

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 27th March 2019 commencing 7.00 p.m.

Present Councillors: G Carr-Jones (Chair), T Bishop, P Brember, J Cowley, R Knapp, R Lovell, B Penfold & J Wardell.

T Watson (Clerk)

In attendance

There were 6 members of the public in attendance.

1. To receive apologies

C Moore and B Penfold.

2. Declarations of interest

None.

3. To approve the minutes of the meeting - held on 13th March 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) **2/2018/1829/FUL Demolish existing single storey skittle alley, conservatory and storage shed/garage and replace with pitched roof extension to form 1 No. apartment. Internal alterations to existing Inn to create 2 No. apartments and refurbish existing apartments. Crown Inn High Street Stalbridge DT10 2LL. Mr S Cox**

Meeting adjourned

Concerns expressed by members of the public present regarding the terrace and the windows in flat 3 and 5 overlooking the neighbouring property at Wayside. It was felt that the proposed screening on the terrace was inadequate to afford privacy to the neighbouring property at Wayside and the arrangement of the buildings around the courtyard creates an amphitheatre which magnifies any external noise. Further concerns were raised regarding the proposed pitched roof creating loss of light to the adjacent property at unit 5 and the window in flat 5 overlooking of the neighbouring property at The Maples. It was questioned if the Bedrooms of Flats 1 and 3 meet the minimum requirement for housing standard, in terms of light and ventilation and concerns were expressed regarding the victorian drain which runs under the curtilage of The Maples being able to cope with foul water drainage from 5 no. 2 bedroomed flats , which could have 20 plus inhabitants . Concerns were expressed at the effect of the proposal to have all the rear surface water drainage routed along the party wall between the site and The Maples and how this would be managed in the future. In conclusion strong objection was made to the proposal in terms of over development of the site which would be detrimental to the neighbouring properties.

Meeting reconvened

It was noted that the site plan is inaccurate as it encompasses adjacent joined flats which are in separate ownership and the roof lights that have been installed on the east elevation are not in accordance with the positions shown on the plans. It was also noted that the bedroom window of flat 2 looks out straight on to a wall and that the bathroom window of flat 4 does not have obscured glass. Members understood that the pedestrian access to the rear of the building was currently in legal dispute.

A site visit had been carried out and concerns were expressed with regard to fire safety in the muti-occupied building. The proposed terrace and ground floor amenity space was considered

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to be inadequate to serve 5 no. two bedroom flats and flat 5 was considered to be rather cramped and its staircase too steep and narrow to afford good access. The design and access statement was felt to be inaccurate in the statement that the flats would be suited to the elderly, who would have no need for vehicle parking. The mismatch of the render and window painting on the west elevation was not felt to be in keeping with the High Street, which is in the conservation area and highways safety concerns were raised with regard to the bulk waste bins obstructing the narrow pavement on collection days. Whilst members appreciated that the former Crown was in need of refurbishment the proposal as it stands was felt to be overdevelopment of the site and detrimental to the neighbouring properties.

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

- The site plan is misleading in terms of the total area of the site as the red line incorporates adjacent joined flats which are in separate ownership.
- The negative impact on the conservation area
- The negative impact on the neighbouring grade 2 listed property
- The inadequate amenity space to serve 5 no 2 bedroom flats
- The proposal is considered to be overdevelopment of the site
- The overlooking of neighbouring properties is an intrusion to their privacy and detrimental to the residential amenity.

5. Report on recommendations made by POSAG under delegated powers

None

6. Recent decisions of NDDC Development Management Committee

2/2019/0118/HOUSE Erect front porch. 2 Dunccliffe Close Stalbridge Dorset DT10 2NX
Approved

2/2018/1586/LBC Removal of Skittle Alley and installation of Kitchen and Restaurant on the ground floor. On the first floor replace restaurant with additional letting rooms including the removal of the waiters lift. Carry out all internal alterations in association with this. Stalbridge Arms Hotel Ring Street Stalbridge DT10 2NF.
Approved

7. Appeals and matters of report from previous applications

None.

8. Correspondence relating to planning matters

None.

9. Members planning matters of report

Noted that it is not yet known where the three new development management committees will meet. Noted that the Old Forge Workshop Cottage is now inhabited. Agreed to advise enforcement in relation to compliance with planning application 2/2017/0918/FUL. Noted that the ground floor flats at The Crown and the east facing roof lights have not been constructed in accordance with the plans. Agreed to advise enforcement in relation to compliance with applications 2/2016/1586/FUL & 2/2018/1829/FUL.

10. Date of the next meeting – The next Planning meeting will be held on Wednesday 24th April 2019. All items for inclusion on the agenda from members must be received by the Clerk by 9.00am on Tuesday 16th April 2019.

There being no further business the meeting closed at 8.45 pm