

# STALBRIDGE TOWN COUNCIL

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

**Draft minutes of Planning Meeting held at the above address on Wednesday 4<sup>th</sup> March 2020 commencing 7.00 p.m.**

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

T Watson (Clerk)

## **In attendance**

There were 30 members of the public in attendance.

G Carr-Jones (Dorset Cllr) was present

Representatives for Turley & Sovereign Housing were present

## **Planning Open forum (15 minutes)**

2/2019/1710/REM Aaron Wright from Turley presented the changes to the reserved matters since the previous consultation. Residents of Bibbern expressed concerns regarding the security of the boundary and had varying opinions on the height and boundary treatments in relation to their individual properties. A resident of Bibbern Row expressed concerns of loss of privacy and light caused by a row of terraced houses 11 metres from a bungalow and suggested that further amendments were required to protect their residential amenity, as had been offered to Kingsmead. He expressed frustration at the lack of neighbour consultation and communication from the Planning Officer and requested that the TC & the Dorset Council member request that the application goes before the North Dorset Area Planning Committee. Concerns were expressed by a resident of the private road off Thornhill Rd and Greenfields on the other side of the site also relating to the distance to their property and the boundary treatments.

2/2020/0123/HOUSE Residents of neighbouring properties expressed concerns regarding, overlooking of neighbouring properties and the application was considered to be over development of the site which is in the conservation area and adjacent to a listed building.

## **The meeting commenced at 7.20 pm**

### **1. To receive apologies**

Apologies had been received in advance of the meeting from M Dimmer and S Waite may be late.

### **2. Declarations of interest**

Non-pecuniary interest K Garland item 4d. & H Hatcher item 4a.

### **3. To approve the minutes of the meeting - held on 5<sup>th</sup> February 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**

#### **a. 2/2020/0123/HOUSE Erect ground and first floor extensions Knole, Grove Lane, Stalbridge, DT10 2RD. Mr D Stubbings**

An informal walk had been done and those members who had an opinion felt that there would be loss of privacy to neighbouring properties. The application had the potential to create a five bedroom home and was considered to be overdevelopment of a site which originally

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accommodated a modest bungalow. The parking was also considered to be inadequate for a dwelling of that size and roadside parking is limited on gold street and grove Lane.

**RESOLVED:** Proposed and agreed not to support the application on the grounds of overdevelopment of the site and the loss of privacy to neighbouring properties.

*Abstentions: D Andrews, B Lovell & B Penfold*

b. **2/2019/1279/LBC** Remove and replace 2 No. windows and carry out associated external alterations. 2 Ringtree House Thornhill Road Connecting Road To Ring Street Stalbridge, Sturminster Newton Dorset DT10 2NG. Mr O Dethick.

**RESOLVED:** Proposed and unanimously agreed to support the application subject to the Conservation Officers comments.

c. **2/2020/0079/FUL** Construct a new vehicle access, demolish part of an existing workshop and re-clad the remaining building with metal, profile sheet. Install shutter door and access door. Erect fencing and metal access gates. Vale Coaches , Gibbs Marsh Trading Estate, Stalbridge, Dorset, DT10 2RY. Mr Paul Dewey

It was understood that the business was very busy and the proposed access was considered.

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

d. **2/2019/1710/REM** re-consultation Erect 60 No. dwellings, form public open space, local equipped area of play and attenuation pond. (Reserved Matters application to determine appearance, layout, landscaping and scale; and to discharge Condition Nos. 15 - Landscape Environment Plan, 17 - Soft Landscaping, 18 - Footpath Link, 21 - Materials Palette, 22 - Public Art and 24 – Lighting and Signage; following grant of Outline Planning Permission No.2/2017/1095/OUT). Sovereign Housing Association

*S Waite arrived at 7.32 pm and stated that he had no declarations.*

Having made extensive comment on the previous reserved matters the amendments made since the last consultation were noted. Neighbouring residents comments, the site boundary treatments and distances to existing properties were considered. The change in orientation of units 16 & 17 was not felt to have dealt with the issue of loss of light to the adjacent properties in Bibbern Row and the residents suggestion of a natural stone wall on the boundary was noted. Some inaccuracies in the road transport statement were noted and disappointment expressed at the generic nature of the application. Members had varying opinions on the need for street lighting on the site.

**RESOLVED:** Proposed and agreed that in addition to the comments made on the 1<sup>st</sup> round of consultation regarding reserved matters 15. 17. 18. 21. 22. 24 and previous general comments members would like to submit the following amendments / additions:

## **GENERAL COMMENTS**

- The proposed proximity of the new dwellings are not in accordance with a statement made by the Senior Planning Officer (North Dorset District Council Planning Committee Meeting 27th February 2018) that the new properties would need to be at least 20m away from the existing properties in the adjoining Bibbern Row, those of the private drive off Thornhill Road and Greenfields to avoid overlooking and overshadowing in relation to loss of amenity.

## **REQUESTS FOR CONDITIONS**

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- Variable height natural stone wall is erected as part of the development on the boundary adjacent to Bibbern Row in conjunction with neighbouring resident consultation to protect the private land.
- Units 16 & 17 are prohibited from having first floor windows on the north elevation.
- The highway is adopted
- That the site boundary is planted where specified with mature native hedging before the development starts and that specific attention is given to detail of the areas of soft landscaping in boundary areas with existing properties on all sides of the development to afford the minimum detriment to the residential amenity of residents of existing properties.

**In conclusion members request that the application goes before the Northern Area Planning Committee on the grounds of the potential detriment to the residential amenity of the adjacent neighbouring residents.**

## 5. Report on recommendations made by POSAG under delegated powers

None.

## 6. Recent planning decisions of Dorset Council

None.

## 7. Appeals and matters of report from previous applications

None.

## 8. Correspondence relating to planning matters

None.

## 9. Members planning matters of report

None.

**10. Date of the next meeting – If the Town Council is consulted on applications the next Planning meeting will be held on Wednesday 18<sup>th</sup> March.** All items for inclusion on the agenda from members must be received by the Clerk by 9.00am on Tuesday 10<sup>th</sup> March 2020.

There being no further business the meeting closed at 8.15 pm