

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 22nd January 2020 commencing 7.00 p.m.

Present Councillors: K Garland (Chair), D Andrews, J Convoy, M Dimmer, H Hatcher, R Lovell, B Penfold, M Robinson, R Roden & S Waite

T Watson (Clerk)

In attendance

There were 15 members of the public in attendance.

The following comments were made in relation to application 2/2019/1799/OUT.

Concerns were expressed that there is no access onto the railway and the ability of the town's infrastructure and traffic system to cope with the fast growth in population of this application added to the others recently granted. It was felt that noise pollution from the adjacent industrial estate would affect the residential amenity of the residents on this site and that the Junction of the A357 to Station Rd was not adequate to cope with the increased volume of traffic generated from housing on the site. It was questioned if there was any planning again for the school to facilitate the increase in population. It was felt that any development needed to be environmentally sound and include hedge and tree retention and planting in line with the climate emergency declared by Dorset Council.

A Letter from J Harman opposing the application was read out.

A paper on the five year housing supply was read out.

The Dorset Councillor addressed the meeting and expressed concerns that whilst Gladman developments were a historically strong contender in gaining planning consent Stalbridge has already accepted a proportion of development and it is important that the two other recently granted developments are given time to become established before consideration is given to any further large development in the town. He had been advised by Sovereign Housing that they had no further requirement for affordable housing in Stalbridge. He expressed concerns that residential development would effectively sandwich the industrial estate and would stop growth of the industrial area. He stated that mixed areas of industry and housing do not work and have the potential to have a detrimental effect on the business who currently operate nearby.

Planning Open forum (15 minutes)

The meeting commenced at 7.24

1. To receive apologies

Apologies had been received in advance of the meeting from B Newton.

2. Declarations of interest

None.

3. To approve the minutes of the meeting - held on 8th January 2020

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

2/2019/1799/OUT Develop land by the erection of up to 130 No. Dwellings, form vehicular access from Station Road, public open space, landscaping and sustainable

STALBRIDGE TOWN COUNCIL

Clerk: T Watson
TheHub@Stalbridge,
Station Road, Stalbridge, Sturminster Newton, Dorset, DT10 2RG.
Tel 01963 364276.

Email: clerk@stalbridgetowncouncil.gov.uk

drainage system (SuDS) (Outline application to determine access). Land at E374230 N 117990, Station road, Stalbridge, Dorset

In general members felt that they should be strident in their comments in opposition to the application as they have a responsibility to ensure sustainable growth of the town and protect the residential amenity. The amount of information provided in the outline application was considered to be excessive, at times inaccurate. i.e how will the development bring employment to the town. It was noted that schools and the NHS had been consulted. The creation of a relief road to the east of the Town was suggested and it was felt that the proposed site was more suitable for future industrial growth, which would be stunted should this application be granted. Concerns were expressed for the future residential amenity of residents living adjacent to the industrial area. It was felt that potential 25% population growth of the Town arising from the cumulative developments over a ten year period is excessive and over and above the district and national level of 10%. It was felt that this rapid growth would cause highways problems and make the town a less desirable place to live or work.

RESOLVED: It was proposed and unanimously agreed to strongly and robustly object to the application as its adverse impact on Stalbridge would significantly and demonstrably outweigh any benefits (Ref: NPPF para 11.d, ii) and on the following grounds.

- The application is contrary to NPPF para 72.b as its size and location does not support a sustainable community, with sufficient access to services and employment opportunities within the development itself (without expecting an unrealistic level of self-containment).
- Since 2016 planning permission has been granted for 240 new dwellings or change of use to residential from commercial. The proposed development would add to the two other recent developments in Stalbridge making at total of 310 units. This would be a substantial increase over and above the existing population of Stalbridge and would result in extensive development that far exceeds all development seen in Stalbridge over the last 20 years. Such a large addition, in conflict with the District Council's adopted spatial approach to development, would be resisted as it is inherently contrary to the policy and threatens a significant encroachment into the countryside and is harmful to the rural character of the edge of Stalbridge and the Blackmore Vale. As such the application is applicable to be considered under NPPF para 49.a.
- The local infrastructure (health service, public transport, education and highway infrastructure) is totally inadequate to support the further additional growth that this application brings to the Town.
- Residential development on this site would stop any future growth of the adjacent industrial area and stifle the town's ability to grow in commerce and industry. This is not in accordance with the Strategic Housing Land Availability Assessment (SHLAA) which is required to plan to meet the economic needs of the area or NPPF para 83.a.
- The application creates a mixed area of industry and housing which has the potential to have a detrimental effect on the ability of the adjacent local employers to function efficiently and protect the jobs in existence.
- The proposed site is situated beyond the existing established settlement boundary, in open countryside and it would therefore be in conflict with the District Council's spatial strategy for development contained within the Local Plan policy 2. Which seeks to direct development to the existing settlement boundaries of Stalbridge.

