

# 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 9<sup>th</sup> May 2018 commencing 7.00 p.m.**

**Present Councillors:** G Carr-Jones / K Garland (Chair), T Bishop J Cowley, B Newton, B Penfold & J Wardell

T Watson (Clerk)

## **In attendance**

There were 12 members of the public in attendance.

### **1. To receive apologies.**

Apologies had been received in advance of the meeting from P Brember, R Knapp & C Moore.

### **2. Declarations of interest.**

G Carr-Jones declared a pecuniary interest as a member of PSP and abstained from the vote.

### **3. To approve the minutes of the meeting - held on 18<sup>th</sup> April 2018.**

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

*K Garland took over the Chair for consideration of the application.*

### **4. To consider the following planning applications**

- a) **2/2018/0372/OUT** - Develop land by the erection of 10 No. dwellings. (Outline application with all matters reserved). Land At E373160 N117864, Pond Walk, Stalbridge, Dorset (Mr S Burnell)

The meeting was adjourned for public comment

A request was made for archaeological input during the ground works as previous Roman archaeology has been found in adjacent locations.

General disappointment was expressed as there was no social housing provision which was contradicted by a statement that Aster Homes had said there was no demand for social housing in Stalbridge. It was felt that the development would have no benefit to Stalbridge.

Concerns were expressed at the sale viability of the provision of market housing that would be accessed through an area of social housing.

The meeting was re-convened.

J Wardell gave brief slide presentation on the plans. Members considered their previous resolution on application 2/2013/0732/PLNG of 22 dwellings on the site to which they agreed to accept a degree of development on the site based on local needs. It was understood that this development was not viable as part of the site has a covenant which restricts to the construction of 6 bungalows. It was understood that access to the Allotment gardens was covered by the title after the transfer of the land to the TC for NDDC. Concerns were expressed that the two storey dwelling at the rear of Glebe Court would be overlooking due to the topography of the site. It was considered that historically the area was sought to be retained as a green lung and concerns were expressed at the zero provision of affordable housing.

A proposal was made: Not to support the application as there is no social housing provision.

This was seconded but failed in voting

A proposal was made: Not to support the application as the area should be retained as open green space.

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This was seconded but failed in voting

A proposal was made: Not to support the application but the covenanted field should have 6 bungalows and the rest of the site should be retained as green space.

This was seconded but failed in voting.

**Members were unable to agree a response to the consultation and agreed to submit the full minutes of the debate including public comments. In conclusion should the application be granted, further consultation is crucial in conjunction with the Town Council on all reserved matters with regard to the development of the site.**

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

None.

## 6. Recent decisions of NDDC Development Management Committee

**2/2017/1508/LBC** – Remove damaged render re-point stonework and carry out associated external alterations (Mr G Carr-Jones) **Permission Granted**

**2/2018/0149/FUL** – Change of use of building and land from Doctors Surgery to 1 No. dwelling with garaging, parking and garden – Stalbridge Surgery, Station Road, Stalbridge, DT10 2RQ (Dr S Clayton) **Permission Granted**

**2/2018/0209/FUL** – Change of use and conversion of ground floor from public house into 2 No. flats – Crown Inn, High Street, Stalbridge, DT10 2LL (Mr S Perry) **Permission Granted**

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

**2/2018/0343/DOC** – Discharge of condition nos.3 – Local stone sample panel; 4 – sample of roof tile; 11 – finished floor levels from planning permission 2/2016/0593/FUL – Land off Station road, Stalbridge, Dorset **Fully Discharged**

**17/03029/OUT – SSSDC** – Outline planning application for up to 130 dwellings – Townsend Green, Henstridge, Templecombe, Somerset BA8 0RG. **Appeal in respect of Application Decision** by Gladman Developments – representations deadline 17 May 2018

## 8. Planning matters of report

Dorset Councils Partnership has set up an on line form to streamline the investigation process for planning enforcement. The form is located on the Dorset for You website at <https://www.dorsetforyou.gov.uk/planning/enforcement>.

**9. Date of the next meeting** – The next Planning meeting will be held on **Wednesday 23<sup>rd</sup> May 2018**. All items for inclusion on the agenda must be received by the Clerk by 9.00am on Tuesday 15<sup>th</sup> May 2018.

There being no further business the meeting closed at 7.47pm

25th July 2018

Signed .....