



Stalbridge Town Council Meetings

Town Council Meeting Minutes

Approved minutes of a meeting of the Town Council Meeting held on Wednesday 15th December 2021. (Held at The Stalbridge Hall Commencing at 7 p.m.)

Councillors present at the meeting:

K Garland (Chair), D Andrews, P Hancock, B Lovell, B Penfold, M Robinson, D Stockley, & S Waite

Clerk for the meeting:

T Watson

Present: P Ashcroft, J Ralph, R Ralph, D Stubbings, A Turnbull, J Turnbull, J Watts, L Wood, T Wood.

Apologies had been received from G Carr-Jones (Dorset Councillor)

Open Forum: J Ralph asked what arrangement the Town Council have in mind for the Platinum Jubilee and explained the reasons for the temporally filled utility trench on the High Street.

1. To receive apologies

Received from H Hatcher

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

K Garland: Pecuniary item 16c. in relation to payments to IK Services.

3. To approve the minutes of the meeting held on 17th November 2021

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

4. Town Clerks report & Correspondence: As detailed in annex 1a.

Former CC Moores – Have received a complaint for a neighbouring property that the site boundary fencing is encroaching on to the public foot way which has been passed to the DC highways liaison officer and the complaint given the link to report to DC Highways.

DC Asset transfers webinar - 16 December at 4:30pm on Zoom.

Community Library - will close for Christmas on Thursday 23rd December and will re-open on Tuesday, 4th January 2022.

Utilities trench failing outside The Swan – Reported to DC Highways

Correspondence

A Gaymer regarding traffic on the A357. Agreed to consult with the DC highways liaison Officer and Henstridge Parish Council initially.

Sovereign housing regarding land at Lower Rd. Agreed land is of no use to the Town Council.

N Ryall regarding a community magazine. Agreed aspiration ally a good idea however it is not easy to get editorial pieces and advertising to cover the cost of printing. Need a team of people to make it work. Agreed to put a piece in the next newsletter to gauge local volunteer interest.

Letter from David Sidwick Dorset Police & Crime commissioner. Noted

A Turnbull request for a second hand rail on the chocolate steps. Clerk to liaise with the ROWLO, DC Rangers & possible the Gugg

5. To receive Town Councillors reports.

Report received for P Hancock in relation to a meeting with the PCSO and subject headings for quarterly reports were discussed. Agreed that in the next Tc newsletter there will be a piece about reporting crimes.

6. To receive the Dorset Councillors report.

None.

7. To make a grant to the Youth Club to cover the insurance premium from the 20.21 budget from allocated reserves. K Garland

The amount for the insurance was £402.89. It was noted that the grant fund had been held over from 2020 until the club was open again.

RESOLVED: To make a grant to the Youth Club of £402.89 to cover the insurance premium

8. For the Town Council to acquire the former Meaders Building (units 1 & 2) for heritage use subject to surveys. S Waite

The Chairman advised that the project to extend the Hub for a Heritage centre had progressed as far as architects designs but due to the global pandemic had stalled and in the current financial climate it has been questioned if there were adequate funds in place to progress the project. The Ward member had brought the alternative idea of acquiring the former Meaders store units 1 & 2 which is a historic and prominent shop front in the Town. It was understood that if the building was to be used for the original heritage purposes Dorset Council would be happy to issue a letter of comfort regarding the North Dorset legacy grant. At the meeting held previously under the exclusion of press and public due to the commercial sensitivity of the potential transaction members appreciated the importance of the building to the street scene and the community and were minded to acquire the building and thus the proposal was tabled for this public meeting and seconded by M Robinson.

RESOLVED: to acquire the former Meaders Building (units 1 & 2) for heritage use subject to surveys.

9. To appointment a member to the HR Committee.

RESOLVED: Katie Garland was appointed to the HR Committee

10. Planning.

a. Consultee response to the following planning applications:

P/OUT/2021/05181 Develop land by the erection of up to 130 No. dwellings (including affordable housing), form vehicular access from Station Road, public open space, landscaping and sustainable drainage system (SuDS). (Outline application to determine access). Gladman Developments Ltd

Members considered their response the previous application on the site.

RESOLVED: It was proposed and unanimously agreed to strongly and robustly object to the application as its adverse impact on Stalbridge would significantly and demonstrably outweigh any benefits (Ref: NPPF para 11.d, ii) and on the following grounds.

- The application is contrary to NPPF para 72.b as its size and location does not support a sustainable community, with sufficient access to services and employment opportunities within the development itself (without expecting an unrealistic level of self-containment).
- Since 2016 planning permission has been granted for 354 new dwellings or change of use to residential from commercial (38% growth) . The proposed development would add to the two other recent developments in Stalbridge making at total of 424 units. This would be a substantial increase over and above the existing population of Stalbridge and would result in extensive development that far exceeds all development seen in Stalbridge over the last 20 years. Such a large addition, in conflict with the former District Council's adopted spatial approach to development, would be resisted as it is inherently contrary to the policy and threatens a significant encroachment into the countryside and is harmful to the rural character of the edge of Stalbridge and the Blackmore Vale. As such the application is applicable to be considered under NPPF para 49.a.
- The local infrastructure (health service, public transport, education and highway infrastructure) is totally inadequate to support the further additional growth that this application brings to the Town.
- Residential development on this site would stop any future growth of the adjacent industrial area and stifle the town's ability to grow in commerce and industry. This is not in accordance with the Strategic Housing Land Availability Assessment (SHLAA) which is required to plan to meet the economic needs of the area or NPPF para 83.a.
- The application creates a mixed area of industry and housing which has the potential to have a detrimental effect on the ability of the adjacent local employers to function efficiently and protect the jobs in existence.
- The proposed site is situated beyond the existing established settlement boundary, in open countryside and it would therefore be in conflict with the formal District Council's spatial strategy for development contained within the Local Plan policy 2. Which seeks to direct development to the existing settlement boundaries of Stalbridge.
- The extra traffic movements created by the application on the Station Road junction with the A357 are not sustainable and the alternative route to the A357 would combine traffic from this site with the other 2 new developments on Lower Road entering the A357 and a single narrow junction at the point and to the side of The Ring.
- The eastern parcel of land has a rural countryside character, and the application would result in a significant and detrimental change.

