

STALBRIDGE TOWN COUNCIL

Clerk: T Watson

8 Ring Street, Stalbridge, Sturminster Newton, Dorset, DT10 2LZ.

Tel 01963 364276.

Email: clerk@stalbridgetowncouncil.gov.uk

Approved minutes of Planning Meeting held in the Town Council Office
On Wednesday 9th December 2009 commencing 7.00 p.m.

Present Councillors: G Carr-Jones (Chair), K Garland, J Cox, J Cowley, P Ashcroft, J Wardell, J Smith & B Alexandre.

T J Watson (Clerk)

In attendance

There were 3 members of the public in attendance.

1. To receive apologies.

Apologies were received in advance of the meeting from W Batty-Smith.

2. Declarations of interest.

There were no declarations of interest.

3. To approve the minutes of the meeting - held on 25th November 2009.

RESOLVED: It was proposed and agreed to approve the minutes of the Planning Committee meeting. The minutes were signed by the Chairman.

4. To consider the following planning applications.

- a) 2/2009/0931/PLNG Extend the ground floor of the existing shop & erect 1st floor extension to form 1 No. Dwelling, Erect 1 No. garage & shed & form 1 no. Parking space. Erect 5 No. dwellings, 1 no. garage, 1 No garage with double parking bay & form 7 No. parking spaces. Form new vehicular & pedestrian access. Williams Nursery, Station road, Stalbridge DT10 2RQ.

Several letters had been received for residents of neighbouring properties, which were read out and members considered the points raised. It was noted that the application was in the conservation area and it was understood that some members of the public accepted some sort of development on the site. Concerns were expressed at the potential danger to pedestrians from vehicles accessing Station Road, which is already very busy and has HGV traffic. Further concerns were raised regarding the height of the proposed second floor level of the shop, the location of the bin store and the number of proposed dwellings on the site and their effect on neighbouring properties.

The following is a direct copy of the report produced by the planning committee:-

BACKGROUND

Until this application for housing development was received, the Town Council was unaware that the site had been included in the Strategic Housing Land Availability Assessment published on-line in March 2009, and the subsequent North Dorset Local Development Annual Monitoring Report, which is due to go before Cabinet on Monday Dec 14th.

As long ago as October 2003, the North Dorset District-wide Local Plan to 2011 stated that:

Approved minutes planning meeting 09/12/09

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**Minutes of Planning Committee Meeting held in the Town Council Office
On Wednesday 18th March 2009 commencing 7-00 p.m.**

Present Councillors W Batty-Smith, J Cowley, J Cox, K Garland, D Grimes,
J Smith, J Wardell and G Carr-Jones, Chairman, D J
Hine (Clerk)

In attendance 4 Electors and PC Sugrue

To receive apologies P Ashcroft, B Alexandre and R Penfold

Declarations of Interest W Batty-Smith attended in an advisory capacity only

Confirm minutes of last meeting and decisions of NDDC Planning Cttee

The minutes of the Planning Cttee meeting held on 4th March were approved and signed by the Chairman.

Decisions of NDDC Planning Committee None to hand

Before the next item on the Agenda, the Chairman invited PC Sugrue to address the meeting as his time was limited. He explained that his main reason for attending was to bring to Councillors' attention the fact that problems are arising at the Stalbridge Hall when private parties are being held, especially if they are 18/21 birthday parties.

Drunkenness, fighting and some damage is occurring. The Police were in attendance the previous Saturday and were keeping things under control until they were called away on an emergency. When they returned, fighting had broken out, some troublemakers from Sherborne were involved. The Chairman said he would be attending the next Hall meeting, as is PC Sugrue and they will be suggesting increased security for such parties.

W Batty-Smith pointed out that it could be made a condition of hire for such parties that special approved Security Officers must be employed. All agreed that this problem must be dealt with urgently so that the Town does not get a reputation for such behaviour.

Planning Applications

No. 0141 3 Meadow Close, erect Conservatory. The neighbours have been having some problems with a tree in the garden of No3 and had written a letter regarding this. J Cowley proposed and J Cox seconded that there be no objections to the application but wished to draw attention to the attached letter. All agreed.

No. 0149 Erect pair of semi-detached houses on land to the rear of Downend, Thornhill Road. It was proposed by J Cowley and seconded by J Cox that there be objections to this application on the following grounds and also if Officers were minded to approve the application, it be placed before the full Development Control Committee.

- a. The site is outside the Settlement Boundary
- b. The size of the development is over-powering in relation to neighbouring properties.
- c. The additional traffic using the driveway would cause problems for existing properties.

d. The number of new dwellings allocated for Stalbridge in the Local Plan 1994/2011 has already been exceeded taking into account dwellings already approved.

All agreed. Copies of two letters of objection received.

W Batty-Smith advised that as far as Stalbridge is concerned the present Development Boundary is likely to remain for the foreseeable future.

There being no further business the meeting closed at 7-40 p.m.

Minutes of Planning Committee Meeting held in the Town Council Office On Wednesday 15th April 2009 commencing 7-00 p.m.

