

STALBRIDGE TOWN COUNCIL

Clerk: T Watson
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Approved minutes of Video Conference meeting of the Interim Planning Committee Meeting held on Wednesday 8th April 2020 commencing 7.00 p.m.

Present Committee meeting members: K Garland (Chair), H Hatcher, M Robinson, R Roden. S Waite & R Lovell from item 4b.

T Watson (Clerk)

G Carr-Jones (Dorset Cllr) was linked

1. To receive apologies

Due to technical difficulties S Waite & M Robinson joined the meeting late.

2. Declarations of interest

R Roden: Non-pecuniary item 4a. as he lives near the site. H Hatcher: Non-pecuniary item 4c. the applicant has been a customer.

3. To approve the minutes of the meeting - held on 18th March 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. To consider the following planning applications

- a. **2/2020/0319/OUT Develop land by the erection of up to 90 No. dwellings, form vehicular access (from Waterlake), pedestrian access, open space and carry out associated works. (Outline application to determine access). | Land West Of Waterlake And Grosvenor Road Stalbridge Dorset. Lightwood Strategic Ltd.**

In lieu of open forum written communication from local residents was considered.

It was noted that the application site is in the conservation area and concerns were expressed at the harm to the significance of the conservation area and character and appearance of the town, which were supported by the view of North Dorset Strategic Landscape & Heritage Study and the Officers view on the previous appeal on the site. It was noted that this application differs from the previous in that there is just a single point of access through Waterlake and the suitability of this access for the volume of traffic and safety of the junction onto the A357 was questioned. It was noted that the 2 other recent granted applications had provided sufficient affordable housing for the town. Members referred to the emerging Dorset Plan and it was felt that application brings growth that is disproportionate to Stalbridges relevant sustainability. The local infrastructure in terms of (health service, public transport, education, commerce and highway infrastructure was not felt to be adequate to support the further additional growth that this application brings to the Town. Consideration was given to engaging a Planning Consultant to act on behalf of the TC. It was accepted that there may be a public view that this should have been done for previous applications and members appreciated that over the last couple of years the role of the Town Council in terms of planning had been very challenging and lessons had been learned. The Dorset Councillor suggested that members ask DC Planning Office for an extension to the consultation period to facilitate opportunity for comment.

RESOLVED: It was proposed and agreed to engaging a Planning Consultant to act on behalf of the TC in relation to opposing the application.

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RESOLVED: It was proposed and agreed to that the request that the application goes before the Dorset Area planning committee and not to support the application on following grounds:

- Harm to the significance of the conservation area and character and appearance of the town.
- That application brings growth that is disproportionate to Stalbridges relevant sustainability.
- The single point of access via Waterlake being unsuitable in terms of the volume of traffic and safety of the junction onto the A357.

In the current circumstance members request a 28 day extension to the consultation period to facilitate opportunity for comment.

(Post meeting Note: 28 day extension to the consultation period on application 2/2020/0319/OUT granted by DC Planning Office)

S Waite & R Lovell joined the meeting

- 2/2020/0299/VARIA Convert by making internal and external alterations to the Old Forge building to provide ancillary accommodation to The Old Forge Cottage. Repave and extend existing turning and parking area and erect fence with gate. Carry out alterations to existing garage. (with variation of condition 3 of planning permission 2/2017/0918/FUL - to allow the property to be rented) (Variation of condition no. 3 of planning permission 2/2017/0918/FUL to allow the Old Forge Workshop to be rentable to third parties). | Old Forge Cottage Barrow Hill Stalbridge Dorset DT10 2QX. Mr D Stubbings**

In lieu of open forum written communication received was considered.

Members were divided in their views as to whether the building was considered to be suitable for more than occasional use ancillary to Old Forge Cottage.

RESOLVED: It was proposed and agreed to support the application on the condition that a section 106 agreement is put in place that prohibits the Old Forge Building being sold separately to The Old Forge Cottage.

Abstentions: M Robinson & R Roden

- 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) to form 1 No. apartment. 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. apartments in total). Crown Inn High Street Stalbridge DT10 2LL. Mr S Cox**

In lieu of open forum written communication from neighbouring residents was considered.

It was noted that the red area marked on the application as the site does not match the land registry document as it encompasses part of the driveway that is in the residential curtilage of Wayside. In terms of previous permissions and works the site was considered to be very complicated and under normal circumstances members would have preferred to have a site visit. It was noted that the previous appeal had been disallowed on grounds of concerns that the scheme with particular regard to the roof terrace harms the setting of the adjoining listed building

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and that the public benefits would not outweigh this harm. It was noted that whilst the roof terrace now appears to be smaller the height of the screen has been reduced, which causes a potential detriment to the residential amenity of Wayside in terms of overlooking.

RESOLVED: It was proposed and unanimously agreed that members are unable to support the application in its current form. However they would be mindful to support if the roof terrace and 1st floor access door to the roof terrace are removed.

5. Recent planning decisions of Dorset Council

None.

6. Appeals and matters of report from previous applications

APP/D1265/W/19/3242524

Crown Inn, High Street, Stalbridge DT10 2LL

Appeal is dismissed

7. Correspondence relating to planning matters

Considered with each application.

8. Members planning matters of report

It was noted that the Town Council had expressed concerns regarding how the process of planning consultation and determination by Dorset Council may be affected in the current circumstances. The Chairman made a statement with regard to the Town Council operating as an effective team and taking the advice of the Clerk during this very difficult time.

9. Date of the next video conference meeting of the Interim Planning Committee will be held on 22nd April 2020. (Subject to the Town Council being consulted on planning applications)

There being no further business the meeting closed at 8.24 pm

08 April 2020

Signed