

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 13th March 2019 commencing 7.00 p.m.

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

T Watson (Clerk)

In attendance

There were 24 members of the public in attendance.

1. To receive apologies

None.

2. Declarations of interest

G Carr-Jones declared a pecuniary interest in item 4. a) as a resident of a neighbouring property.

3. To approve the minutes of the meeting - held on 9th January 2019

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

K Garland took the Chair

4. To consider the following planning applications

a) **2/2018/1785/FUL / 2/2018/1786/LBC Installation of rear extract fan (retrospective). Stalbridge Arms Hotel Ring Street Stalbridge DT10 2NF. J Wills –Bowden (Vibe Entertainments (sw) Ltd)**

Some members had carried out informal walk-by site visits. The application was considered to be in contravention of PPG24 in terms of minimising the adverse impact of noise and the size and material were not considered to be in keeping and detracted from the integrity of the listed building, which is in the conservation area. Whilst members were keen to support the new venture, however they were very disappointed to see that this was the second time that the planning system had been disregarded.

RESOLVED: It was proposed and agreed not to support the application on the following grounds:

- The size and appearance of the extract chimney is inappropriate for a listed building within the conservation area.
- In its current form the extract chimney is detrimental to the residential amenity of the neighbouring properties in terms of noise and smell.
- Members are concerned at the retrospective nature of the application which related to a listed building within the conservation area.

G Carr-Jones abstained from the vote

G Carr-Jones took the Chair

b) **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).Bovis Homes**

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The meeting was adjourned for public comment. Comments were received from residents of the Paddocks and The Hawthorns regarding overlooking, screening, flooding and the location of the affordable housing and the electrical substation.

The meeting was reconvened and each condition was considered separately

RESOLVED: Members wish to record the following comments:

Condition 3.

The Phoenix house pack is of a generic nature which gives no consideration to the historical aspects or distinctiveness of the town.

It is important that the maximum height of buildings be limited to two storeys, to accord with surrounding development and the edge of the settlement location.

The location of units 67 – 72 (flats) is unsuitable as it will cause overlooking of the existing neighbouring properties at The Paddocks from 1st floor living spaces and it is suggested that the flats be placed in a location which would not overlook adjacent properties.

The proposed layout segregates the affordable and shared ownership dwellings from the private dwellings and suggests an intended separation in terms of wealth, which is not conducive to sustainable community living. Members would prefer to see all the types of housing mixed on the site in a pepper potted fashion.

The proposed site of the electrical substation is unsuitable in relation to the detrimental effects on residents of the adjacent existing properties at The Paddocks in terms of loss of view, noise and the health aspects of proximity to the magnetic field.

Support is given to a request made by residents of the Paddocks that all efforts are taken to minimise overlooking in terms of boundary screening, the ground level of the new properties not being higher than The Paddocks and the orientation of doors and windows of the new dwellings.

The storm water open attenuation pond is too close to the LEAP and to the adjacent dwellings on the southern edge of the development in terms of safety of children.

Condition 5.

The scale and density of the development is not in keeping with DCC architectural guidance. As a gateway development which will be viewed on the approach to the Town from Lower Road it is too dense and the scale is inappropriate in the setting of the Blackmore Vale. Whilst the outline application was granted for up to 120 dwellings. Having viewed this proposal members would prefer to see 80 dwellings, which would be much more appropriate and less of a detriment to the residential amenity of the existing dwellings.

Condition 16.

To support the biodiversity of the area and the requirement for screening hedgerow planting of species rich mature plants needs to be completed early in the development, not left until last. In addition to this early planting of specific tree species may assist with surface water drainage issues on this very wet site. Support is given to the request from residents of The Hawthorns that assurance be given that the copse (Laylandii) area at the northern end of the site will remain in perpetuity and to this end it is requested that the layout of road 5 is altered to preclude vehicle access to the area in the future. Further investigation and detail needs to be provided in relation to the management of the excess spoil arising from the development, to ensure it is dealt with in an appropriate and safe manner.

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Condition 17.

The links to rights of way, the trailway and the footpath to Jarvis Way should be implemented with the 1st phase of the development to facilitate pedestrian links into the town, the trailway and the nature reserve.

