

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 24th July 2019 commencing 7.00 p.m.

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

T Watson (Clerk)

In attendance

There were 16 members of the public in attendance.

G Carr-Jones (Dorset Councillor)

David Russell, Malcom Gillmore & R Burrows (Bovis Homes)

1. Planning Open forum

Planning open forum was extended to 30 minutes and comments were received as follows:

2/2019/0162/REM

Concerns expressed regarding the practicality of a pinch point on Lower Rd.

Dorset Councillor : Village gateway signs may be a measure considered to slow traffic in the area.

2/2019/0878/FUL

The pond on the site has disappeared and the ecological survey is inaccurate in the number of slow worms quoted. Will the watching brief happen? (assurances given by the architect)

Concerns regarding the footpath which is shown from the site to Station Rd car park via Stapleford Court which is a gated community. The access onto Ring Street is dangerous and the density is excessive

Dorset Councillor : Should the Officer be mindful to grant permission he will be requesting that the application goes to the DC Northern Area Planning Committee

2/2019/0897/VARIA

The Royal British Legion (RBL) is a community space for the whole town. Due to the proximity to the RBL building any permanent residents may make complaints of noise or smell that may have a detrimental effect on the RBL's future licencing applications. Therefore it should remain ancillary to Old Forge Cottage.

The meeting commenced at 7.29 pm

2. To receive apologies

None.

3. Declarations of interest

R Lovell declared a pecuniary interest in item 5b.

B Newton RBL Secretary pecuniary interest in item 5c.

4. To approve the minutes of the meeting - held on 10th July 2019

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

5. To consider the following planning applications

- a) 2/2019/0162/REM Erect 120 No. dwellings with garages and associated infrastructure, form public open space. (Reserved matters application to determine

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appearance, landscaping, layout and scale, following the grant of Outline Planning Permission No. 2/2017/0741/OUT. Land North Of, Lower Road, Stalbridge, Dorset. Bovis Homes (South West) Ltd

The Town Council previously made comment on the reserved matters on the site in March 2019. It was understood that this new consultation incorporated some response to their previous comments. Members considered each of the previous comments in turn and resolved if they should be removed or be remain or be altered.

RESOLVED: Members wish to record the following comments:

Condition 3. Whist it is noted that the red brick quins around windows reflect the local area the Phoenix house pack is still considered to be generic nature and gives no consideration to the historical aspects or distinctiveness of the town. The materials proposed in the majority are not comparable to other recent development in Stalbridge and to reflect the character of the local area. The 10 key properties to be built in local stone were not considered to be a large enough proportion to the total 120 dwellings.

Members area assured that the electrical substation will be a brick structure no more than a garage size and will emit sound of less than 22 DBH. Further to this appropriate plant screening will be put in place to minimise the effect on the residents of The Paddocks.

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.

Condition 17. Members are assured that the applicant will give further consideration to links to rights of way the railway and the footpath to Jarvis Way being implemented as part

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of the 1st phase of the development to facilitate pedestrian links into the town, the railway 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 building 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 sight and in particular on the two thatched dwellings at the site entrance.

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 laying 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.

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 and gate way signs) will be implemented to make the road safe and practical for its intended use. The Town council will be making separate representation to DC Highways regarding the road works associated with the site.

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.

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.

- b) 2/2019/0878/FUL Erect 10 No. dwellings, form new vehicular access, private estate road and parking. Land North East Of Laburnum House, Ring Street, Stalbridge, Dorset. Yeovil Investment properties

A site visit had been carried out and whilst it was only possible to view it from the edge, as the area was overgrown it appeared to be of a god size. It was felt the aspirational footpath shown in the 2003 local plan was not viable as Stapleford Court has now been built as a gated community.

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The areas of screening appeared to offer privacy and their appeared to be no potential loss of light to residents of existing neighbouring properties

It was noted that the pavements on the site are not differentiated by level. Concerns were expressed at the access from the drive onto the A357, the narrow width of the drive and that the sight lines along the drive were inadequate to afford safe shared access for pedestrians and vehicles particularly HGV's. The preferred and safer access to the sit appeared to be via Robinson heights and it was understand that there is a ransom strip. There was a general feeling that the proposal was overdevelopment of the site.

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

- The proposed access on to Ring street in unsuitable and the drive is too narrow and has inadequate sight lines along its length to afford safe shared access for pedestrians and vehicles, particularly HGV's and this may cause vehicles to need to reverse out on the A357 / Lower Rd junction. Members would prefer to access to the site via Robinson Heights.
- The aspirational public footpath link to Station Rd car Park shown in the 2003 local plan is not viable as Stapleford Court has now been built as a gated community.
- The proposal is considered to be overdevelopment of the site. The private amenity space for each dwelling, parking and turning space is considered to be inadequate.
- Members are concerned that in section 3.21 of the ecological survey the pond that is understood to have been on the land prior to clearance is not noted and in section 3.25 the number of slow worms recorded may be inaccurate. If building works go ahead members would like to be assured that a watching brief will happen.

Should the Officer be mindful to grant permission members request that the application goes to the DC Northern Area Planning Committee

R Lovell abstained from the debate and the vote.

- c) 2/2019/0897/VARIA Retrospective application: Convert by making internal and external alterations to the Old Forge building to provide ancillary accommodation to The Old Forge Cottage. Repave and extend existing turning and parking area and erect fence with gate. Carry out alterations to existing garage. (Removal of Condition No. 3 of Planning Permission 2/2017/0918/FUL to allow the building to be let as an independent dwelling). Old Forge Cottage, Barrow Hill, Stalbridge, DT10 2QX. Mr D Stubbings

The application history of the site was considered and it was noted that when a previous application came to Council for a non-ancillary dwelling it was not supported. Member saw no reason that the previous comment should stand.

RESOLVED: Proposed and agreed not to support the application as the building is not considered to be suitable for more than occasional use ancillary to Old Forge Cottage. Also on the grounds of highways safety in relation to the access onto Barrow Hill and the proximity to a licensed premises. Should the Officer be mindful to grant permission members request that the application goes before the DC Northern Area Planning Committee .

B Newton abstained from the vote.

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6. Report on recommendations made by POSAG under delegated powers

None.

7. Recent decisions of DC Northern Area Planning Committee

None.

8. Appeals and matters of report from previous applications

None.

9. Correspondence relating to planning matters

None.

10. Members planning matters of report

None.

11. Date of the next meeting – If the Town Council is consulted on applications the next Planning meeting will be held on Wednesday 21st August 2019. All items for inclusion on the agenda from members must be received by the Clerk by 9.00am on Tuesday 13th August 2019.

There being no further business the meeting closed at 8.47 pm

4th September 2019

Signed