

# 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 19<sup>th</sup> November commencing 7.00 p.m.**

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

T Watson (Clerk)

**Absent Councillors:** J Smith

## **In attendance**

There were 9 members of the public in attendance.

### **1. To receive apologies.**

Apologies had been received in advance of the meeting from C Moore, W Batty-Smith and R Knapp.

### **2. Declarations of interest.**

G Carr-Jones declared a personal interest in items 4a, c, d & e as portfolio holder for Spectrum Housing, a resident of a neighbouring property and as a member of the District Council Licensing Committee.

*Post meeting Note: K Garland declared a personal interest in item 4i as she knows the applicant.*

### **3. To approve the minutes of the meetings - held on 15<sup>th</sup> October**

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

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

a. 2/2014/1217/FUL Sub-divide and convert dwelling into 2 No. dwellings. Sunny View, Stalbridge Close, Stalbridge, Dorset, DT10 2ND. Spectrum Housing Group.

A site visit had been carried out and it was noted that there is pedestrian access only to the properties. It was understood that Spectrum Housing has particular tenants in mind for the properties and the occupancy will be in accordance with the terms of the original application.

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

P Ashcroft arrived at the meeting and stated that she had no declarations.

b. 2/2014/1224/FUL Change of use from a mixed use of residential (Class C3) and blacksmiths workshop/forge to residential (Class C3). Location: Anvil House, Ring Street, Stalbridge, Dorset, DT10 2LZ. Mr C Jeans.

The applicant and prospective purchaser of the property were in attendance. It was understood that the current dual use classification was making it very difficult to market and source finance on the property. A letter had been received for the potential purchaser explaining that the intention was to continue to use the workshop for private use.

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

c. 2/2014/1277/LBC Replacement timber floor to restaurant Location: Stalbridge Arms Hotel, Ring Street, Stalbridge, Dorset, DT10 2NF. Enterprise Inns PLC.

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

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d. 2/2014/1256/ADV & 2/2014/1257/LBC Install 2 No. non-illuminated amenity boards; 1 No. hand written sign externally illuminated by trough light; 1 No. hand written sign externally illuminated by replacement flood lights; 2 No. car park disclaimer panels; and refurbish 1 No. externally illuminated swing sign and 1 No. non-illuminated swing sign. Stalbridge Arms Hotel Ring Street Stalbridge Dorset DT10 2NF. Enterprise Inns PLC.

The proposed signs were reviewed and felt to be in keeping

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

e. 2/2014/1268/FUL Change of use from vehicle maintenance to motor vehicle salvage and reclamation depot. Erect 2m high palisade security fence and install security lighting. Location: Hanger 143, Gibbs Marsh Trading Estate, Stalbridge, Dorset, DT10 2RS. Symonds Auto Salvage.

The applicant and Planning Consultant were present and answered questions concerning disposal of chemicals. Members understood the existing business was relocating from Henstridge.

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

f. 2/2014/1009/FUL Form new vehicular access and track to log cabin and agricultural structures (close existing vehicular access). Land At E 374017 N 115929, Cooks Lane, Stalbridge, Dorset. Mr J Ward.

The applicant was present and advised that the original access in conjunction with the previously granted application 2/2013/1260/PLNG is no longer viable as he no longer works for the owner of the main drive to Home Farm. It was noted that access is required to the field and the log cabin. Members felt that there is no point along this stretch of Cooks Lane that is particularly safe in terms of access and concerns were expressed in conjunction with the effect that this application has on the conditions of the previous application, in terms of access.

**RESOLVED: It was proposed and agreed to defer to the District Council the matter regarding the relationship with application 2/2013/1260/PLNG and the potential to create a dwelling in open countryside and to Highways the safety of the access onto Cooks Lane and to express the following concerns:**

**This application has the potential to have a direct effect on the existing consent 2/2013/1260/PLNG of which condition 8 specifies access via a different route.**

**Should there be an application to vary condition 8 of the original application?**

**The local view is that no access on to this particular stretch of road is particular safe**

K Garland abstained from the vote

g. 2/2014/1330/FUL Revised scheme to Planning Permission 2/2012/1433 and 2/2014/0694 (extensions) to rebuild existing dwelling including extensions. 30 Vale Road Stalbridge, Dorset, DT10 2NS. Mr M Instone.

