



# Stalbridge Town Council Meetings

## Town Council Meeting Minutes

Draft minutes of a meeting of the Town Council Meeting held on Wednesday 12<sup>th</sup> April 2023. (Held at The Hub Commencing at 7 p.m.)

### Councillors present at the meeting:

K Garland (Chair), D Andrews, H Hatcher, B Penfold, N Penny, M Robinson & V Zarucki

### Clerk for the meeting:

T Watson (Clerk)

N Eastgate (Assistant Clerk)

G Carr-Jones (Dorset Councillor) & R de Ferry Foster were present

There were 8 members of the public present.

### Open Forum:

R Thompson – Stated that the allotment representatives report on the boundary tree issue was inaccurate. Requested an update on the section 106 funds spent in the Town.

R Lovell – Queried the backup position if the Station Rd North Gladman proposal is granted. Need for a bypass.

C Rose – update on the pump track remedial works total cost £2,500 inc VAT.

### 1. To receive apologies

P Hancock

### 2. To receive declarations of interest and requests for dispensations (Please notify the Town Clerk prior to the meeting)

K Garland: Pecuniary item 14a. in relation to IK Services.

H Hatcher: Pecuniary item 14a. in relation to Stalbridge Building Supplies.

### 3. To approve the minutes of the meeting held on 15<sup>th</sup> March 2023

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

### 4. Town Clerks report & Correspondence

#### Clerks Report

Vandalism – Reporting to 101 smashed glass in the play areas after every weekend. In addition, over the Easter weekend the cricket nets at the playing fields were vandalised and the fence at trees at Jarvis Field play area were vandalised. Reported to 101

Highways cones on Church Hill – Asked DC Highways for assistance in replacing damaged cones on behalf of residents.

Playing fields fence – In conjunction with the playing fields management committees (PFMC) application for section 106 funding for replacement boundary fencing they have been asked to provide assurance as the ongoing maintenance and eventual replacement of the fencing. As the Town Council is the lessee this needs to be a budget item and I have advised the PFMC so that they can update Dorset Council.

Annual Play inspection reports have been received at first glance the mat has been removed from the tree adjacent to the pump track and needs to be replaced. Full schedule or remedial works provided in due course.

Annual Town meeting will be held at the Stalbridge Hall on Wednesday 10<sup>th</sup> May at 7pm

### Correspondence

D Sidwick (police & crime commissioner) re ASB in the Town & stakeholder letter

#### **5. To receive Town Councillors written reports.**

K Garland advised the Southwest Connect have agreed to re-open the Youth Club in Stalbridge.

#### **6. To receive the Dorset Councillors report.**

Written report received.

#### **7. For the Town Council to engage with the ward member in the ‘Enough Is Enough’ campaign in relation to further housing development in the Town. K Garland**

K Garland had provided a proposal paper and asked G Carr-Jones to address the meeting. After introducing R de Ferry Foster who has agreed to help with the project, he asked members if they agreed that the cumulative effect of all the other developments with the Gladman proposal added creates a tipping point for the Town.

**RESOLVED: Unanimously that the Town Council will engage with the ward member in the ‘Enough Is Enough’ campaign in relation to further housing development in the Town.**

#### **8. Town Future Vision Project:**

##### **a. To receive a report from the working group.**

H Hatcher gave an update on the second meeting of the group which included working on updating members roles and responsibilities.

#### **9. Planning.**

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

**[P/FUL/2023/01622](#)      Erection of a new commercial building (uses B8 and E). Unit 1 Gibbs Marsh Trading Estate Stalbridge DT10 2RY. Crochail Forest Ltd**

**RESOLVED: To support subject to an arboricultural survey**

**P/RES/2022/06181** Erect 114 No. dwellings and a commercial building providing 2,000 square metres of employment space, carry out works to form associated infrastructure and public open space. (Reserved matters application to determine appearance, landscaping, layout and scale, following the grant of Outline Planning Permission No. APP/D1265/W/20/3265743 (LPA Ref. 2/2020/0406/OUT); and the discharge of Condition Nos. 5 (Highway Layout), 6 (Cycle Parking), 11 (Residential Travel Plan), 12 (Commercial Travel Plan), 15 (Ecological Enhancement) and 23 (Electric Vehicle Charing Scheme) of Outline Planning Permission APP/D1265/W/20/3265743. Land South Of The Paddocks Lower Road Stalbridge Dorset. Mrs Harriet Lobacz.

