

# STALBRIDGE TOWN COUNCIL

Approved minutes of Video Conference meeting held via Microsoft teams of the Interim Planning Committee Meeting held on Wednesday 22<sup>nd</sup> July 2020 commencing 7.00 p.m.

**Present Committee meeting members:** K Garland (Chair), H Hatcher, R Lovell, M Robinson, R Roden, & S Waite.

T Watson (Clerk)

In attendance: There were 2 member of the public in attendance.

Apologies had been received from G Carr-Jones (Dorset Cllr)

Welcome to members of the public and introductions.

## 1. To receive apologies

None

## 2. Declarations of interest

None

## 3. To approve the minutes of the meeting - held on 1<sup>st</sup> July 2020

**RESOLVED:** The minutes of the meeting having previously been circulated to Councillors were approved to be signed by the Chairman at a later date.

## 4. Planning Open forum

Mr Stubbings the applicant for item 6b. addressed the meeting and explained the reason for the application which creates a third bedroom on the 1<sup>st</sup> floor. He felt that raising the gable to 1<sup>st</sup> floor level on the front elevation did not adversely affect the adjacent property to the west in terms of loss of light or privacy. He also felt that the application did not constitute overdevelopment as it was within the existing footprint. Dr Cripps address the meeting regarding item 6b. and advised that this is one of a number of applications on this site in recent years and that the 1<sup>st</sup> floor extension would have a detriment to the privacy of the residents of the property to the West. He considered the need stated for the application to be questionable and irrelevant in terms of planning criteria.

## 5. Correspondence relating to planning matters

None.

## 6. To consider the following planning applications

a. **2/2020/0764/FUL**      **Erection of dwelling, formation of new vehicular and pedestrian access and 2. No parking spaces (demolition of existing building). Parkside Park Grove Stalbridge Dorset DT10 2RA. Mrs Schofield.**

It was noted that original permission had been sought to site a caravan whilst refurbishment works were carried out in the main house. Subsequent to this a Certificate of Lawfulness had been granted to retain the mobile home within the curtilage of the dwelling house and to be used as an annex/office/gym incidental to the enjoyment of the dwelling house by family members and visitors. The mobile home had then been replaced by a timber structure. Some members felt that this should not be considered as a like for like application and concerns were expressed regarding the short distance from the proposed dwelling to the North and East boundaries and at the lack of vehicle turning space, which is mentioned in the Highway Authority recommendation. Members were divided on their option regarding the application being overdevelopment of the site.

**RESOLVED:** Proposed and agreed to support the application.

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## **b. 2/2020/0830/HOUSE Erect first floor extension. Knole Grove Lane Stalbridge DT10 2RD. Mr Stubbings**

It was noted that a recent application to extend the ground floor and first floor to the west and the first floor to the north had been amended to remove the first floor extension to the west and had been granted. This application now seeks to re-instate the first floor extension to the west. It was felt that as this is the third application during the last 7 years to enlarge the dwelling this application constitutes total overdevelopment and will have a detrimental effect to the residential amenity of the two adjacent bungalows.

**RESOLVED: Proposed and agreed not to support the application on the grounds that as this is the 3<sup>rd</sup> application to extend this dwelling it constitutes overdevelopment of the site and will have a detrimental effect to the residential amenity of the neighbouring property at Torridon.**

*B Lovell abstained from the vote*

## **c. SCC/3728/2020 Importation of inert waste materials from local construction sites and the applicants own sites. The waste site is to be used for the sole purpose of the applicant and his business. Copse Quarry, Landshire Lane, Henstridge GRID REF 371587 118493**

Concerns were expressed at the potential of increased HGV traffic on Landshire Lane. Concerns were expressed that the traffic survey is not up to date as is dated as 2008. It was felt that the application was unclear as to what the inert waste materials would consist of and members had concerns at the potential detriment to wildlife.

**RESOLVED: Proposed and agreed not to support the application as inadequate information has been provided on the proposed use and the 2008 traffic survey may be inaccurate.**

## **7. Recent planning decisions of Dorset Council**

2/2019/1638/LBC & 2/2019/1637/ADV Erect external signage and lighting and carry out all associated works relating to this. The Swan Hotel High Street Stalbridge DT10 2LL Approved

2/2018/0372/OUT Develop land by the erection of 9 No. dwellings. (Outline application with all matters reserved). Land At E373160 N117864 Pond Walk Stalbridge Dorset. Approved

2/2020/0653/HOUSE Erection of chimney and single storey side and rear extensions. Formation of pitched roof and erection of extension to existing garage (Demolition of existing conservatory). 8 Jarvis Close Stalbridge DT10 2PQ Approved

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

None.

## **9. Members planning matters of report**

R Lovell reported a second entrance that had been created off lower Rd onto the Bovis Homes site. The Clerk thought that this was an original field gate access that had been used to access the site prior to the proper access being created. R Lovell thought that some hedge had been removed. Clerk to investigate.

**Date of the next video conference meeting of the Interim Planning Committee will be is pending consultation on planning applications**

There being no further business the meeting closed at 7.45 pm

Approved 02/09/20

Signed.....  
Date

Chairman