

# 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 21<sup>st</sup> August 2013 commencing 7.00 p.m.

**Present Councillors** G Carr-Jones (Chair), P Ashcroft, T Bishop, J Cowley, K Garland, D Hine & R Knapp.

T Watson (Clerk)

## In attendance

There were 11 members of the public in attendance.

Welcome to members of the public and introductions.

### 1. To receive apologies.

Apologies had been received in advance of the meeting from W Batty-Smith, A Dike, C Moore & J Smith.

### 2. Declarations of interest.

None.

### 3. To approve the minutes of the meeting - held on 7<sup>th</sup> August 2013

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

Item 7. Was taken next to Give R Knapp the opportunity to introduce the concept of a neighbourhood plan to the members of the public present.

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

- a. **2/2013/08316/PLNG Removal of condition No.3 from Planning Permission 2/02013/0496 to allow the use of the building to house livestock. Spire Hill Farm, Stalbridge, Sturminster Newton, Dorset DT10 2SG. Mr RGA Selway.**

It was noted that livestock had been stored in the building for some considerable time.

**RESOLVED:** It was proposed and agreed to make no objection to the application.

- b. **2/2013/0732/PLNG Develop land for residential purposes. (Outline application with all matters reserved) Land at W373160 N117864, Pond Walk, Stalbridge, Dorset. Aster Homes**

The Clerk advised that the TC had received copies of 2 letters to NDDC which questioned the covenant on the land in relation to the planning application. G Carr-Jones presented the advice from the planning officer on this matter: *(The determination of any planning application and the existence of covenants are entirely separate matters. Covenants are separate private agreements between purchasers and sellers seeking to restrict how land can be used to protect the interests of a particular party. As such they do not need to confirm to planning policy and are capable of being changed by private negotiation between the relevant parties if they so wish. As such, the planning authority can resolve to approve an application which in other respects accords with the Development Plan, however if the site owner cannot resolve issues controlled by covenant then they may not be able to implement the development. Equally however if they can re-negotiate the covenant then development may proceed.)*

Further letters from Stalbridge residents and residents of neighbouring properties objecting to the application were read out. These expressed concerns regarding the elevation and boundaries in relation to Glebe Court, the loss of green space and a safe pedestrian route, highways issues through Pond Walk, on Barrow Hill and at Post Office corner. A copy of a letter objecting to the current proposal from the North Dorset Ramblers had also been received. The

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reasons for the objection were highway safety, adverse impact on the conservation area and loss of amenity for users of the public right of way.

There was an extensive period of public speech. Whilst there was a general understanding that the land owned by NDDC would have some form of development, the density of the current proposal which is in excess of the local plan was not felt to be in keeping adjacent to the conservation area and excessive in relation to the size of Stalbridge as a country town. Concerns were expressed at the closeness to the boundaries of adjacent properties and the detrimental effect on the biodiversity of the area caused by the total loss of the pocket of green space. It was felt that a single access to the site was not adequate and that further detailed investigation was essential to ensure that the current surface water drainage system was adequate to accommodate the development. Concerns were also expressed at the close proximity to a site of archaeological interest and how this would be dealt with. The unusual situation of NDDC being both land owner and the planning authority was felt to be a sensitive one and it was hoped that NDDC would conduct the matter with integrity. The Chairman answered questions regarding the planning process for the application and encouraged members of the public to focus on relevant planning matters in their consideration of the application.

Members appreciated the need for housing for local people and that when the covenants were put in place there was some recognition that the area would be developed. However it was felt that the current application represents too great a density of dwellings and that a development of less impact would be suitable on the site.

It was felt that the application content may have some contradiction regarding the local development plan and that Policy 2.5 was relevant, as the size of the development was considered to be major in relation to the size of the town.

Members were keen to see a quality development where the architecture and materials reflect the surrounding area. Concerns were expressed as to whether the local infrastructure in terms of the local school, drainage and highways was adequate to accommodate the application.

There was disappointment at the total loss of green amenity space which is currently used for informal play and disagreement with the assessment on the condition of some of the trees proposed to be felled. It was also felt to be important to maintain adequate access and boundaries to the allotment current garden site.

It was understood that there would be a mix of social and private housing on the site and members were keen for the development to reflect the needs of local residents which in the majority was for 1 bed homes. This could be facilitated by building of bungalows which would have a lower impact. There was general agreement that the detail of any development on the site should have total local involvement, to come to the best possible solution for all parties.

**RESOLVED:** It was proposed and unanimously agreed to advise that Members accept that a degree of development based on local needs will take place on the site. However they wish to see less density and the inclusion of specific amenity / open space and the protection of the boundaries and adequate access to the current allotment gardens. Due careful consideration must be given to the adjacent properties and their environs. There must be extensive assessment on the impact and adequacy of the local infrastructure. Members would expect any development to be of the highest calibre and of a similarly quality to 'Bakersfield'. In conclusion further consultation is crucial in conjunction with the Town Council on all reserved matters with regard to the overall development of the site.

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

2/2013/0441/PLNG (Listed Building). Install 11 No. solar panels on the roof of the existing single storey rear extension and 4 No. solar panels on the garage roof. The Thatch Gold Street, Stalbridge, Sturminster Newton, Dorset DT10 2LX. Mr Dix. Consent Granted

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

None.

## 7. Planning matters of report.

G Carr-Jones congratulated the builders of TheHub@Stalbridge on the excellent quality of the workmanship.

## 8. Date of the next meeting - The next Planning meeting will be held on **Wednesday 4<sup>th</sup> September 2013**. All items for inclusion on the agenda must be received by the Clerk by 9.00am on Tuesday 27<sup>th</sup> August 2013.

There being no further business the meeting closed at 8.30 pm

Date...21/08/13

Signed.....  
Chairman