- The application does not take into consideration the climate change emergency declared by Dorset Council.
- There is no link from the Application site to access the railway and the application is therefore contrary to NPPF para 98 and The Dept. Of Transport Cycling & Walking Investment Strategy.
- The proposed development of the land prohibits any possibility of a bypass road for the town which has previously been considered.

Included in the response a copy the report from Dorset Planning Consultant Ltd dated July 2020 with an updated figure of 335 extant permissions on page 2 (Applicant's Planning Statement. Social statement)

Should the officer be mindful to recommend approval members request the application goes before the development management committee.

A request is made that Dorset Council confirm that if granted, the site will free up access to Dorset Council owned land for the provision of a new school.

b. Recent planning decisions of Dorset Council

P/LBC/2021/01718 Regularisation of works - Removal of internal non-supporting hardboard wall between hall and bathroom on the ground floor. Boxing in of existing loo in bathroom under the stairs. Removal of bath and opening up of pre-existing doorway into the boot room blocked with hardboard. Antioch Eastop Lane Stalbridge Weston DT10 2SF Granted

P/HOU/2021/03778 Erect Porch 25 Grosvenor Road Stalbridge Dorset DT10 2PL Granted

P/FUL/2021/03894 Change of use from a public bar and restaurant A3 to a bar and restaurant providing hot takeaway food - A3 & A5. Stalbridge Arms Hotel Ring Street Stalbridge DT10 2NF Granted

c. Report on responses to planning consultations made by the POSAG

P/FUL/2021/03894 Change of use from a public bar and restaurant A3 to a bar and restaurant providing hot takeaway food - A3 & A5 Stalbridge Arms Hotel Ring Street Stalbridge DT10 2NF
Support application

P/FUL/2021/03385 Continue use of outbuilding which contains an indoor swimming pool to allow continued use for members of the public. Cooks Farm Cooks Lane Stalbridge Sturminster Newton DT10 2SG

No objection to the proposal- it is providing a local service for local people- a facility made available for the community.)

d. Appeals and matters of report from previous applications

None.

e. Members planning matters of report

S Waite- The quality of information supplied with application P/LBC/2021/04714 was poor

11. Review to Town Councils operations in relation to Covid19 and give further instruction in relation to: **K Garland**

a. Buildings & land (playgrounds, public WC's & Hub including the community library)

All remain open the Hub re-opening plan remains the same

b. Services & expenditure

All services remain operational

Expenditure stands at £202.69

c. Meetings (full council & sub-committees)

At present the numbers attending exceed the current hub limit the objective of which being to ensure that members of the public feel comfortable and safe should they wish to attend meetings.

RESOLVED: Delegated terms remain the same and TC meetings to be held at the Stalbridge Hall up to and including the March 2022 meeting.

12. Finance.

a. To receive a list of payments made under the scheme of delegation in relation to covid 19.

		Exp
British Gas	Gas Hub 02/10-31/10	£53.20
JFDP	web authoring (Nov)	£288.00
Four Counties Services Ltd	IT Support December	£108.54
Four County Services Ltd	Broadband & Voip December	£100.80
Four County Services Ltd	site visit to investigate printer problems	£72.00
Four County Services Ltd	CX 4x internal channel licence & Maintenance	£255.60
Tesco mobile	mobile phone November	£12.99
British Gas	Gas Hub 01/11-01/12	£100.71
British Gas Lite	Hub electricity	£147.91
IK Services	Street Cleaning - November	£2,616.67
Dorset council	Hub rates period 10 of 10	£749.00
Dorset council	car park rates 10 of 10	£469.00
T Watson	In lieu IM direct door parts	£36.72
Stalbright	Xmas event DC road closure	£75.00
Bank line	November	£22.70
T Watson	In lieu of copier paper purchase	£5.49
T Watson	Salary November	£1,225.11
N Eastgate	Salary November	£461.50
HMRC	Tax & NI November	£240.98
DC Pension Fund	Emp & Empl contribution November	£403.57
JFDP	web authoring (Dec)	£288.00
JFDP	Temp door repair	£26.36
T Watson	In lieu of hand san & paper towel disp Comax	£92.39
JFDP	Office door repair	£27.48
Stalbridge Youth Club	Insurance premium	£402.89

RESOLVED: List of payments made under the scheme of delegation in relation to covid 19 received.

K Garland abstained in relation to the payment to IK Services

b. To consider a draft precept for 22.23

The draft budget had been circulated to members prior to the meeting and 2 options were reviewed

13. The next meeting of the Town Council will be on Wednesday 26th January 2022

There being no further business the Meeting closed at 20.36 pm

Approved 26/01/2022

Signed.....

Chairman