

STALBRIDGE TOWN COUNCIL

Approved minutes of Video Conference meeting held via Microsoft teams of the Interim Planning Committee Meeting held on Wednesday 1st July 2020 commencing 7.00 p.m.

Present Committee meeting members: K Garland (Chair), H Hatcher, R Lovell, R Roden, & S Waite.

T Watson (Clerk)

In attendance

There was 1 member of the public in attendance.

Apologies had been received from G Carr-Jones (Dorset Cllr)

Welcome to members of the public and introductions.

1. To receive apologies

M Robinson due to technical difficulties

2. Declarations of interest

None

3. To approve the minutes of the meeting - held on 3rd June 2020

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

Mr Griffin addressed the meeting regarding item 6.c and expressed concerns regarding the scale of the proposed structure in relation to the size of the field, its excessive height, location 3 metres from the boundary with his property, the extension of the access and the potential of non-agricultural use.

5. Correspondence relating to planning matters

A letter from Mr Griffin regarding application 2/2020/0829/FUL had been received and circulated to members prior to the meeting

6. To consider the following planning applications

- a. **2/2020/0653/HOUSE** Erection of chimney and single storey side and rear extensions. Formation of pitched roof and erection of extension to existing garage (Demolition of existing conservatory) 8 Jarvis Close Stalbridge DT10 2PQ. Mr & Mrs Fitch

The proposal was felt to be in keeping with the dwelling.

RESOLVED: Proposed and unanimously agreed to support the application.

- b. **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). 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. additional apartments in total). Crown Inn High Street Stalbridge DT10 2LL. Mr S Cox (re-consultation)

It was noted that the roof terrace no longer formed part of the proposal and in light of this members wondered why the first floor external rear door had been retained.

RESOLVED: Proposed and unanimously agreed to support the application subject to the following:

- Condition that all permitted development rights are removed
- Condition that the flat roof is not to be used as a terrace or recreational space

STALBRIDGE TOWN COUNCIL

- If the 1st floor door onto the flat roof is not required as fire exit it is removed
- c. **2/2020/0829/FUL** Erection of agricultural building for the storage of feedstuffs, equipment, machinery, materials and the accommodation of livestock. Priors Rise West Mill Lane To Station Road - Lane Stalbridge Dorset. Mr J Redman & Ms S Roe.

Whilst members were mindful of the need to support agriculture in the area it was felt that the field in which the proposal was located was very small in terms of a viable agricultural venture and the structure was felt to be oversized in terms of foot print and height in relation to the field size and the proposed use.

RESOLVED: Proposed and unanimously agreed not to support the application as the proposed building is too large for the site and its proposed use.

- d. **2/2020/0776/LBC** Demolish existing porch, erect replacement porch and carry out associated external alterations. Nectar Gold Street Stalbridge DT10 2LX. Mrs A Dumper.

It was noted that this application related to 2/2020/0780/HOUSE and that most other porches in the area had pitched roofs.

RESOLVED: Proposed and unanimously agreed to support the application

7. Recent planning decisions of Dorset Council

2/2020/0123/HOUSE DT10 2RD	Erect first floor and ground floor extension. Knole, Grove Lane, Stalbridge	Approved
2/2019/1279/LBC Newton Dorset DT10 2NG	Remove and replace 2 No. windows and carry out associated external alterations. 2 Ringtree House ,Thornhill Road, Connecting Road To Ring Street, Stalbridge ,Sturminster	Refused
2/2020/0488/OUT Dorset	Develop land by the erection of 1 No dwelling and 2 No parking spaces. (Outline application to determine access and layout). Land West Of Grove House, Park Grove, Stalbridge	Approved
2/2020/0520/HOUSE Stalbridge, DT10 2PD.	Erect single storey front extension (demolish existing). 24 Hardy Crescent,	Approved

8. Appeals and matters of report from previous applications

Stalbridge Town Council had been invited to make representation at the Area North Planning Committee meeting on the 23rd June 2020 regarding application 2/2018/0372/OUT - Land At E373160 N117864 Pond Walk Stalbridge Dorset. The invitation had not been taken up as at the meeting 09.05.19 there was not a have a clear view or response to the consultation. The decision on the application has not been published to date.

- 9. **That the For the IPC to write to DC Head of planning to express disappointment regarding the lack of consultation on the amended plans for application 2/2020/0123/HOUSE H Hatcher**

In the main members were disappointed at the lack of re-consultation on the amended plans as they had not had the opportunity to consider if the amendment addressed their previous concerns of overdevelopment.

RESOLVED: Unanimously agreed that the IPC to write to DC Head of planning to express disappointment regarding the lack of consultation on the amended plans for application 2/2020/0123/HOUSE

10. Members planning matters of report

R Lovell reported internal building works at Knapp Cottage, Grove Lane. S Waite advised that Knapp Cottage is not listed and therefore internal alterations do not require planning permission. The Clerk also advised that she was aware of an enforcement report on the site.

STALBRIDGE TOWN COUNCIL

K Garland advised that during the various applications and amendments at the former Crown the external grey painting of the render and brick quoins on the frontage to the High Street appeared to have been overlooked. AGREED : To ask for the Listed Building Officers opinion on the suitability of the external grey painting of the render a brick quoins on the frontage of the former Crown which faces onto the High Street, is in the conservation area and is adjacent to a listed building.

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 7.56 pm

Approved 01/07/20

Signed.....

Chairman

Date