Condition 20.

The specification of materials gives very little attention to reflecting the local distinctiveness of the town which is evidenced by the fact that the design and access statement is inaccurate in depicting several buildings which are not in Stalbridge. Render is not a preferable material and preference should be given to Stalbridge stone and terracotta window surrounds throughout the site and in particular on the two thatched dwellings at the site entrance. A preference is expressed for slate in the main with less red tile for roofing materials.

Condition 21.

The provision of public art needs to be in keeping and applicable to the North Dorset area and further consultation on the location and choice of the art would be welcomed by the Town Council.

Condition 23.

Members felt that lighting should be as unobtrusive and in keeping as possible in order to keep light pollution to a minimum in this low lying part of the Blackmore Vale. Signage should be minimal and unobtrusive in respect of the rural location of the site.

General Comments

Construction traffic Management

Consideration needs to be given to a plan for contractors delivering Materials to the site and the construction management plan condition needs to be enforced to prevent disturbance to neighbouring properties during early morning, late evening and weekends

Flooding

Support is given to neighbouring residents concerns that the development has the potential to cause their properties to flood in the future. It is disappointing that the design and detail of the drainage of the site are not to be considered at a local level, as due to the low lying nature of the site this is a very important matter.

Safety and security

The Street lighting on Lower Road should be extended to the site entrance. Support is given to a request from neighbouring residents of The Paddocks for security fencing between their gardens and the development.

Highways Safety

Lower Road is a preferred HGV route and is to be made narrower by the creation of the public footpath to Jarvis Way. Assurance is sought that highways mitigation (which may include the reduction of the national speed limit) will be implemented to make the road safe and practical for its intended use.

Environmental Impact

There appears to be no specification of generation of energy from renewable resources in relation to PPS18 and as such the development is considered to be of detriment to the environment. It is questionable if the development is sustainable in relation to PPS21.

Future management of the amenity / open areas.

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The public open space appears to consist in the main of a large storm water open attenuation pond and areas of seeded wild and wetland meadow planting, trees and a LEAP. Stalbridge Town Council have previously resolved that they do not wish to take responsibility for the management of the open spaces on the site and therefore proposals / consideration need to be given to the future management of the amenity / open areas.

5. Report on recommendations made by POSAG under delegated powers

2/2019/0118/HOUSE, Erect front porch, 2 Duncliffe Close Stalbridge Dorset DT10 2NX

Recommendation: We note that the size and appearance of the proposed porch are in keeping with the existing dwelling and therefore we have no objection.

6. Recent decisions of NDDC Development Management Committee

2/2018/1691/HOUSE Install 2 No. dormer windows to front and rear elevations. 19 Park Road Stalbridge DT10 2RB Approved

2/2018/1709/HOUSE Erect 1 No. single storey extension. Garden Cottage Stalbridge Weston Village Road Stalbridge Weston Dorset DT10 2LA Approved

7. Appeals and matters of report from previous applications

Appeal Ref: APP/N1215/W/18/3203865. Land at Barrow Hill, Stalbridge, Dorset, DT10 2QU.
Appeal is dismissed.

8. Correspondence relating to planning matters

An e-mail has been received from Mrs White. Mrs White had been advised that some of the questions raised do not relate to Stalbridge Town Council and need to be addressed to the correct person / organisation. However the question of the Chairmans awareness that J Cowley was not attending the NDDC Planning Committee meeting at Durweston in February 2018, on behalf of Stalbridge Town Council. It was understood that the town council had already made a statement regarding this and K Garland had taken statements from J Cowley, J Wardell and the Clerk, all of which stated that they did not advise the Chairman that J Cowley would not be attending. Members trusted that this response draws this matter to a conclusion.

9. Members planning matters of report

P Brember progressed a response of the enforcement officer regarding the dwelling adjacent to the Old Forge on Barrow Hill. J Wardell advised that Town and Parish Councils can now make a request for a planning application to go before the development Management Committee.

Date of the next meeting – The next Planning meeting will be held on Wednesday 27th March 2019. All Members items for inclusion on the agenda must be received by the Clerk by 9.00am on Tuesday 19th March 2019

There being no further business the meeting closed at 8.30 pm

27th March 2018

Signed