



Stalbridge Town Council Meetings

Interim Planning Committee Meeting Minutes

Draft minutes of Video Conference meeting held via Microsoft teams of the Interim Planning Committee Meeting held on Wednesday 2nd September 2020 commencing 7.00 p.m.

Councillors present at the meeting:

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

Clerk for the meeting:

T Watson (Clerk)

In attendance:

- 3 members of the public had requested access to the VC meeting.
- Apologies had been received from G Carr-Jones (Dorset Cllr).

1. Apologies

R Lovell

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

S Waite declared a non pecuniary interest in item 6a. as he knows the applicant

3. To approve the minutes of the meeting held on 22.07.20, to be signed at a later date

RESOLVED: The minutes of the meeting having previously been circulated to Councillors were approved including proposed amendments and signed by the Chairman.

4. Planning Open forum

Mrs Chalcraft addressed the meeting regarding item 6.c 2/2020/1011/OUT and objected on the grounds of impact on the block paved access by HGV use during construction, construction noise disturbance, inadequate visitor parking for two extra dwellings, the potential loss of trees and privacy.

Mr Glead the applicant for item 6c. 2/2020/1011/OUT addressed the meeting and advised that the aspiration is to build the 2 units at the same time as the adjacent site via the rear of Laburnum

House, which would not require construction traffic access though Stapleford Court. He further advised that whilst the outline application does not require detail of trees and planting the intention was not to remove any trees if the construction of the 1.2m brick wall allows. He felt that the construction of the 2 dwellings would give an improved buffer and reduce noise from the adjacent site when occupied. He stated that the maintenance of the extended access road would fall to the residents of the two new dwellings and that adequate visitor parking would be provided.

Mr Semple addressed the meeting regarding item 6.d 2/2020/1033/HOUSE & 2/2020/1034/LBC and expressed support for the application providing the gap between the proposed extension and the property boundary to the north was no less than 91cm (3ft)

5. Correspondence relating to planning matters

E mails had been received from Mrs M Bather and Mrs I Chalcraft in opposition to application 6c. 2/2020/1011/OUT.

6. To consider the following planning applications

a. 2/2020/1014/HOUSE & 2/2020/1015/LBC Erection of garden room | Stapleford House 8 Gold Street Stalbridge DT10 2LX. Revd & Mrs G Hitchins.

No comments had been received from residents of neighbouring properties and it was noted that the garden room was not visible from Gold Street and was modest in size. M Robinson had attended a site visit with K Garland and queried that the proposed garden room wall was on the boundary. S Waite advised that it is permissible to construct up to but not over the property boundary.

RESOLVED: Proposed and unanimously agreed to support the application.

b. 2/2020/1009/FUL Change of Use from retail to dwelling (class C3). | Southampton House, Shop Ring Street Stalbridge DT10 2QR. Highborne Ltd

M Robinson had attended a site visit with K Garland expressed concerns at the safety of the entrance on the junction of Barrow Hill and the A357 and the lack of vehicle parking. It was agreed that the access would be less used on a residential than commercial basis and it was sad that the property could not be let on a commercial basis.

RESOLVED: Proposed and unanimously agreed to support the application.

c. 2/2020/1011/OUT Outline application for erection of 2no. Dwellings with associated garage parking | Land at Stapleford Court Stalbridge Dorset. Mr P Glead

M Robinson had attended a site visit with K Garland expressed concerns at the lack of privacy to the front of the proposed dwellings from the garage access. The proposed design and density was felt to be acceptable though the need was questioned. Concerns were expressed at the possible detriment to the residential amenity of the existing residents of the gated community arising from the loss of the open land. Concern was expressed at the loss of the green space and its value to the

residents. Consideration given to asking for a condition on the retention of the trees and it was suggested that there may not be any material planning grounds not to support the application.

RESOLVED: Proposed and agreed to not to support the application on the grounds of the loss of the wildlife area which is an established amenity to the immediate surrounding properties in Stapleford Court and Stalbridge Close.

d. 2/2020/1033/HOUSE & 2/2020/1034/LBC Erect two storey rear extension and single storey garden room. | 4 Anglesey Cottages Ring Street Stalbridge DT10 2NE. Mr M Eastgate

A site visit had been attended by K Garland and m Robinson who advised that the proposed design and materials for the roof of the garden room were different on the application form and the heritage design and access statement and that some rerouting of an existing downpipe will be required. It was noted that an amended plan had been provided showing a 91cm (3ft) gap between the wall of the proposed extension and the property boundary to the north which had not been uploaded to the planning application to date. Members were unsure if UPVC window material was applicable to a listing building and were advised that other cottages in the row had UPVC windows at the rear. It was felt that the proposal was large and possibly out of scale in relation to the existing cottage which was accepted to be of modest size for modern living.

RESOLVED: Proposed and unanimously agreed to state that members are minded to support the application based on the amended drawing and a condition that the gap between the face of the proposed extension and the existing boundary to the north is a minimum of 91cm (3ft).

7. Recent planning decisions of Dorset Council

2/2020/0299/VARIA Convert by making internal and external alterations to the Old Forge building to provide ancillary accommodation to The Old Forge Cottage. Repave and extend existing turning and parking area and erect fence with gate. Carry out alterations to existing garage. (with variation of condition 3 of planning permission 2/2017/0918/FUL - to allow the property to be rented) (Variation of condition no. 3 of planning permission 2/2017/0918/FUL to allow the Old Forge Workshop to be rentable to third parties). - Old Forge Cottage Barrow Hill Stalbridge Dorset DT10 2QX
Application Permitted

2/2019/0562/FUL Erect 6 No. dwellings and convert ancillary barns to form a further 10 No. dwellings, to create 16 in total. Create pedestrian and public roads within the site and form 39 No. parking spaces. - 1 Grays Farm Shipney Lane Stalbridge DT10 2RJ Application Refused

2/2018/1786/LBC Installation of rear extract fan (retrospective) and removal of disused extract fan to front of property. Carry out all internal and external alterations in association to this. - Stalbridge Arms Hotel Ring Street Stalbridge DT10 2NF Application Permitted

2/2018/1785/FUL Installation of rear extract fan (retrospective). - Stalbridge Arms Hotel Ring Street Stalbridge DT10 2NF Application Permitted

2/2020/0764/FUL Erection of dwelling, formation of new vehicular and pedestrian access and 2. No parking spaces (demolition of existing building) - Parkside Park Grove Stalbridge Dorset DT10 2RA
Application Permitted

2/2020/0268/FUL Make alterations to existing single storey skittle alley, demolish storage shed and re-cover existing flat roof extension (of reduced size) to form 1 No. apartment. Internal alterations to existing Inn to create 2 No. apartments (at ground floor) and refurbish existing (Maisonette) apartments to create 2 No. apartments (4 No. apartments in total). - Crown Inn High Street Stalbridge DT10 2LL
Application Permitted

2/2020/0830/HOUSE Erect first floor extension. Knole Grove Lane Stalbridge DT10 2RD
Application Refused

8. Appeals and matters of report from previous applications

If permitted by DC H Hatcher to attend the DC area North planning committee meeting 15.09.20 ref reserved matters for the Thornhill Rd application.

9. Members planning matters of report

None

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

There being no further business the meeting closed at 8.00 pm

Approved 02/09/20

Signed.....

Chairman

Date