



Stalbridge Town Council Meetings

Interim Planning Committee Meeting Minutes

Approved minutes of Video Conference meeting held via Microsoft teams of the Interim Planning Committee Meeting held on Wednesday 3rd February 2021 commencing 7.00 p.m.

Councillors present at the meeting:

K Garland (Chair), J Convoy, H Hatcher, R Lovell, M Robinson, R Roden & S Waite.

Clerk for the meeting:

T Watson

In attendance:

- No members of the public had requested access to the VC meeting.
- G Carr-Jones (Dorset Councillor) was in attendance

1. Apologies

None

2. To receive and Declarations of interest & Requests for dispensations (Please notify the Town Clerk prior to the meeting)

None

3. To approve the minutes of the meeting held on 20.01.21, to be signed at a later date

RESOLVED: The minutes of the meeting having previously been circulated to Councillors were approved to be signed by the Chairman at a later date.

4. Planning Open forum

No comments

5. Correspondence relating to planning matters

B Hobley

E mail regarding roadside footpath on Thornhill Rd to Wood Lane

AGREED: To enquire DC Highways regarding why the footpath the Town Council requested was not implemented as part of the reserved matters for the Thornhill Site and inform Mr Hobley accordingly.

D Jepson letter regarding P/PAAC/2020/00412 Land North Of Waterloo Farm Waterloo Lane Stourton Caundle Dorset. Change of use and conversion of agricultural building into 1 No. dwelling

A Morris & J Cotterell letter regarding P/PAAC/2020/00412 Land North Of Waterloo Farm Waterloo Lane Stourton Caundle Dorset. Change of use and conversion of agricultural building into 1 No. dwelling

See item 8.

6. To consider the following planning applications

- a. P/HOU/2020/00297 Erection of single storey, two storey & first floor extensions and garage/store (demolition of existing conservatory) Hartree Farm Stalbridge Weston Sturminster Newton Dorset DT10 2LA. Mr & Mrs Redman

Whilst some members were happy to support the application others had concerns that it was overdevelopment as it virtually doubles the size of the existing dwelling. A letter of objection on the DC web site was noted though members were not aware of any agricultural restraints on the site.

RESOLVED: Not To support the application on the grounds that it is considered to be overdevelopment which is inappropriate in its design and scale in relation to its position in the countryside.

- b. P/HOU/2020/00315 Erect single storey side extension (demolish existing garage) The Lilacs Pile Lane To Lower Farm - Lane Stalbridge Weston DT10 2LA. Mr A Parry & Mrs F Graupner

It was noted that the application seeks to replace the current corrugated iron structure and seeks to remove some small trees. Concerns were expressed at the sizable extension which had the potential to provide an independent dwelling. A proposal was made to support the application on which an amendment was proposed to add concerns at the loss on onsite parking which succeeded in voting.

RESOLVED: Proposed and agreed to support the application but to draw to the officer attention members concerns at the loss of onsite parking.

- c. P/HOU/2020/00371 33 Park Road Stalbridge Dorset DT10 2RB Erection of two storey & single storey side extension (demolish flat roof side extension). Mr & Mrs Bennett

Members were in favour of the application.

RESOLVED: Proposed and agreed to support the application

7. Recent planning decisions of Dorset Council

None

8. Appeals and matters of report from previous applications

The first draft of the summarised comment for appeal APP/D1265/W/20/3265743 Land South Of The Paddocks Lower Road Stalbridge Dorset had been circulated for members comment.

P/PAAC/2020/00412 Change of use and conversion of agricultural building into 1 No. dwelling (Class C3) Land North Of Waterloo Farm Waterloo Lane Stourton Caundle Dorset . E 372894 N 114637.

The Clerk advised that the application has been brought to the Town Councils attention by neighbouring residents on the opposite side of Waterloo Lane whos' property falls within the Stourton Caundle Parish boundary. This application is on the north side of Waterloo Lane and therefore falls within Stalbridge Parish boundary.

Salbridge Town Council had not been consulted on the above application as prior approval is being sought under class Q. Class Q is a form of permitted development which was introduced in 2014 and allows the change of use of certain buildings from agriculture to residential use, however any specified residential curtilage is restricted to the footprint of the building and any extension of this requires planning permission. By majority e-mail agreement members of the IPC had submitted the following comments :

Members of Stalbridge Town Council Interim planning Committee question if this application is applicable to prior approval under class Q on the following grounds:

- It seeks to establish a residential curtilage which is larger than the current structure footprint and therefore requires full planning permission
- The site is very close to a public right of way N51/52 and there is no mention or consideration of this.

9. Members planning matters of report

It was noted that a willow tree at the top of gold street has been cut back and if there had been an application for the works to a tree in the conservation area. Members agreed to view and report back if they felt further action was required at the next meeting.

10. Date of the next video conference meeting of the Interim Planning Committee is pending consultation on planning applications.

There being no further business the meeting closed at 7.36 pm

Approved 17/02/21

Signed.....

Chairman

Date