



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 17th 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:

- Mr Jeneson applicant for P/HOU/2020/00306 & P/LBC/2020/00307 was in attendance
- 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 03.02.21, 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

Mr & Mrs Wood neighbour letter in support for applications P/HOU/2020/00306 & P/LBC/2020/00307 Noted

6. To consider the following planning applications

- a. P/FUL/2020/00429 Change of use of building from E(a) (shop) to C3 (residential)

Approved minutes IPC meeting 17/02/21

Page 22

with associated works. Old Butchers Shop High Street Stalbridge DT10 2LJ. Mrs J Newport.

He reasons for the application were noted.

RESOLVED: Proposed and unanimously agreed to support the application

b. P/HOU/2020/00306 & P/LBC/2020/00307 Carry out internal and external alterations associated with the conversion of redundant stable buildings into 2 No. annexes. Wayside High Street Stalbridge DT10 2LL. Mr & Mrs Jeneson

Mr Jenison addressed the meeting and explained that the application was to create accommodation for close family members and he was happy for it to be classed as ancillary to the main dwelling as he had no intention of any other uses/ letting.

It was understood that the application would not create any additional vehicle movements.

RESOLVED: Proposed and unanimously agreed to support the application and request that should the Officer be mindful to refuse that the application it goes before the Area North Planning Committee.

c. P/HOU/2020/00404 Erect two storey side extension. Barn House Duck Lane Stalbridge Dorset DT10 2LP. Mr & Mrs David Parsons

RESOLVED: Proposed and unanimously agreed to support the application

d. P/OUT/2021/00170 Develop land by the erection of up to 114 No. dwellings and up to 2,000 square metres of employment space (Use Class E), with up to 1 No. Retail unit (Use Class E). Form vehicular and pedestrian access, form public open space and carry out associated works. (Outline application to determine access). Land South Of The Paddocks Lower Road Stalbridge Dorset. Land Value Alliances.

Members were very disappointed to find themselves consulted on an identical application to that which is currently in the appeal process.

RESOLVED: Proposed and unanimously agreed not to support the application on the following grounds:

- **Detriment to the rural amenity of the town & the adjoining countryside caused by development on the edge of the settlement.**
- **Concerns regarding the highways safety of the access to and from the A357 to Lower Road caused by the cumulative increase in traffic from this application and the other recently approved application on the other side of Lower Road**
- **Concerns regarding the suitability and viability or the proposal of mixed residential and business use (Class B1) and retail (Class A1).**
- **Concerns regarding the safety of the proposed pedestrian access points**
- **Concerns regarding the distance from the edge of the site to the main town which has the potential to cause increased vehicle movements.**

- **Concerns regarding the general sustainability of the scale of this strategic development taking into account local need and infrastructure, and the social impacts related to significant growth.**

Members request that the Officer takes note of the Planning consultant's report supplied with the response to application 2/2020/0406/OUT with the following amendment(4 para 5. (local residents now have to travel to Marnhull, Sturminster Newton, Milborne Port and Sherborne for GP services)

Should the Officer be mindful to approve the application it is requested that the application go before the DC Area North Planning Committee.

7. Recent planning decisions of Dorset Council

DC Area North Committee

2/2020/0406/OUT Develop land by the erection of up to 114 No. dwellings and up to 2,000 square metres of employment space (for Business use (Class B1), with up to 1 No. Retail (Class A1) unit). Form vehicular and pedestrian access, form public open space and carry out associated works. (Outline application to determine access). Land South Of The Paddocks Lower Road Stalbridge Dorset. Refusal in principal

8. To receive an update on the consideration of application 2/2020/0406/OUT at the DC Area North Planning Committee meeting 16.02.21 and give further instruction.

As Town Council members are not currently permitted to speak at Dorset Council planning meetings written representation had been made and three members had dialled in to listen to the committee meeting. The Ward member G Carr-Jones had incorporated some of the Town Councils comments in his address to the Committee.

9. Appeals and matters of report from previous applications

None.

10. Members planning matters of report

Members looking at the response to the Dorset local plan gave an update. Draft response to be brought to the Town Council meeting 3rd March.

11. 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 8.16 pm

Approved 03/03/21

Signed.....

Chairman

Date

Approved minutes IPC meeting 17/02/21

Page 24