It was felt that that the application to extend the porch with a roof light across the entire front ground floor elevation was similar to other houses in the area.

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

h. 2/2014/1147/FUL Change of use of agricultural land to residential curtilage, construct tennis court and erect perimeter fencing. Antioch Eastop Lane, Stalbridge Weston, Dorset DT10 2SF. Mr J Plumstead

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The applicant was present and advised that the field is only currently used for occasional grazing. A site visit had been carried out and members felt that the proposed tennis court would be well screened.

**RESOLVED:** It was proposed and agreed to make no objection to the planning application. If the officer is minded to recommend refusal members request that the application goes before the Development Control Committee.

i. 2/2014/1136/LBC Install obscure glazing to 3 No. windows, repaint existing and install 2 No. wood burning stoves. Remove section of stone wall and carry out associated internal and external alterations. The Old House, Gold Street, Stalbridge, Dorset DT10 2LX. Mr & Mrs White.

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

j. 14/04694/FUL Erection of a building and use of land for steelwork fabrication (GR: 374640/120380). Site adjacent Astra Com, John Porter Avenue, Henstridge Airfield, Henstridge, Somerset. KTM Fabrications LTD.

It was noted that the proposed materials were metal cladding walls in juniper green, roof in goose wing grey with galvanized doors and palisade fencing.

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

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

2/2014/0578/LBC Convert existing Pool House to self-contained annex, erect covered walkway and 3 No. roof lights. Install solar panels to 2 No. outbuildings, erect wood store, Biomass boiler and carry out associated internal and external alterations. Thornhill Lodge Access Road to Home Farm and Thornhill House and Cottages, Stalbridge, Dorset DT10 2SH. Mr D Robson.

Permission granted

2/2014/609/LBC. Carry out alterations to outbuildings and replace roof (regularisation of works). Alternative scheme to that previously approved under listed building consent No. 2/2013/0439. Corner Farm, Stalbridge Weston Village Rd, Stalbridge Weston, Dorset DT10 2LA. Mr D Barbour.

Permission granted

2/2014/0820/FUL Install 1 No. 6kW wind turbine 17.8m high to blade tip, and associated infrastructure comprising foundations, grid connection transformer and cabling. Ryalls Farm, Access to Ryalls Farm, Stalbridge, Dorset, DT10 2SL. Mr S Gould

Permission granted

2/2014/0940/VARIA . Variation to condition No. 6 from planning permission 2/1991/0129 to allow deliveries and post direct to front door instead of across the front gardens of adjoining properties or from the rear. 1 West End Mews Thornhill Road Stalbridge Dorset DT10 2NQ. Mr R Jones

Permission granted

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

J Wardell advised that she had received a response to her query regarding the publication of the application at Ryalls Farm. It was understood that applications will only be publicised if they disrupt the use of the Public Right Of Way.

## 7. Planning matters of report.

There has been a reply to the TC's communication regarding the apparent track at Cooks Lane.

A reply had been received to the TC's letter regarding the decision notice for application 2/2014/0729/HOUSE being issued before both the granted extension for comment and end of the consultation period. The Officer has no record of the granted extension and apologises for

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the issue of the decision notice early, possibly due to a system glitch which has since been resolved. In conclusion it was suggested that extensions are granted by Officers only and a confirmation e- mail is requested.

8. **Date of the next meeting – The next Planning meeting will be held on 3<sup>rd</sup> December 2014.** All items for inclusion on the agenda must be received by the Clerk by 9.00am on Tuesday 25<sup>th</sup> November 2014.

There being no further business the meeting closed at 8.04pm

Date...03/12/14

Signed.....  
Chairman