



# Stalbridge Town Council Meetings

## Town Council Meeting Minutes

Approved minutes of a meeting of the Town Council Meeting held on Wednesday 16<sup>th</sup> November 2022. (Held at The Hub Commencing at 7 p.m.)

### Councillors present at the meeting:

K Garland (Chair), D Andrews, P Hancock, H Hatcher, N Penny & M Robinson

### Clerk for the meeting:

T Watson

Present: G Carr-Jones (Dorset Councillor)

There were 5 members of the public present including Harriet Lobaz & James Cross from David Wilson Homes.

Open Forum:

Mr Morgan addressed the meeting regarding the new 20mph application launched for towns and parishes.

T Wood addressed the meeting regarding the progress on the hub extension as the archive is outgrowing the current space. The Clerk advised that it was pending advice for the fire consultant regarding moving the fire rear doors.

### 1. To receive apologies

B Penfold & V Zarucki.

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

K Garland: Pecuniary item 17a. in relation to payments to IK Services.

### 3. To approve the minutes of the meeting held on 19<sup>th</sup> October 2022

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

### 4. Planning.

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

**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. Applicant Mrs Harriet Lobacz.

The applicant had provided written answers to POSAG members questions / comments. G Carr-Jones addressed the meeting and suggested the possibility of in place of the affordable homes a commuted sum be sought to build affordable housing in places where there is a demonstrated need, as the town has a more than adequate supply on the sites under construction at Lower Road & Thornhill Road. He also felt that the high number of four bed properties on the site should be reviewed and that local input to the construction traffic management plan was important.

Members were in agreement that there was already adequate provision of affordable homes in the 2 sites under construction and were keen to have input on the construction traffic management plan. Concerns were expressed at the viability of the commercial element and whilst they were not keen to see this replaced by more density of housing they wanted other alternatives to be explored.

**RESOLVED: To submit the following:-**

**Detail / clarification required**

**Dorset Council Guide to Residential Development - roads min 5m width - clarification required.**

**Dorset Council Guide to Residential Development - maximum reversing distance 12m - clarification required.**

**Street scene detail is required for the affordable housing element.**

**Comments**

- **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.**
- **Replace the identified affordable housing in preference for starter homes for purchase.**
- **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.**
- **Resistance for proposed commercial area - in favour of redesignating area for what is needed i.e. elderly support care (nursing home / medical halfway house etc),**
- **Joint development of a Traffic Management Plan.**
- **Members would like to have further input with regard to ; The rights of way connections to the site and the LEAP.**
- **To enforce road parking restrictions - Dorset Council to adopt roads.**

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

P/FUL/2022/01324 Erection of dwelling with associated parking. Land North East of 15 Lower Road Stalbridge. Refused

P/HOU/2022/05140 Erect two storey rear extension, (remove existing conservatory). Remove existing garage. 33 Jarvis Way Stalbridge Sturminster Newton DT10 2NR Granted

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

None.

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

None.

**e. Members planning matters of report**

None.

**5. To receive the Dorset Councillors report.**

Paper report received.

**6. To receive Town Councillors written reports.**

Written general report – K Garland

Harold Ball picture – The Archive Society are hoping to do an exhibition in early 2023.

restoration of the Carillon at Stalbridge Church - Rev. Richard Hancock would like the restoration to commemorate the Coronation next year and is asking if any Council members would like to be involved in this project? H Hatcher volunteered

Update on our first 'all things cosy' event – First event was poorly attended

Youth Club sessions- Approach has been made by from Jane Rose (Henstridge Parish Council) asking Council to consider operating 2 separate Youth Club sessions to cater for 2 age groups. Henstridge Youth club currently have an attendance of 58 young people per week, including young people from Stalbridge, Marnhull etc. Having 2 sessions would increase the annual expenditure by 1.5 times and additional funding will need to be explored by a nominated TC member. Agreed on session is adequate at present.

