

# STALBRIDGE TOWN COUNCIL

Clerk: T Watson  
TheHub@Stalbridge,  
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Tel 01963 364276.

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Draft minutes of Planning Meeting held at the above address on Wednesday 15<sup>th</sup> May 2019 commencing 7.00 p.m.

**Present Councillors:** K Garland (Chair), D Andrews, M Dimmer , R Lovell , B Newton , B Penfold, M Robinson, R Roden & S Waite.

T Watson (Clerk)

## In attendance

There were 7 members of the public in attendance.

### 1. To receive apologies

H Hatcher & J Convoy

### 2. Declarations of interest

None.

### 3. To approve the minutes of the meeting - held on 24<sup>th</sup> April 2019

**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) 2/2019/0562/FUL Erect 6 No. dwellings and convert ancillary barns to form a further 10 No. dwellings, to create 16 in total. Create pedestrian and public roads within the site and form 39 No. parking spaces. 1 Grays Farm , Shipney Lane, Stalbridge, DT10 2RJ. Mr Max Tite

It was noted that the traffic survey had taken place over a period of Friday to Monday when Station Road was shut and that the nearest point for fire brigade access to the site was 45 metres. Concerns were expressed at the safety of the highway access onto Station Road and some of the barns were considered to be in too poor a condition or of inadequate size to be viable for conversion. It was noted that the area is very wet and the number of proposed units on the site was considered to be over development. It was noted that the site area had been altered from the previous application and did not include FP25 and the proposed pedestrian access to the town was considered to be dangerous.

**RESOLVED:** It was proposed and unanimously agreed not to support the application for the following reasons:

- The application is outside the development boundary and is contrary to the local plan which states that land outside the defined settlement boundaries is subject to countryside policies where development will be strictly controlled unless it is required to enable essential rural needs to be met.
- The fact that The Council can no longer demonstrate a five-year housing land supply should not add weight in favour of this application as Stalbridge has recently had two large development applications approved, which make its contribution to achieving the five year supply numbers.
- Highways safety in terms of the junction of Shipney Lane as it is on a blind bend and has poor visibility to the West onto Station Rd, which has a national speed limit and is a designated HGV route.
- Pedestrian access to the Town is dangerous as the proposed footway is not 2m wide in places on a road which is a HGV route with a 50MPH speed limit and no street lighting.

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Further to this access via the footpaths across country are not viable for the less fit or pushchairs.

- The application is inaccurate and misleading in terms of the statement that the traffic movement from the 16 dwellings will not be an increase on the current traffic movements from Shipney Lane to Station Rd.
- The creation of what is effectively a small hamlet away from the town would bring no benefit to the town.
- The size and quality of some of the current buildings are inappropriate for conversion to dwellings.
- The application is inaccurate and misleading in its statement regarding retail, public transport and the availability of a GP surgery.

Should the officers recommendation be for approval members request that the application goes before the Development Management Committee.

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

None.

## 6. Recent decisions of DC Area Development Management Committee

2/2019/0296/FUL Change of use and convert existing building from Financial and Professional Services (Use Class A2) and Residential (Class C3) into 2 No. dwellings (demolish rear lean-tos). 19 And 19A High Street, Stalbridge, Sturminster Newton, Dorset, DT10 2LH. Approved

2/2019/0302/HOUSE Description of Development: Erect 2 No. single storey extensions (demolish existing single storey extension). 3 Westpound Cottages, Caundle Lane, Stalbridge Weston, Dorset, DT10 2JZ. Approved

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

None

## 8. Correspondence relating to planning matters

None

## 9. Members planning matters of report

The Clerk was instructed to progress a reply to the planning enforcement report made at Old Forge Cottage.

**10. Date of the next meeting – If the Town Council is consulted on applications the next Planning meeting will be held on Wednesday 5<sup>th</sup> June 2019.** All items for inclusion on the agenda must be received by the Clerk by 9.00am on Tuesday 25<sup>th</sup> May 2019.

There being no further business the meeting closed at 7.30pm