Present Councillors P Ashcroft, J Cowley, J Cox, K Garland, D Grimes, J Wardell and G Carr-Jones, Chairman, D J Hine (Clerk)

In attendance 1 elector

To receive apologies D Cllr D Fox, Cllrs B Alexandre, W Batty-Smith, R Penfold and J Smith

Declarations of Interest None

Confirm minutes of last meeting and decisions of NDDC Planning Cttee

The minutes of the Planning Cttee meeting held on 4th April were approved and signed by the Chairman.

Decisions of NDDC Planning Committee

No. 0141 3 Meadow Close, erect Conservatory. Granted

Planning Applications

NO. 0254 Telephone Exchange, Barrow Hill. It was proposed by J Cowley and seconded by J Cox that this application be recommended for refusal on the following grounds.

Overdevelopment of the site. The Conservatory would extend some way in front of the building line of the neighbouring bungalow to the east (Hillside, Barrow Hill) It would be built on rising ground and its height and proximity would seriously overshadow the front windows of Hillside. A letter of objection has been received from the occupant of Hillside.

The Town Council request that should Officers be minded to grant permission, the matter be put before the full Development Control Committee

The motion was carried on a vote of 5 in favour with 2 abstentions.

There being no further business the meeting closed at 7-10 p.m.

**Minutes of Planning Committee Meeting held in the Town Council Office
On Wednesday 7th January 2009 commencing 7-00 p.m.**

Present Councillors P Ashcroft, W Batty-Smith, J Cowley, K Garland D Grimes, R Penfold, J Smith, J Wardell and G Carr-Jones, Chairman, D J Hine (Clerk)

In attendance No electors present

To receive apologies B Alexandre and J Cox

Declarations of Interest None

Confirm minutes of last meeting and decisions of NDDC Planning Cttee

The minutes of the Planning Cttee meeting held on 19th November were approved and signed by the Chairman.

Decisions of NDDC Planning Committee None to hand

To discuss amount of Precept for 2009/10

W Batty-Smith proposed and J Cowley seconded that the Clerk draft a letter to the C. Exec. of NDDC explaining the reasons why Stalbridge TC is not including an amount in it's Budget towards the Citizens Advice Bureau. All agreed.

The draft figures produced by the Clerk were agreed with two alterations which did not affect the overall total amount of £67,000.

Make Precept to be put on next full Town Council meeting Agenda.

With regard to the request from NDDC for a contribution of some £1400 towards the cost of the provision of a parking space for the Allotment Gardens, it was agreed to offer £500. The question of whether or not there would be a meter on the water supply to the Allotment Gardens was raised, this can be dealt with once the cost has been established.

There being no further business the meeting closed at 8-25 p.m.

**Minutes of Planning Committee Meeting held in the Town Council Office
On Wednesday 4th March 2009 commencing 7-00 p.m.**

Present Councillors B Alexandre, P Ashcroft, J Cowley, J Cox, K Garland D Grimes, R Penfold, J Wardell and G Carr-Jones, Chairman, D J Hine (Clerk)

In attendance C Cllr D Fox and 4 electors

To receive apologies W Batty-Smith and J Smith

Declarations of Interest None

Confirm minutes of last meeting and decisions of NDDC Planning Cttee

The minutes of the Planning Cttee meeting held on 4th February were approved and signed by the Chairman at the last TC meeting

Decisions of NDDC Planning Committee

No. 1162 9 Meadow Close. Erect extension. Granted
No. 1142 Thornhill Farm. Erect milking facility Granted
No. 0003 Milestones. Re-roof garage etc. Granted

Street Lighting Consultation – Mr D Mumford SEC

MR Mumford explained that S E C have been awarded a 25 year contract to maintain and renew the street lighting over the whole of Dorset with the exception of Bournemouth and Poole. Within the first 5 years of the contract 80% of the lighting will be changed. The equipment being considered to be unsafe or not up to standard (BS5489) This will cost in the region of £45m. The second phase of the contract will replace the lighting that is considered adequate at the present but will be out of date by 2031.

The important effect of the new lighting will be reduce "skyglow". The current lighting allows 35% of the light to go straight up. The new lights will have zero upward light. They are also charged with reducing the DCC Energy Bill by 17% (at present approx. cost is £3m p.a.) The present light bulbs are 70-100watts the new will be 30watts.

Stalbridge are scheduled to have the lights replaced during July 2009. There will be no road closures but work on the High Street will only be permitted between 9-30 a.m. and 4 p.m. The rest of Stalbridge will be 7-30 a.m. to 6 p.m. Residents will be advised some 7-10 days beforehand. Where there is at present ornate lighting e.g. Gold Street, this will be replaced with similar. The T.C. can also request ornate lighting elsewhere but this will cost in the region of £1,250 for each light.

The Chaiman thanked Mr Mumford for coming. It was agreed to place Street Lighting on the next Agenda.

