

# STALBRIDGE TOWN COUNCIL

Clerk: T Watson  
TheHub@Stalbridge,  
Station Road, Stalbridge, Sturminster Newton, Dorset, DT10 2RG.  
Tel 01963 364276.  
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**Draft minutes of Planning Meeting held at the above address on Wednesday 5<sup>th</sup> February 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 11 members of the public in attendance.

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

Comments were received in opposition to the appeal ref: APP/D1265/W/19/3242524 (The Crown former Public House) in relation to the Velux windows which have not been installed in accordance with the plans overlooking neighbouring properties.

Support was expressed for the proposal item 6.

## **The meeting commenced at 7.04pm**

### **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 22<sup>nd</sup> January 2020**

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

### **4. To consider and make representation to the appeal ref: APP/D1265/W/19/3242524 (The Crown former Public House)**

**RESOLVED:** To submit the following comments:

Members feel that the application is inconsistent and wish to draw the Appeal Officers attention the conflicting information with regard to the number of previously permitted units ranging from 4 to 5 in Appellant's response to reason for refusal 2. and the conclusion comments.

Whilst Stalbridge Town Council agree that the building is in need of refurbishment and that there should be some development on the site from a local viewpoint they wholly support the Area North Panning Committee decision of refusal as explained in the comments below.

## **REASON FOR REFUSAL 1**

In recent times Wayside the adjacent listed building has been refurbished to a very high standard in strict accordance with listed building constraints. In the light of this the same due and careful consideration should be given to preserving its setting. Members strongly support the view that the installation of 1.8 metre enclosure to the raised skittle alley would be harmful to the setting of this listed building due to its incongruous and out of keeping design. Whilst the Area Manager (Eastern) considered the effect to be less than substantial harm the local view is it is not considered to be minimal. In view of the fact that the front of

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the building render and brick window quoins have been painted two shades of grey, which is totally out of keeping with the surrounding conservation area, members have no confidence in any works that may occur at the rear being in keeping with the conservation area or the adjacent listed building

## REASON FOR REFUSAL 2

The quote of policy 26 is an obvious error which should have said policy 25. Members would like to draw the Appeal Officers attention the complicated history of the site which will result in the creation of an additional dwelling on the 2nd floor which has neither been applied for, permitted or had the benefit of associated building regulations in construction. Permission was previously granted to create 3 units by sub-dividing the ground floor of the former public house and converting the existing single story skittle alley at the rear. To date works that have been carried that are not compliant with those approved plans 2/2016/1586/FUL and enforcement action is pending in relation to this.

Whilst the application in relation to this appeal is part retrospective to regularise these works it is inaccurate in the description of (refurbish existing apartments). Historically the 1st and second floor were inhabited as single dwelling and there were no kitchen or living areas on the 2nd floor. (See sale details attached)

Therefore the term refurbish does not constitute the creation of an additional flat on the 2nd floor and The Area Manager (Eastern) advice to Committee at the Northern Area Planning Committee meeting was inaccurate in stating that' "It was not planned to increase the number of units already approved."

Members wish to draw the Appeal Officers attention to the fact that the location plan for the application is inaccurate as the red line encompasses 2 more dwellings which are in the same building, are under separate ownership and are not part of this application. These dwellings also share the very small amenity area at the rear of the building. In total this constitutes overdevelopment of the site with a total of 7 dwellings and presents a potential lack of residential amenity to future residents of the building.

In addition to this whilst members understand that access over third party land to the rear of the building is not a planning issue they feel that consideration should be given to the potential detriment to the quality of life of neighbours any future residents of the building that an access dispute may cause.

## REASON FOR REFUSAL 3.

Members disagree with the Area Manager (Eastern) comments that "there would not be any significant harm to the neighbouring residential amenity, heritage assets or highway safety". As in relation to policy 25 the creation of the raised rooftop deck does not protect the privacy of the neighbouring properties in terms of overlooking directly into their property or noise, as the area at the rear of the buildings creates a natural amphitheatre which would amplify any noise associated with the recreational use of the deck.

5. To agree the letter regarding Climate Change Emergency to Honourable Simon Hoare MP with regard to future building in Stalbridge. K Garland

**RESOLVED:** To approve the content of a letter regarding Climate Change Emergency to Honourable Simon Hoare MP(cc Chairman DC) with regard to future building in Stalbridge.

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6. For the Town council to make representation to Dorset Council with regard to the implications of recent planning permissions to build a large number of dwellings in the Stalbridge (school ,traffic flow, or surgery requirements.) R Lovell

**RESOLVED:** To write to DC Chief Executive and pose the question. Has Stalbridge as a small town specifically got the capacity to sustainably support the increase in the town population arising from recently granted planning applications ?

7. Report on recommendations made by POSAG under delegated powers

None.

8. Recent planning decisions of Dorset Council

2/2019/1427/HOUSE – Erect freestanding fence 1.8m high to separate the gardens of the Old Smithy and the adjoining property 1 Barrow Hill. Also erect 2 wooden garden gates 1.8m x 0.9m one for each property. The gates will be at the garden ends to the West (Retrospective) – Old Smithy, Barrow Hill, Stalbridge, DT10 2QT. Refused

9. Appeals and matters of report from previous applications

None.

10. Correspondence relating to planning matters

None.

11. Members planning matters of report

None.

12. Date of the next meeting – If the Town Council is consulted on applications the next Planning meeting will be held on Wednesday 19<sup>th</sup> February 2020. All items for inclusion on the agenda from members must be received by the Clerk by 9.00am on Tuesday 11<sup>th</sup> February 2020.

There being no further business the meeting closed at 7.55pm