



Stalbridge Town Council Meetings

Planning & Open spaces Advisory Group Meeting Minutes

Draft minutes of meeting held at The Hub of the Planning and open Spaces Advisory Group Meeting held on Tuesday 2nd November 2021 commencing 7.00 p.m.

Councillors present at the meeting:

K Garland (Chair), J Convoy, H Hatcher, R Lovell, S Waite

Clerk for the meeting:

T Watson

In attendance:

Mr R Crowe, Mr P Cheetham, Mrs Z Chetham (applicant P/FUL/2021/03744)

1. To receive apologies

M Robinson

2. Declarations of interest

None

3. To approve the minutes of the meeting - held on 9th August 2021

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

4. Planning Open forum

No Comments

5. Correspondence relating to planning matters listed on the agenda

None.

6. To consider the following planning applications

- a. P/FUL/2021/03054 Erect two dwellings and garages, The Bungalow Thornhill Road, Stalbridge DT10 2PS Wareham.

Unfortunately, a site visit had not been possible as the applicant had not contacted the Town Council as requested by the agent. In Lieu of this B Lovell & S Waite had done an informal drive by. Whilst members understood this to be a brown field site it was felt that the proposal for two three

bedroomed 2 story dwellings on the land to the rear of the bungalow that sits in the middle of the site was considered to be lacking in amenity space for the proposed dwelling and overdevelopment of the site. The DC Highways comment that the existing access serving The Bungalow be permanently closed to vehicular traffic and that the property is instead served off the shared access was noted.

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

- **The proposed dwellings lack amenity space**
- **The proposal constitutes overdevelopment of the site.**
- **The existing access serving the Bungalow needs to be permanently closed to vehicular traffic and that the property is instead served off the shared access in accordance with DC highways comments.**

N.B A site visit had not been possible as the applicant had not contacted the Town Council to make arrangements as requested by the agent.

- b. P/PAAC/2021/04006 Change of use and conversion of agricultural buildings to create 5 No. dwellings (Class C3). Grays Farm Shipney Lane, Stalbridge DT10 2RJ. Tite Partners

The previous applications on the site which had been refused were considered. Barn number 2 was not considered to be viable for conversion as it backs directly onto another large barn. Whilst the other barns were considered to be suitable for conversion the issue of the isolated location and the mixed residential and agricultural use of the track concerned members. It was suggested that the location would be better suited to small scale business use.

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

- **The proposal creates a satellite pocket of residential properties outside the Town which do not have a safe pedestrian route to the Town**
- **The access track which is narrow with no passing places is not suitable for mixed residential and agricultural use accessing adjacent land**

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

The applicants' reason for the proposal to provide local family accommodation was noted and that there had been no comment for neighbours. It was noted that there was no mention of an agricultural tie in the application and that the ridge height was to be one and a half stories.

RESOLVED: Support the application

There being no further business the meeting closed at 19.41