.

There being no further business the meeting closed at 7.51 pm

21st November 2018

Signed