

# STALBRIDGE TOWN COUNCIL

Clerk: T Watson

TheHub@Stalbridge,

Station Road, Stalbridge, Sturminster Newton, Dorset, DT10 2RG.

Tel 01963 364276.

Email: [clerk@stalbridgetowncouncil.gov.uk](mailto:clerk@stalbridgetowncouncil.gov.uk)

Approved minutes of Planning Meeting held at the above address on Wednesday 4<sup>th</sup> September 2019 commencing 7.00 p.m.

**Present Councillors:** K Garland (Chair), D Andrews, J Convoy , M Dimmer , H Hatcher ,R Lovell, B Newton, B Penfold, M Robinson, R Roden & S Waite

T Watson (Clerk)

## In attendance

There were 8 members of the public in attendance.

### 1. Planning Open forum

No comments

## The meeting commenced at 7.01pm

### 2. To receive apologies

None.

### 3. Declarations of interest

None.

### 4. To approve the minutes of the meeting - held on 24<sup>th</sup> July 2019

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

### 5. To consider the following planning applications

- a) 2/2019/1057/HOUSE Erect single storey side extension. The Old Orchard Pile Lane Stalbridge Weston DT10 2LA. Mr & Mrs Lewis
- b) 2/2019/1058/LBC Erect single storey side extension and carry out all internal and external alterations associated with this. The Old Orchard Pile Lane Stalbridge Weston DT10 2LA. Mr & Mrs Lewis

Items 5 a) & b) were taken together

The plans were considered to be unclear in relation to the boundary

**RESOLVED:** It was proposed and agreed to support the application.

- c) 2/2019/0963/LBC Convert existing store room in roof space of the garage into a bedroom. Remove door at the back of the garage and a dual cavity dividing wall added. Remove brickwork from wall and install wall support lintel and carry out associated internal alterations. Old Smithy Barrow Hill Stalbridge DT10 2QT. Mr D Boggett

No comments had been received from neighbouring residents. Some concerns were raised with regard to the lack of technical detail on the drawing

s and if the proposed head height would be adequate for the staircase and bedroom.

**RESOLVED:** Proposed and agreed to support the application in principal. However the application lacks technical detail which made it difficult for members to make an informed decision.

### 6. Report on recommendations made by POSAG under delegated powers

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None.

## 7. Recent decisions of DC Northern Area Planning Committee

2/2019/0162/REM Erect 120 No. dwellings with garages and associated infrastructure, form public open space. (Reserved matters application to determine appearance, landscaping, layout and scale, following the grant of Outline Planning Permission No. 2/2017/0741/OUT. Land North Of, Lower Road, Stalbridge, Dorset. Bovis Homes (South West) Ltd Approved

2/2019/0676/VARIA Construct a Photovoltaic Park with associated equipment, including access track, cable route, substations, inverter stations, security cameras and perimeter fencing. (Variation of Condition No. 13 of Planning Permission No. 2/2017/0126/VARIA to extend the operation time to 40 years). Land At E 371997 N 118399, Landshire Lane (West), Stalbridge Park, Stalbridge, Dorset (Stalbridge Solar Park Ltd). Nextenergy Solar Holdings VI Ltd. Approved

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

None.

## 9. Correspondence relating to planning matters

None.

## 10. To respond the consultation on the Draft North Dorset Area Strategic Landscape and Heritage Sensitivity Assessment Study

It was understood that the main purpose of this study being sent to the TC is for fact checking. Prior to the meeting members have received the full copy of the study and highlighted pages that concern Stalbridge specifically.

The purpose of the study is to apprise the sensitivity of land at the four main towns & Stalbridge in North Dorset in relation to the Dorset local plan needing to accommodate a significant amount of growth in an area that is characterised as high quality landscape with a variety of natural and build heritage features. The findings of the study will provide evidence to feed into the local plan to help accommodate development and minimise the harm to the landscape, heritage assets and historic character, and setting of the settlements in the north Dorset area.

There is a concurrent assessment of the land surrounding the 18 larger villages in north Dorset which is only concerned with the potential impacts on landscape and historic environment.

### Stage 1

The assessment of the area around Stalbridge has been subdivided into 5 areas labelled A-E. They have been assessed individually based on identification of the impact on the landscape & heritage on a scale of green, amber, yellow, red.

Green – No significant landscape or heritage sensitivities identified – Take to stage 2 assessment.

Amber – is likely to have landscape or heritage sensitivities which will affect the siting or scale of development that can be accommodated – Take to stage 2 assessment.

Red – area scoped out of stage 2 assessment on landscape of heritage grounds.

### Stage 1 conclusions

A – Land between A357 & Station Rd. Impact landscapes high, heritage moderate (whole area through to stage 2 with further heritage significance assessments)

B – Land between Station Rd & Lower Rd. Impact landscape moderate, heritage low (whole area through to stage 2 with further heritage significance assessments)

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C- Land between Lower Rd & Thornhill Rd. Impact landscape moderate, heritage low (Whole area through to stage 2 with further heritage significance assessments excluding flood zones 2 & 3 to the south-east)

D- Land between Thornhill Rd & barrow hill. Impact landscape high, heritage high (whole of area excluded on heritage grounds)

E- Land between Barrow hill & the A357. Impact landscape high, heritage high. (Whole of area excluded on landscape & heritage grounds)

It is important to note that areas of search taken forward to stage 2 may still be assessed as of high sensitivity to development on the grounds of landscape & heritage following more detailed assessment and field verification undertaken during this stage

## Stage 2

Areas A, B & C are further assessed on a 5 point rating low to high in terms of:

Landscape sensitivity

Area A Moderate - high

Area B Moderate

Area C Moderate

Potential effects to the historic environment

Area A High

Area B Low

Area C Low – Moderate

**RESOLVED: It was agreed to comment that the railway runs though Area B**

## **11. Members planning matters of report**

None.

**12. Date of the next meeting – If the Town Council is consulted on applications the next Planning meeting will be held on Wednesday 18<sup>th</sup> September 2019.** All items for inclusion on the agenda from members must be received by the Clerk by 9.00am on Tuesday 10<sup>th</sup> September 2019.

There being no further business the meeting closed at 7.30 pm

18th September 2019

Signed .....