

# 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 12<sup>th</sup> September 2018 commencing 7.00 p.m.

**Present Councillors:** G Carr-Jones (Chair), T Bishop, P Brember, J Cowley, K Garland, R Lovell, C Moore, B Newton, B Penfold & J Wardell

**Absent Councillors** R Knapp

T Watson (Clerk)

## In attendance

There were 8 members of the public in attendance.

### 1. To receive apologies

C Moore may be late.

### 2. Declarations of interest

K Garland declared a non-pecuniary interest in item 4b as she knows the applicant.

### 3. To approve the minutes of the meeting - held on 25th July 2018

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

### 4. To consider the following planning applications

#### a) 2/2018/1042/FUL Convert existing barn to 1 No. dwelling. 19 High Street, Stalbridge, DT10 2LH. Mr A Beken

Concerns were expressed by residents of neighbouring properties or overdevelopment, overlooking and inadequate parking. 4 members had attended an unaccompanied site visit. Members understood that there may be a further application to convert the ground floor of the high street facing property to residential, which would further impact on the density of the development on the small site and parking provision. It was felt that due to the lack of windows on the south side, the small footprint and low ridge height of the barn it would be more suited to conversion as a one bedroomed annex.

C Moore arrived at the meeting and stated that he had no declarations.

**RESOLVED:** Proposed and agreed not to support the application in its present form. Whilst members appreciate that some development on the site to restore the current structure in the form of a small annex would be acceptable. They consider that this application is over ambitious in its scale which represents over development of the site, directly overlooks two of the neighbouring properties and has inadequate parking.

#### b) 2/2018/1028/FUL Erect dry cow agricultural building. Hamwood Farm, Hamwood Farm Lane, Stalbridge, DT10 2RT. Mr D Jeanes

It was noted that the application was to extend existing buildings.

**RESOLVED:** Proposed and agreed to support the application. Members would like to draw to the officers' attention the fact that a footpath still runs straight through the farm which was in process of diversion in 2012 and was never completed.

#### c) 2/2018/1105/HOUSE & 2/2018/1106/LBC Erect garden studio in rear garden. Stanton Cottage Gold Street Stalbridge DT10 2LX. Mr P Proctor

Members considered the building to be of a temporary nature due to its wooden construction.

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## **RESOLVED: Proposed and agreed to make no objection to the application**

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

2/2018/0890/HOUSE Erect first floor extension to existing dwelling. 26 Jarvis Way  
Stalbridge DT10 2NW

**POSAG RECOMMENDATION:** Stalbridge TC does not object to the proposed extension, as the existing single storey extension is large in itself. However, if approved, we would request that a condition is attached that the window at the rear of the property uses obscured glass. We would also draw your attention to the fact that as part of this application, the wall between the existing single storey living room and family room is to be removed to make one room, and we trust that this complies with the relevant building regulations.

2/2018/0569/LBC Remove render from front elevation, repoint original stone work and carry out associated external alterations. 1 Anglesey Cottages Ring Street Stalbridge Sturminster Newton Dorset DT10 2NE.

**POSAG RECOMMENDATION:** Providing the Conservation Officer is satisfied with the proposals, Stalbridge TC has no objection

### **6. Recent decisions of NDDC Development Management Committee**

2/2018/0566/LBC Remove render from front elevation, repoint original stone work and carry out associated external alterations. 2 Anglesey Cottages Ring Street Stalbridge Sturminster Newton Dorset DT10 2NE. Approved

2/2018/0829/FUL Erect 1 No. agricultural worker's dwelling. Land At E 375111 N 117904 Station Road Stalbridge Dorset. Approved

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

None

### **8. Planning matters of report**

NDDC Enforcement: 10 Anglesey Cottages, Ring Street, Stalbridge, Dorset, DT10 2NE. Removal of Hedge and erection of fence to side of listed building.

Officers have assessed the development and whilst the fence itself technically requires planning permission, due to the listed status of the property, it is considered that if an application was submitted there would be no planning reason to refuse consent. The investigation has been closed and the owners have been informed that they could submit a retrospective application to regularise the situation should they wish to do so.

J Wardell advised that the new National Planning Policy document is available and this will be put in Councillors drop box. She requested that prior to requesting and attending site visits members familiarise themselves with the application.

**9. Date of the next meeting – The next Planning meeting will be held on Wednesday 26<sup>th</sup> September 2018. All items for inclusion on the agenda must be received by the Clerk by 9.00am on Tuesday 18th September 2018.**

There being no further business the meeting closed at 7.34 pm

24th October 2018

Signed .....