Churchyard extension grant

The Clerk advised that the existing hedge between the churchyard and the new land is unsuitable for "laying" it just needs to be kept cut back. It was agreed that the Clerk should send for an application form for a Biodiversity Grant in respect of planting the new hedge and some of the other work required.

Dedication of Footpath

With regard to the footway from Jarvis Way to the Bridleway and Trailway, which is over TC land, it was agreed that we should request that it be dedicated as a footpath with permissive bridleway/cycleway rights.

Stalbridge Hall – general discussion

As a result of some problems with reckless driving outside the Hall whilst it was being used for a private function, the Chairman asked the Hall Secretary why the speed humps had been removed from the drive. It was explained that they caused problems with retaining water on the higher side, which then damaged the tarmac. It was agreed that "gatecrashers" could cause problems at some events but that if such problems occurred the police should be notified.

Sign cheques

It was proposed by J Cox and seconded by B Alexandre that the following cheques be signed.

Telegraph Garden	Bulbs for Churchyard	£36.45
B Telecom		159.89
R Sharp	NDDC Grass	£310.00
	Hedge	100.00
	Remove tree on Ring	420.00
Gros. Rd	Play Area Hedge NDDC	150.00

Other business

Mr T Stroud and Mrs V Mowlem queried why FP1 (Grosvenor Road to Wood Lane) had been "hard surfaced" with very little consultation with the landowner. J Wardell (FP Officer) explained that some 2 years ago a request had been made for something to be done to this path as it got very wet and muddy and therefore dangerous to the public. It would appear that there had been some break down in the liaison between the Rights of Way team and the landowner and it was agreed to write to the DCC and point this out.

The Clerk advised that she had been asked by the NHS Breast Cancer Screening section for permission to park their vehicle in the Station Road Car Park from 4th April to 20th June but she had suggested to them that they check the area before making final

arrangements in case the access to the new development made any difference to where they were able to park. It was agreed that if this was satisfactory, there would be no objections to the vehicle being there.

The Clerk also reported that there had been several instances of vandalism to the Jubilee Play Area in the Park and that as a result the sign had been removed for the time being. Suggestions as to where this could be erected safely were requested. The police have been requested to check the area regularly.

There being no further business the meeting closed at 9-05 p.m.

Minutes of Planning Committee Meeting held in the Town Council Office On Wednesday 4th February 2009 commencing 7-00 p.m.

Present Councillors B Alexandre, P Ashcroft, J Cowley, J Cox, J Smith and
J Wardell, D J Hine (Clerk)

In the absence of the Chairman and Vice-Chairman it was proposed by B Alexandre and seconded by J Cox that J Cowley be appointed Chairman. All agreed

In attendance No members of the public present

To receive apologies W Batty-Smith, G Carr-Jones and K Garland

Declarations of Interest J Smith declared an interest in the application to fell an Ash Tree at The Cottage, Church Hill and took no part in the discussions thereon.

Confirm minutes of last meeting and decisions of NDDC Planning Cttee

The minutes of the Planning Cttee meeting held on 21st January were approved and signed by the Chairman.

Decisions of NDDC Planning Committee None to hand

Planning Applications

No. 1162 9 Meadow Close. Erect extension. It was proposed by J Cox and seconded by P Ashcroft that there be no objections. All agreed.

No. 0003 Milestones, Grove Lane. Re-roof and extend garage. It was proposed by J Wardell and seconded by P Ashcroft that there be no objections. All agreed.

Sth.Som. 00141 Symonds Salvage, Marsh Lane. Erect workshop. As this appears to be a perfectly reasonable application it was agreed to make no comments.

Other Planning business

Notification received of an intent to fell an Ash Tree at The Cottage, Church Hill, which is within the Conservation area. It was proposed by J Cox and seconded by B Alexandre that a letter be sent expressing the Town Council's view that they would be unhappy to see this healthy tree felled.

A further notification of intent to carry out tree works at The Old Rectory was discussed and it was agreed that Councillors P Ashcroft and J Wardell would inspect the trees and report back to the next meeting.

Sign Cheque.

It was proposed by J Cox and seconded by B Alexandre that a cheque in the sum of £901.12 to Thornhill Garden Machinery be signed, bearing in mind that this is part of the grant to The Playing Fields. All agreed.

Other business

J Cowley advised that he had inspected the new fence at Jarvis Field and felt it was most satisfactory. There is a complaint that part of the surface of the adjacent path had been disturbed during the work but he felt that this is unjustified and asked other Councillors to inspect the area. At least two other Councillors have recently been in the area and also felt the complaint unjustified.

P Ashcroft advised that she and her husband had planted some trees on the boundary of Jarvis Field. She pointed out that there are still some old fence posts in situ. Clerk to remind Mr Gardener about removing these.

The Clerk reported that she had been advised by Royal Mail that the post box at Thornhill will not be replaced. Letter to be sent to the person who had brought the matter up.

The Clerk also advised that the "manhole cover" on the Ring is not the Water Board's but the Town Council's and she has asked Mr Gardener to see if he can fix it more firmly into the ground.

There being no further business the meeting closed at 7-50 p.m.