**RESOLVED: Members are not planning experts and seek to be assured that their initial comments listed below have been addressed by the applicant or if not the applicant has explained why they have not been addressed.**

- In place of affordable housing would prefer a commuted sum so that affordable housing can be built in places where there is a demonstrated need, as Stalbridge has a more than adequate supply on the sites under construction.
- Reduction in the number of 4 bed houses.
- Substantial percentage of the construction material is local stone.
- Disappointed to see gas boiler heating method
- Dorset Council to adopt roads - To enforce road parking restrictions
- A reduction in the speed limit on Lower Rd is required
- Safe crossing points on Lower Rd and the bottom of Station Road/Jarvis Way junction are required – due to increased number of school children crossing at both these points
- Safer Coach drop-off point for school transport serving increased number of students from 3 new developments in the immediate area is required. Could consideration be given to providing such a stop for the pick-up and drop-off of children attending schools in neighbouring towns. As a collective group, we suggested that the safety of children and motorists would be compromised if these large vehicles cannot get off the B class road to complete this function. If a recessed stop is not provided then clear lines of sight and safety distances to other moving vehicles for any person crossing the road will be non-existent. Congestion will also occur, especially as greater volumes of vehicles passing the proposed site entrance have already started with the construction of the Bovis development further down the same road. For increased pedestrian safety, the stop should be illuminated.
- Resistance for proposed commercial area - in favour of redesignating area for what is needed i.e. starter homes for purchase, elderly support care (nursing home / medical halfway house etc),
- Joint development of a Traffic Management Plan (TMP). It is imperative that a workable TMP is devised, agreed and implemented for the safety of motorists, cyclists and pedestrians within our town. Consideration of access routes to the other 2 proposed developments along Station Road must also be taken into account within this TMP. It is not unrealistic to suggest that this town could have a significant amount of construction traffic running through it, servicing 3 major developments for years to come. I am aware that the development at Henstridge has not started as ongoing discussion with Somerset Highways on the impact of increased construction traffic on the town and its residents has yet to be finalised. In their evaluations, Henstridge Council is also aware of the increased volumes of Stalbridge Construction traffic running through their town.

- Members would like to have further input with regard to ; The rights of way connections to the site. How many pedestrian access points will there be? where the footpath links to the southern end of the site on to Lower Rd was linking to? and a second access point onto lower Rd was felt to be dangerous as if there is not going to be a footway along the southern side of Lower Rd the walker is immediately ejected onto the highway, on a blind bend, on a national speed limit road.
- Members would like to have further input with regard to the LEAP
- To enforce road parking restrictions - Dorset Council to adopt roads.

#### b. Recent planning decisions of Dorset Council

P/HOU/2023/00182 Replace existing u.p.v.c. Conservatory with Single Storey Extension. The Little Manor, Cooks Lane To Kingsmill Road Across Stalbridge Common Stalbridge DT10 2SH

**Granted 07.03.23**

#### c. Report on responses to planning consultations

P/HOU/2023/00026 Demolition of garage and erection of two storey side extension (Annexe).18 Blackmore Road Stalbridge DT10 2NT

Support

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

None.

#### e. Members planning matters of report.

None.

### 14. Finance.

#### a. To receive a list of payments & receipts.

To / from	Detail	payments	receipts
DAPTC	Annual subs 23.24	£881.89	
JFDP	Stalbridge.info web authoring March	£288.00	
Community Heartbeat trust	Annual support charge	£162.00	
Bankline	March	£24.05	
Stalbridge Building Supplies	Removal & storage of shelter	£48.00	
Inwood Estate	Playing fields rent 6 months	£2,236.09	
Dorset Council	Hub Rates April	£785.25	
Dorset Council	car park rates April	£488.13	
Water to business	allotments water 30.09.22-29.03.23	£15.61	
Four Counties Services Ltd	Broadband & Voip March 23	£100.80	
Four Counties Services Ltd	IT Support March 23	£109.02	
Water to business	Hub water services 30.09.22-24.03.23	£77.31	
British gas	Gas hub	£270.87	
British Gas Lite	Hub electricity	£9.72	
Tesco Mobile	Mobile phone April 23	£12.99	
Dorset Waste Partnership	Hub & Town bins 03-06.2023	£743.52	
IK Services	Street Cleaning -March 23	£2,616.67	
Water to business	Station Rd public WC's 30.09.22-24.03.23	£247.23	
Clerk	Salary April 23	£1,326.64	
HMRC	Tax / NI April 23	£309.43	
DC	Pension April 23	£434.88	
Assistant Clerk	Salary April 23	£461.87	

IK Services	Bin Hire	£32.50
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**RESOLVED: List of payments & receipts received.**

**15. The next meeting of the Town Council will be on Wednesday 17<sup>th</sup> May 2022**

There being no further business the Meeting closed at 20.30 pm