

# STALBRIDGE TOWN COUNCIL

Clerk: T Watson  
TheHub@Stalbridge,  
Station Road, Stalbridge, Sturminster Newton, Dorset, DT10 2RG.  
Tel 01963 364276.

Email: clerk@stalbridgetowncouncil.gov.uk

Draft minutes of Planning Meeting held at the above address on Wednesday 22<sup>nd</sup> November 2017 commencing 7.00 p.m.

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

T Watson (Clerk)

**Absent Councillors:** B Penfold

## In attendance

There were 18 members of the public in attendance.

### 1. To receive apologies.

Apologies had been received in advance of the meeting from T Bishop & D Hine.

### 2. Declarations of interest.

G Carr-Jones declared a pecuniary interest in Item 5. 2/2017/1508/LBC as the applicant.

### 3. To approve the minutes of the meetings - held on 8<sup>th</sup> November 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) **2/2017/1674/HOUSE** – Erect single storey side extension – 6 Westminster Cottages, Thornhill Road, Stalbridge, DT10 2PH (Mr & Mrs M Brice)

Members of the POSAG had not been unavailable to carry out a site visit and an informal walk by had been done in lieu of this. Some members had concerns at the size of the footprint of the proposed extension in relation to the existing footprint and closeness of the extension to the boundary. It was noted that the proposed extension was in keeping with the existing dwelling and that several other properties in the row had similar extensions.

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

- b) **2/20171094/OUT (Amended)** - Outline planning application with details of access (all other matters reserved) for up to 98 no. dwellings, dedicated open space and associated works with vehicular access ~~**for up to 20 dwellings from Barrow Hill up to 30 dwellings accessed from Grosvenor Road and the remainder to be accessed from Waterlake**~~ - Land At E 373455 N 117436, Barrow Hill, Stalbridge, Dorset (Lightwood Strategic Ltd)

**2/2017/1094/OUT (Second Amendment)** – as above but italicised wording replaced with:-

~~....~~**from Barrow Hill (for up to 20 dwellings only), Grosvenor road (for up to 30 dwellings only) and from Waterlake (for up to 48 dwellings only)**

The Chairman explained that the consultation on the application was on access only and adjourned the meeting for public comment which was recorded as follows:

The proposed site is not very accessible and the proposal to section the site with barriers is impractical for emergency vehicle access. The practicality and accessibility of construction site

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traffic and ongoing HGV and emergency vehicle access was questioned on all the proposed access points.

None of the three access points to the proposed site were more suitable than the one that had been proposed at Thornhill, which the TC had not supported and were all totally unsuitable:

Barrow Hill: The proposed section of hedge to be removed is not adequate for visibility and it will bring additional traffic to Post Office Corner which is a very difficult junction onto the A357.

Grosvenor Rd: Has poor visibility onto the A357, is too narrow and its' width is further hampered by roadside parking. Vehicles parked close to the A357 junction often results in vehicles having to reverse back onto the A357. The traffic survey did not note this as the presence of the survey vehicle caused drivers to park further away from the junction. The pedestrian access is inadequate and unsafe as there is only a footpath on one side. The popular public footpath in open countryside will be lost.

Waterlake: Is close to the access to another proposed development at Thornhill. The junction is used by vehicles turning which causes a safety issue and traffic on the A357 is often traveling fast at this point.

The meeting was re-convened

It was felt that there is no possible way that the three access point will work as they are unsuitable and unsafe and that in order to be viable the proposal needs to go back to the drawing board and consider a new access road. It was suggested that if the proposal was to go ahead as presented there would need to be some measures taken to address roadside parking. Some members felt that the A357 is not suitable to take any more traffic. A question was raised as to how surface water run off onto existing roads be addressed. The location of the proposed access at Barrow Hill was considered to be too to access to Pond Walk. It was felt that pedestrian access has not been given enough consideration especially at Barrow Hill where there is no pavement at the bottom. It was pointed out that whilst The TC has previously resolved to accept some development the consideration of the practicality of the proposed access points is a totally separate matter.

**RESOLVED:** To express disappointment that the application has not come forward through the local planning process and it was proposed and agreed not to support the application for the following reasons:

- The application sits outside the settlement boundary and is within the conservation area
- All three access points as currently proposed are considered to be unsafe and inadequate.

## **5. Report on recommendations made by POSAG under delegated powers**

**2/2017/1508/LBC** - Remove damaged render, re-point stone work and carry out associated external alterations. 5 Anglesey Cottages, Ring Street, Stalbridge, DT10 2NE (Mr G Carr-Jones)

**POSAG RECOMMENDATION:** Providing the work proposed complies with the requirements of the Conservation Officer, then we have no objection to the application.

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## 6. Recent decisions of NDDC Development Management Committee

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

**2/2017/1815/STAUND** - Open cut approximately 260 metres of highway verge and private field and reconnect to existing 3" AC main. | Land At Manor Farm Manor Farm To Pile Lane - Lane Stalbridge Weston Dorset **Permitted Development**

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

None.

## 8. Planning matters of report.

**2/2017/1815/STAUND** - Open cut approximately 260 metres of highway verge and private field and reconnect to existing 3" AC main. Land At Manor Farm Manor Farm To Pile Lane - Lane Stalbridge Weston Dorset **Permitted Development**

The North Dorset Local Plan Review – Issues & Options Consultation will take place in Stalbridge on Tuesday 12 December 1.30 – 7 pm.

**9. Date of the next meeting – The next Planning meeting will be held on Wednesday 13<sup>th</sup> December 2017.** All items for inclusion on the agenda must be received by the Clerk by 9.00am on Tuesday 5<sup>th</sup> December 2017.

There being no further business the meeting closed at 7.45pm.