STALBRIDGE TOWN COUNCIL

Clerk: T Watson
TheHub@Stalbridge,
Station Road, Stalbridge, Sturminster Newton, Dorset, DT10 2RG.
Tel 01963 364276.

Email: clerk@stalbridgetowncouncil.gov.uk

- The extra traffic movements created by the application on the Station Road junction with the A357 are not sustainable.
- The eastern parcel of land has a rural country side character and the application would result in a significant and detrimental change.
- The application does not take in to consideration the climate change emergency declared by Dorset Council.
- There is no link from the Application site to access the railway and the application is therefore contrary to NPPF para 98 and The Dept. Of Transport Cycling & Walking Investment Strategy.

5. Report on recommendations made by POSAG under delegated powers

2/2019/1638/LBC Erect external signage and lighting and carry out all associated works relating to this. The Swan Hotel, High Street, Stalbridge, DT10 2LL.

POSAG RECOMMENDATION: Amendment to POSAG recommendation requested:- We support investment in the High Street but having been made aware of strong local views, particularly regarding the painted sign and the lamps this support is conditional on the application being acceptable to the Conservation Officer.

6. Recent planning decisions of Dorset Council

2/2019/0878/FUL Erect 9 No dwellings, form new vehicular access, private estate road and parking. Land North East of Laburnum House, Ring Street, Stalbridge, Dorset.

Approved

2/2019/1400/LBC Install stud wall to create division to form 2 No bedrooms. Install 1 No. doorway in existing stud wall and carry our all internal alterations in association with this. Old Smithy, Barrow Hill, Stalbridge, DT10 2QT

Approved

2/2019/1341/HOUSE Install 1 No dormer window and 2 No conservation rooflights. Court Yard Cottage, Church Hill, Stalbridge, DT10 2LR

Approved

2/2019/1159/LBC Install 1 No window, 1 No. dormer window, replace window with glazed doors and shutters. Replace front door and form canopy over and form canopy of back door. Install 2 No. rooflights and steel flue. Carry our all internal and external alterations associated to described works and as shown on plans. Court Yard Cottage, Church Hill, Stalbridge DT10 2LR

Approved

7. Appeals and matters of report from previous applications

2/2019/1829/FUL Make alterations to existing single storey skittle alley, demolish storage shed/garage and replace with pitched roof extension to form 1 No. apartment. Internal alterations to existing Inn to create 2 No. apartments and refurbish existing apartments. Crown Inn, High Street, Stalbridge, DT10 2LL

Appeal reference APP/D1265/W/19/3242524 – all representations must be received by the Planning Inspectorate by 18th February 2020.

2/2019/1499/DOC Discharge of condition No 3 – Windows and Doors following grant of planning permission 2/2016/1586/FUL. Crown Inn, High Street, Stalbridge, DT10 2LL

Fully discharged

STALBRIDGE TOWN COUNCIL

Clerk: T Watson
TheHub@Stalbridge,
Station Road, Stalbridge, Sturminster Newton, Dorset, DT10 2RG.
Tel 01963 364276.

Email: clerk@stalbridgetowncouncil.gov.uk

8. For the Town Council to consider publishing its position on future planning applications that have no consideration for the Climate Change Emergency declared by Dorset Council and to engage with our MP, the Honourable Simon Hoare to take the matter forward in behalf of Stalbridge. K Garland

K Garland explained that in the light of Dorset Council declaring a climate emergency action needs to be taken to encourage legislation to guarantee sustainable development for the future

RESOLVED: Agreed that the Town Council will publish its position on future planning applications that have no consideration for the Climate Change Emergency declared by Dorset Council and to engage with our MP, the Honourable Simon Hoare to take the matter forward in behalf of Stalbridge.

9. Correspondence relating to planning matters

Letter from J Harman read out in open forum regarding 2/2019/1799/OUT.

10. Members planning matters of report

R Lovell was disappointed that at a section of hedge had been removed on the roadside of the Lower Road development and suggested that members should make weekly site visits to development sites.

11. **Date of the next meeting – If the Town Council is consulted on applications the next Planning meeting will be held on Wednesday 5th February 2020.** All items for inclusion on the agenda from members must be received by the Clerk by 9.00am on Tuesday 28th January 2020.

There being no further business the meeting closed at 8.20pm

5 February 2020

Signed