

# STALBRIDGE TOWN COUNCIL

Clerk: T Watson  
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Station Road, Stalbridge, Sturminster Newton, Dorset, DT10 2RG.  
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Approved minutes of Video Conference meeting held via Microsoft teams of the Interim Planning Committee Meeting held on Wednesday 3<sup>th</sup> June 2020 commencing 7.00 p.m.

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

T Watson (Clerk)

## 1. Planning open forum

Notice had been given that members of the public can join the meeting via phone link. No members of the public requested to speak.

## 2. To receive apologies

Despite several attempts M Robinson was unable to participate in the meeting due to broadband issues.

## 3. Declarations of interest

None.

## 4. To approve the minutes of the meeting – held on 6<sup>th</sup> May 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.

## 5. Correspondence in relation to planning matters

None.

## 6. To consider the following planning application

- a. 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. Land Value Alliances.

The Chairman confirmed that all Committee Members had read the Planning consultant's report which had been commissioned ([paper attached](#)) and asked if they wished to make any amendments or additional comments. It was suggested that page 4 para 5. Be amended to (local residents now have to travel to Marnhull, Sturminster Newton, Milborne Port and Sherborne for GP services. It was also noted that due to the recent development on the east side of Lower Road the 30mp speed limit mentioned on page 2 last paragraph has been moved further out.

Members were not in favour of the proposed mixed residential and business use (Class B1) and retail (Class A1), favouring the business and commerce be concentrated on lower Station Rd where such activity already exists. Concerns were also expressed that the access and egress of traffic from Lower Road on to the main A357 is not good and any extra traffic movements would be unsustainable. It was noted from the housing enabling report that the likely housing need in Stalbridge will be met by recent and current development in the area.

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

- Detriment to the rural amenity of the town & the adjoining countryside

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- Concerns regarding the highways safety of the access to and from the A357 to 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 general sustainability of the scale of the development taking into account local need and infrastructure, and the social impacts related to significant growth.

Planning consultant's report to be submitted as additional information supporting the objection. With the following amendment 4 para 5. (local residents now have to travel to Marnhull, Sturminster Newton, Milborne Port and Sherborne for GP services)

It is requested that the application go before the Area North Planning Committee and should the Officer be mindful to recommend approval the Town Council request further consolation regarding the possibility of an alternative access from the A357.

## 7. Recent planning decisions of Dorset Council

None

## 8. Appeals and matters of report from previous applications

2/2018/0372/OUT Develop land by the erection of 9 No. dwellings. (Outline application with all matters reserved). Land At E373160 N117864 Pond Walk Stalbridge Dorset.

The number of units has been reduced from 10 to 9, pending decision

## 9. Members planning matters of report

Response to R Lovells requested for an update on the TC's request for TPO's to be placed on trees at Lower Rd site. Clerk advised that she had progressed with the Tree Officer and been informed that due to COVID they are only able to carry out essential site visits. To assist she has sent a plan of all the trees oak and ash and photos of the ash trees. However the land where the ash trees are located does not actually form part of the development site.

B Lovell asked if an Archaeological survey had been carried out on the Lower Road site in conjunction with application 2/2020/0406/OUT. The Clerk advised that there was a desk based assessment report on the planning file. R Lovell further questioned the importance of a structure and possible access on the central field boundary.

## 10. Date of the next meeting

Pending consultation of application.

There being no further business the meeting closed at 7.38 pm

Approved 01/07/20

Signed.....

Chairman

Date