



# Stalbridge Town Council Meetings

## Town Council Meeting Minutes

Approved minutes of a meeting of the Town Council Meeting held on Wednesday 13<sup>th</sup> April 2022.  
Commencing at 7 p.m.

### Councillors present at the meeting:

K Garland (Chair), D Andrews, P Hancock, B Lovell, D Stockley & S Waite (from 8pm).

### Clerk for the meeting:

T Watson

Present: 5 members of the public were present

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

Open Forum:

Mr & Mrs Arnold & Mr P Moore addressed the meeting in relation to application P/FUL/2022/02030 and expressed concerns in the lack of information regarding foul water drainage and the increased surface water run off that may be generated in an area that already floods. The proposed location was considered to be too close to the boundary with the property named Widworthy which would make maintaining the gable end of the proposed dwelling problematic. Further concerns were expressed regarding the small size of the site and that the proposed dwelling was to be constructed on top of a water main route. It was also felt that there was very little turning space and Drews Lane is very narrow and steep for construction traffic.

Mr T Wood addressed the meeting in relation to item 10 and urged members to proceed with the project to make a much-needed home for the Stalbridge Archive.

### 1. To receive apologies

Apologies had been received from M Robinson, H Hatcher & B Penfold (S Waite will be arriving late)

### 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.

K Garland non – pecuniary application P/FUL/2022/02030

### 3. To approve the minutes of the meeting held on 16<sup>th</sup> March 2022

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

### 4. Planning.

#### **a. Response to DC planning consultations**

P/FUL/2022/01492 Erect Replacement Dwelling (Demolish Existing Dwelling). Bella Vista Wood Lane Dorset Stalbridge DT10 2QZ. Mr & Mrs D Hinks

Some members felt that the proposed dwelling was too big and replacing a bungalow with a two storey house would change to visual appearance of the lane.

**RESOLVED: Proposed and agreed to support the Application**

*K Garland abstained from the vote*

P/FUL/2022/02030 Erect 1 No. dwelling, form new vehicular access and 2 No. parking spaces. Land On The South Side Of Drews Lane Stalbridge Dorset DT10 2LU

In general members supported the concerns of the resident of neighbouring properties and felt that the site was too small to be developed.

**RESOLVED: Proposed and agreed not to support the application for the following reasons:**

- **The proposed location is too close to the boundary and is detrimental to the residential amenity of the neighbouring adjacent property 'Widworth'**
- **Lack of foul water drainage detail**

**Members request that the Officer considers the concerns raised by resident of neighbouring properties in relation to surface water drainage and access. Clarification is required regarding the proposed dwelling being constructed on top of a mains water pipe route.**

P/PAAC/2022/01928 Change of use and conversion of agricultural building to dwellinghouse (Use Class C3). Barn at Three Firs Farm Stalbridge Road, Stourton Caundle. B Guy & H Orman.

It was questioned why Stalbridge Town Council was a consultee on this application as it is within the Stourton Caundle parish boundary

**RESOLVED: Proposed and agreed to support the application on the basis that the building is converted in accordance with Class Q of Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and is not further altered at a later date.**

D Stockley abstained from the vote

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

P/VOC/2021/03777 Erect 9 No. dwellings, form new vehicular access, private estate road and parking. (Without compliance to condition 2 (plans) and 6 (access) of planning permission 2/20189/0878/FUL - To replace parking bays for units 1,2,3,4,5,6,7,8, & 9 with 3 no 3 bay parking garage blocks. Laburnum House Ring Street Stalbridge Sturminster Newton DT10 2LZ

Granted 15/03/22

P/FUL/2021/03744 Demolish existing barn and Erect new dwelling with modifications to existing access. Land to North of Waterloo Lane, Stourton Caundle

Granted 11/03/22

P/NMA/2022/00139 Non material amendment against planning permission P/HOU/2021/0216 to remove a door from the north elevation of the garage and reposition on the east elevation with an

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

P/VOC/2022/01552 Change of use and convert existing building from Financial and Professional Services (Use Class A2) and Residential (Class C3) into 2 No. dwellings (demolish rear lean-tos). (With variation of condition 2 of planning permission 2/2019/0296/FUL to amend approved plans)

POSAG COMMENTS: - The majority support this application however has concerns relating to the lack of parking.

P/FUL/2022/01858 Continue use of the outbuilding as mixed use for holiday accommodation/residential annexe. The Little Manor Cooks Lane To Kingsmill Road Across Stalbridge Common - Road Stalbridge DT10 2SH.

POSAG COMMENTS: - The majority support the application with one stating 'Provided it is acceptable that a shower room opens into a kitchen I support this application'

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

None.

**e. Members planning matters of report**

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

No Town Clerks matters of report

Correspondence

M Hill – Regarding the old Methodist chapel building.

R Lovell to make a future proposal

V Horne - regarding the grassed area beside The Hub

Clerk instructed to reply advising members agree in principle to the wild area concept but have a contract in place for the works currently.

L Kenchington - DC regarding clothes recycling point

Clerk instructed to reply advising that in addition to the point at Lark Meadow there are two at Dikes supermarket and we have a community Shop. Members consider this to be adequate provision

The Gugg- Knit bombing the posts around the Cross

Clerk instructed to reply advising members have concerns regarding highways safety and will seek advice from DC Highways. As alternatives the phone boxes were considered.

