

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 21st November 2018 commencing 7.00 p.m.

Present Councillors: G Carr-Jones (Chair), T Bishop, R Lovell & J Wardell

T Watson (Clerk)

Absent members: J Cowley, K Garland, R Knapp, C Moore & B Penfold.

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 & B Newton

2. Declarations of interest

None.

3. To approve the minutes of the meeting - held on 24th October 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) **2/2018/1450/OUT Develop land by the erection of 1 No. dwelling (outline application with all matters reserved). Land East Of Wheatsheaf Cottage, Stalbridge Weston Village Road, Stalbridge Weston, Dorset. Mr & Mrs David Parsons.**

Meeting adjourned Members of the public present pointed out that the map is a partially inaccurate as well as the description of Stalbridge Weston as village, as it is a hamlet and the site is grade 3 agricultural land, not a garden and that there had been no change of use from agricultural land to a garden. A question was raised as to whether there was a section 106 or 53 in place that prevented the land being sold separately. It was felt that the application was contrary to the local plan and concerns were expressed at the potential damage by groundworks to two mature and healthy Ash trees on the site boundary. It was advised that the proposed 4 bedroom dwelling on a very narrow site would have very little garden space and would directly overlook neighbouring properties. The vehicle access from the site was felt to be at a very narrow part of the lane and due to the narrow site it would not be possible to construct an adequate visibility splay or turning area. Further concerns were expressed at surface water drainage and flooding and the loss of privacy to neighbouring properties. It was advised that an application notice had not been posted at the site.

Meeting re-convened It was noted that the application is outside the development limit and historical ownership of the land was queried. Members felt that that application constituted overdevelopment of the narrow site and expressed concerns at the highway safety of the access on to the Lane.

RESOLVED: Unanimously agreed not to support the application for the following reasons:

- **The application is contrary to Planning Policy.**
- **Stalbridge Town Council objects to building in open countryside, outside the development boundary, in a hamlet which largely comprises of a conservation area and does not feel that Stalbridge Weston is in any way shape or form a sustainable**

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hamlet and therefore should not provide any strategic housing for the surrounding area.

- Any development on this site would cause overlooking and loss of amenity to neighbouring properties.
- The application is considered to be over development of a greenfield site.
- Members understand that the agricultural land has never had permission for change of use to a garden
- Members are concerned at the inability to provide adequate site lines in relation to access to the narrow highway.

Should the Officer be mindful to approve the application Stalbridge Town Council and the Ward Member requests that it goes before the development Management committee.

5. Report on recommendations made by POSAG under delegated powers

None

6. Recent decisions of NDDC Development Management Committee

2/2017/0741/OUT Develop the land by the erection of up to 120 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from Lower Road. (outline application to determine access). Land North Of, Lower Road, Stalbridge, Dorset. Permission granted

2/2018/1105/HOUSE Erect garden studio in rear garden. Stanton Cottage Gold Street Stalbridge DT10 2LX. Approved

2/2018/1248/LBC Infill of door and removal of 1 No. velux window (regularisation of works against listed building consent 2/2013/0793). Deacons Mill Poolestown Road Stalbridge Dorset DT10 2SQ Approved

2/2018/1042/FUL Convert existing barn to 1 No. dwelling. 19 High Street Stalbridge DT10 2LH Approved

7. Appeals and matters of report from previous applications

None.

8. Planning matters of report

Report of the following potential enforcement cases were made:

Stalbridge Arms – Installation of an external steel flue on a listed building

Stalbridge Hall – Siting of a permanent sign in a conservation area

The former Crown– Construction of windows at the rear 1st and second floor levels

9. **Date of the next meeting – The next Planning meeting will be held on Wednesday 12th December 2018.** All items for inclusion on the agenda must be received by the Clerk by 9.00am on Tuesday 4th December 2018.

There being no further business the meeting closed at 7.35pm

9th January 2019

Signed