**7. To approve the draft grant award policy, application form & assessment criteria**

**RESOLVED: Approved with addition in the assessment procedure of (Only complete applications will be considered the PT office will not progress applicants for information that is missing).**

**8. To award the contract for the Jarvis field play area fencing repair.**

Two quotations were presented. The Clerk explained that there may be an extra cost to the quotes if a machinery gate needs to be installed.

**RESOLVED: Contract for the Jarvis field play area fencing repair awarded to Davis Fencing.**

**9. To discharge the Planning & Open Spaces Advisory Group & amend standing orders accordingly.**

**H Hatcher**

H Hatcher explained the reasons behind the proposal to provide a more collective response by full Council to minor planning applications which do not meet the criteria to call a meeting in order to respond to Dorset Council planning consultations .

**RESOLVED: To discharge the Planning & Open Spaces Advisory Group & amend standing order 15b xv accordingly.**

**10. To receive a report on the traffic surveys and give further instruction P Hancock**

A report had been provided in the meeting papers. It was understood that using the Church Hill both way data (accounting for holiday periods, road works etc) it would be reasonable to assume that approximately 200,000 classes of HGV's enter the town each year using the A357. Over 4000 would be the highest class of HGV at 44 tonnes. He advised that the council now needs to consider the information provided and align it to both national and county road network plans to establish whether the town's roads are adequate to handle the volumes identified or, are in need of improving.

**11. To receive an update from the Stalbright representative in relation to Christmas 2022**

**P Hancock**

A report had been provided in the meeting papers. It was understood that the Stalbright – Annual Lighting event will take place on 2nd December. The Charity Fayre will be run at the Scout HQ from 5.30pm. The lantern parade will start from The Gugg at 5:30pm and process to the Ring via Stalbridge Court and the A357 for which a road closure application has been made Canon Richard Hancock (St Mary Church ) & Rev Sandra Turner ( Congregational church will be conducting the festive service and carols from a platform on the ring. Festive food and drink will be served at 6 / 7 and 8/9 Anglesey Cottages ( road closure application made 5-7pm)

P Hancock requested members help for set up, Marshalling and provision of festive treats.

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

Clerks report

Blocked gullies – Reports made on Barrow Hill and Landshire lane

Jarvis way play area refurbishment- Online six-week consultation started on the 1st November. There will also be drop-in sessions to see and vote on the three schemes at The hub.

Correspondence

A Greenwood – Request for a MUGA (*Multi Use Games Area*) at Jarvis field Play Area

**13. Finance.**

**a. To receive a list of payments & Receipts**

		expenditure	income
PWLB	loan	£3,614.42	
T Watson	in lieu of copier ppr	£6.40	
Bankline	charges October	£24.95	
RBL	Wreath donation	£50.00	
SD Stubbings c/o - mens shed	Grant	£30.95	
Clerk	Salary Nov 22	£1,271.61	
HMRC	Tax / NI Nov 22	£219.67	
DC	Pension Nov 22	£410.79	
Assistant Clerk	Salary Nov 22	£469.73	
IK Services	Street Cleaning - October 22	£2,616.67	
JFDP	Installation of car park signs	£25.00	
Dorset Council	Hub rates 9 of 10 due 01.12.22	£749.00	
Dorset Council	car park rates 9 of 10 due 01.12.22	£469.00	

four county services	Internal channel licence & maintenance	£250.80	
Four County Services Ltd	Broadband & Voip October	£100.80	
Four Counties Services Ltd	IT Support October	£103.74	
JFDP	Stalbridge info domain subs	£29.00	
Tesco Mobile	Mobile phone sept 22	£12.99	
Four County Services Ltd	Broadband & Voip September 22	£100.80	
British Gas Lite	Electricity hub 05.09-01.10.22	£97.07	
British Gas Lite	Electricity hub 01.10-07.11.22	£147.42	
JFDP Design & Print	web authoring (October)	£288.00	
IK Services	Bin Hire		£32.50

**RESOLVED: List of payments & receipts received.**

**15. The next meeting of the Town Council will be on Wednesday 14.12.2022**

There being no further business the Meeting closed at 20.58 pm

Approved 14/12/2022

Signed.....

Chairman