N Ryall – Request for the Town Council to fund the Jubilee celebration printed publicity material.

Clerk instructed to request prices

***S Waite arrived at the meeting***

*PMN: DC Highways do not approve the decoration of the bollards around The Cross due to their close proximity to the highway.*

J Ralph – Jubilee Parade

Clerk instructed to reply advising the TC support in principle subject to all risk assessments, road closures, health & safety measures and insurance is in place

N Ryall – Jubilee event publicity  
printed media specifications and numbers.

Clerk instructed to reply and request

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

S Waite – Attended part two of the Neighbourhood planning training. Funding is available.

P Hancock – Communication from A357 group regarding consideration of reserved matters on application 21/03369/REM. Noted in the applicants Construction Environmental Management Plan section 5.7.1 'Deliveries are expected to drive around the village centre, not through. There are four proposed traffic routes one of which being Landshire Lane. The intention in the long term to make this diversion permanent. Clerk instructed to ascertain if DC Highways have been consulted.

*PMN: Landshire Lane falls under DC Highways, who have not been consulted. DC Highways will communicate with SSDC planning regarding the use of Landshire Lane as a diversion route.*

K Garland – Sadly has received notice that the Youth Club has closed. It is hoped that it can be re-opened in September. K Garland to liaise with M Bennet (CEO at Dorset Youth Association) and E Williams (SH Chairman)

#### **7. To receive the Dorset Councillors report.**

Written report received for April

#### **8. Platinum Jubilee June 2022**

##### **a. To receive an update in relation to the TC actions**

**K Garland & H Hatcher**

The whole town plans were noted and an updated Town Council action plan as follows:

- fly 70 union flags down the A357.
- Promote a Town scarecrow festival
- Refurbish the bench and stone at Bazils Hill which was installed for the in 1935
- Plant 2 trees at Jarvis field play area and install a commemorative plaque.
- Work with groups and organisations to draw together a single calendar of the various events being held in the town over the long Jubilee weekend

##### **b. For the Town Council to give a Platinum Jubilee commemorative gift to each pupil attending Stalbridge primary school.**

**K Garland**

**RESOLVED: To purchase 200 Platinum Jubilee commemorative bookmarks up to a value of £150.00, to be given as a commemorative gift to each pupil attending Stalbridge primary school.**

#### **9. For the Town Council to fly the Ukrainian flag on The Ring**

**P Hancock**

**RESOLVED: That the Town Council will fly the Ukrainian flag on The Ring**

#### **10. In conjunction with the ND legacy fund to consider the future uses of the hub as an extended building for heritage use and give further instruction.**

The Town Council had reverted to core services during the period of lock downs in relation to covid 19. The Clerks previous instruction was to liaise with local architects. It was noted that building costs currently stand between £2,300 & £2,500 per sqm, meaning that the 70k DC legacy funding will only provide a floor area of 28 sqm using traditional construction methods. A suggestion was made that the ND legacy fund should be re-distributed to other projects in the town or spent on future

increased running costs. The Clerk advised that the grant is considered as capital income and as such must be used for capital expenditure not revenue (day to day running costs).

The option of modular construction being used to save costs was considered.

**RESOLVED:** Unanimously agreed to instruct the Clerk to investigate modular building plans and costs

**RESOLVED:** To suspend Standing order 3.XYZ w. to allow the meeting time to exceed 2 hours

## 11. Finance.

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

Four Counties Services Ltd	IT Support March 22	£108.54
Four County Services Ltd	Broadband & Voip March 22	£100.80
JFDP	web authoring (March)	£288.00
Water to Business	water services Public WC's 29/09/21-21/03/22	£218.08
Water to Business	water services Hub 29/09/21-21/03/22	£69.76
Water to Business	asked for bill 05.04.22	£15.81
IK Services	Street Cleaning - March 22	£2,616.67
Dorset Council	Hub rates 1 of 10 due 01.04.22	£744.00
Dorset Council	car park rates 1 of 10 due 01.04.22	£469.60
JFDP	Fixing playground signs	£39.00
JFDP	Fixing storage rooms locks	£117.00
Dorset Council	car park rates 1 of 10 due 01.05.22	£744.00
Dorset Council	Hub rates 1 of 10 due 01.05.22	£469.60
DAPTC	Member training 'neighbourhood planning' S Waite	£45.00
Tesco Mobile	Mobile phone March 22	£12.99
British gas lite	electricity hub 02/02-05/04/22 -	£80.46
British Gas	Gas hub 02/03-	£76.75
Clerk	Salary April 22	£1,236.63
Assistant Clerk	Salary April 22	£469.73
HMRC	Tax / NI April 22	£293.65
DC	Pension April 22	£410.79
DWP	Hub & town waste Mar-Jun 2022	£701.43
Water 2 business	Allotments water 01/10/21-15/03/22	£15.81
R Sharp	STC & DC grass cutting 15/03-16/03/22	£635.00
Tesco mobile	Charges 07.03-08.04	£12.99

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

S Waite abstained

K Garland abstained in relation to the payment to IK Services

## 12. The next meeting of the Town Council will be on Wednesday 11<sup>th</sup> May 2022

There being no further business the Meeting closed at 9.05 pm

Approved 11/05/2022

Signed.....

Chairman