



Stalbridge Town Council Meetings

Extraordinary Town Council Meeting Minutes

Draft minutes of an extraordinary meeting of the Town Council Meeting held on Wednesday 26th June 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 & V Zarucki

Absent: M Robinson

Clerk for the meeting:

T Watson

G Carr-Jones (Dorset Councillor) was present

There were 9 members of the public present.

Open Forum:

J Wardell RWLO – comments on P/OUT/2023/02643 regarding Travel Plan Document in relation to Accessibility – On Foot, Encouraging Walking/Cycling (non-car modes), Existing Public Footpaths and the trailway. [Link to document](#)

B Lovell – Application P/OUT/2023/02643 should be accepted on the basis that legislation is changed to require section 106 contributions to be made on application approval.

R Thompson – Reported vegetation obstruction the footway on Barrow Hill. Opinion that the Town Council webs is not fit for purpose.

R Knapp – Comments on P/OUT/2023/02643. [Link to full document](#)

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)

Non-pecuniary - K Garland P/OUT/2023/02864 applicant is a relative will abstain from the debate & vote.

Non-pecuniary - B Penfold the site can be seen from his property.

3. Planning.

a. **P/OUT/2023/02643** Erect up to 160 No. dwellings, form vehicular access and public open space, 2 hectares of land for a primary school, landscaping and sustainable drainage system (SuDS). (Outline application to determine access). Land North Of Station Road Stalbridge.

It was noted that the Town Council had previously resolved to engage the services of planning consultants on major planning applications in the town. G Carr-Jones advised that the planning officer had granted a further extension for comment of 14-21 days. Members considered that whilst they wished to object to the application on the grounds of the negative cumulative effect combined with the other 4 large developments in the town, it is necessary also to make sure that should the application be granted a major contribution is secured for the town. It was noted that the site area is 11.32 hectares and there is another adjacent 8.23 hectares within the control of the applicant. 2 hectares is being offered for the school site. The current school site is 0.8 hectares, at the ATM the Headmaster advised the school is not oversubscribed. A Traffic survey commissioned by the TC in 2019 on Station Rd showed 785 movements per day east & West. Based on 33% of dwellings having 2 cars or more the 2 sites on Station Rd have the potential to generate 772 vehicle movements per day based on a minimum of just 1 return journey. This doubles the figures from the 2019 survey and puts into question if the critical junctions onto the A357 at Station Rd and The Ring can cope with the additional traffic. The Dorset Ramblers letter was noted in relation to the inadequate pedestrian & cycle connectivity to the town. The detriment to the Conservation Area and negative visual impact on buildings of historical importance with particular reference to the grade II* listed late 14th century church of St Mary was considered (photo survey provided)

Flooding on the site was also considered.

RESOLVED: Unanimously not to support the application on the grounds of the negative cumulative effect on the town detailed below;

- **Cumulative negative effect on traffic & highways safety** – Based on 20% of dwellings having 2 vehicles or more means that this application combined with the one on the south side of Station Rd has the potential to generate 772 vehicle movements per day based on a minimum of 1 return journey on the junctions at Station Rd, the cutting & The Ring. This doubles the figures from a 2019 survey on Station Rd and all these junctions have issues with sub-standard visibility and potential for backlog and blockage due to parked cars. Should traffic from the 2 sites on lower road be included in consideration the number of potential vehicle movements on to the A357 increases further and no mitigation is proposed to overcome highway safety issues.
- **Sustainability** - The proposed development would add to the other 4 recent developments in Stalbridge making a total of 584 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 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.
- **Detriment to the Conservation Area** – The negative visual impact on buildings of historical importance, with particular reference to the grade II* listed late 14th century church of St Mary, a building which is of more than special interest, including the historic role of the parish church within Stalbridge. (photo survey provided)
- **Poor pedestrian & cycle connectivity** - Safe pedestrian access from Station Rd is dependent on a new two metre footway being provided in conjunction with application 2/2019/1799/OUT on the other side of Station Rd. Access to the town via footpath N51/20 involves a substantial stile,

and an enclosed path which is regularly overgrown and/or flooded with water overflowing from an adjacent ditch.

- **Location** - The proposed site is situated beyond the existing established settlement boundary, in open countryside and therefore the application is in conflict with the 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.
- **Loss of rural character**- The eastern parcel of land within the Blackmore Vale has a rural countryside character, the application would result in a significant and detrimental change. It also causes harm to the character and appearance of the North Dorset Limestone Ridge, including views across Blackmore Vale from Stalbridge, Marnhull and the surrounding areas.
- **Potential flooding** - The area that forms part of this application is known as Stalbridge Marsh. The water table is above ground level or 100mm below ground level. This sustains grass growth even during dry summers of e.g. 1976, 1995.

Should the officer be mindful to grant permission members request that the application goes before the area North Development Management committee.

b. P/OUT/2023/02864 Erection of 3 dwellings & formation of new vehicular access (outline application to determine access, landscaping, layout and scale only). Land At E 373225 N 117464 Wood Lane Stalbridge.

It was noted that 2 previous applications on part of the site in 2015 & 2019 had been refused. This site appeared to be larger than the previous applications, however permission was not being sought to extend the residential curtilage. Concerns were expressed that the views would be blocked, and the rural character of the lane diminished by a block of 3 additional dwellings. Concerns were also expressed at the extra traffic generated on Wood Lane which is very narrow. It was felt that parts of the previous reasons for refusal still stood.

RESOLVED: Not to support the application on the grounds that the negative impact on traffic, views and rural character outweigh any benefit to the town.

Abstention - K Garland

There being no further business the Meeting closed at 20.17pm