

STALBRIDGE TOWN COUNCIL

Clerk: T Watson
TheHub@Stalbridge,
Station Road, Stalbridge, Sturminster Newton, Dorset, DT10 2RG.
Tel 01963 364276.

Email: clerk@stalbridgetowncouncil.gov.uk

Approved minutes of Planning Meeting held at the above address on Wednesday 4th April 2018 commencing 7.00 p.m.

Present Councillors: K Garland (Chair), T Bishop, P Brember, J Cowley, C Moore, B Newton, B Penfold & J Wardell

T Watson (Clerk)

In attendance

There were 18 members of the public in attendance.

1. To receive apologies.

Apologies had been received in advance of the meeting from G Carr-Jones, D Hine & R Knapp

2. Declarations of interest.

None.

3. To approve the minutes of the meeting - held on 7th March 2018.

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

4. To consider the following planning applications

- a) **2/2018/0314/FUL** – Erect 1 No. dwelling, form new vehicular access and 3 No. parking spaces – Land at Foxlea Farm, A357 – Landshire Lane to Church Hill, Stalbridge, Dorset

The meeting was adjourned for public comment:

Concerns were expressed by neighbouring residents in relation to overlooking, roof level, road safety and proximity of the proposed dwelling to an existing soakaway. Other concerns were expressed at the effect on the proposal on the character of the town and the view over the Blackmore Vale. Representation was made on behalf of the applicant which supported the detailed plans and it was advised that DCC highways had no issues with the proposed access in terms of road safety.

The meeting was re-convened:

It was noted that the application is just outside both the development boundary and the conservation area. Members considered the outlook to Highfield House and it appeared that most of the windows proposed looked east over The vale and that there was some planting proposed on the Highfield House boundary. It was noted that the proposed access was within the 30MPH zone and that there are several other drive way access points along the east side of the A357 at the top of town. Bearing the topography of the site in mind members were keen to see a roof line with a visual appearance no higher than the adjacent properties.

RESOLVED: It was proposed and agreed to make no objection to the application. However members wish to draw to the Officers attention neighbours concerns in relation in privacy, loss of light, roof level and drainage issues and ask that the Officer considers the inclusion of any appropriate conditions to mitigate these concerns.

5. Report on recommendations made by POSAG under delegated powers

None.

6. Recent decisions of NDDC Development Management Committee

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- a) **2/2018/0246/CATREE** – T1 – Holly – Fell to short stump – The Rowans, Pound Close, Stalbridge, DT10 2PW (Mr B Bottomley) **Permission Granted**
- b) **2/2018/0169/HOUSE** – Erect conservatory to front – 11 Lower Road, Stalbridge, DT10 2NJ (Mr & Mrs Bell) **Permission Granted**

7. Appeals and matters of report from previous applications

None.

8. Planning matters of report

J Wardell advised that the North Dorset Annual Monitoring Report and Development Statistics are available to view on line. link <https://www.dorsetforyou.gov.uk/AMR/north>

9. **Date of the next meeting** – The next Planning meeting will be held on Wednesday 18th April 2018. All items for inclusion on the agenda must be received by the Clerk by 9.00am on Tuesday 10th April 2018.

There being no further business the meeting closed at 7.34 pm