

STURMINSTER NEWTON TOWN COUNCIL
MINUTES OF THE MEETING OF THE PLANNING & ENVIRONMENT COMMITTEE
MEETING

held on Thursday 18th July 2024 at 7.15pm in The Council Chamber

Present:

Cllr P Batstone

Cllr A Donaldson - Chair

Cllr N Dobson

Cllr M Jones

Cllr H Lacey

Cllr D Mantock – Vice Chair

Cllr P Marks

Cllr J Rose

In Attendance: K Squire (Town Clerk)

Members of the Public: 0

Minute No.	Comments
24/25/088	PUBLIC SESSION No members of the public attended.
24/25/089	APOLOGIES FOR ABSENCE Apologies were received from Cllr C Fraser and Cllr Matthews. The apologies were accepted by the members present.
24/25/090	DECLARATIONS OF INTERESTS AND DISPENSATIONS No declarations of interest had been declared and no written dispensations received.
24/25/091	MINUTES OF PREVIOUS MEETING The minutes of the previous Planning & Environment Committee meeting held on 27th June 2024, having been circulated and publicised prior to the meeting, were taken as read and approved for signature by the Committee Chairman as a true and correct record.
24/25/092	PLANNING MATTERS PLANNING APPLICATIONS Application No: P/HOU/2024/03710 Location: 11 Hillcrest Close Sturminster Newton DT10 2DL Proposal: Demolish conservatory replace with single storey extension and integrate into garage and external alterations Observations: No Objections Application No: P/HOU/2024/03122 Location: Lilly Cottage Brinsley Close Sturminster Newton DT10 1EE Proposal: Retain solar panels to rear of roof. Observations: No Objections REPORT ON DECISIONS OF DORSET COUNCIL A report of planning decisions made between 19 th June and 18 th July 2024 had been circulated. The Council noted the decisions made. ANY OTHER PLANNING MATTERS None.



TREE MATTERS

Cllr Donaldson as Tree Officer reported on tree matters which the committee considered.:

1 P/TRT/2024/03737 1 Manston Road - No Objections

2 P/TRC/2024/03574 Englefield, Goughs Close - No Objections

3 The temporary TPO placed on trees in the Market Fields Site had now been fully confirmed with an amendment that sycamore and maple trees at the proposed entrance to the development off Bath Road were now not included in the TPO - Noted

24/25/093

NEIGHBOURHOOD PLAN UPDATE

The committee reviewed the information contained in the report from the working group which had been previously circulated and is attached to these minutes.

The committee resolved to recommend acceptance of the recommendations of the working group and will relook at the Neighbourhood Plan review project again when new Government guidance is received.

24/25/094

DANGEROUS DRIVING THROUGH TOWN

The Committee considered various Highways issues in the Town.

The Committee recommended that:

- **Enquiries are made regarding the removal of the yellow flashing school warning lights**
- **Enquiries are made regarding the process and cost of a 20mph limit from the Town Bridge to Market Place.**
- **A meeting is arranged with Dorset Council Highways and the Police regarding parking at Bath Road.**
- **A request is made to renew the white lines in the High Street, especially at the priority give way.**

24/25/095

TO RECEIVE INFORMATION FROM MEMBERS AND DISCUSS PROPOSALS FOR FUTURE BUSINESS

Cllr Mantock – Enquired regarding progress on repairs to Colber Bridge. She also asked about the improved surface installation at Drovers. And reported that a car was regularly parked illegally outside the optician on Bridge Street.

Cllr Lacey – Asked if enquiries could be made regarding improving the lights on the pedestrian crossing in town.

Cllr Batstone – Asked about ownership of the bank opposite the town bridge as stones were falling down from the bank.

The Chairman closed the meeting at 8.06pm.

Approved on Chairman’s Signature

Cllr A Donaldson signed 19th September 2024

Chair’s signature



Neighbourhood Plan Working Group Update

The purpose of reviewing the plan had been to:

- 1 update sections relating to developments.
- 2 check housing allocation is still adequate.
- 3 investigate changing policy 38 relating to North Dorset Business Park at Rolls Mill.

Update sections relating to developments.

Work has been done to check the status of areas allocated for development in the plan. Changes to the original plan are very minimal.

Housing Allocation

Work has been completed to check that prior to the change of Government the allocation of houses in the plan is adequate. At the time of checking, it was confirmed that no additional housing allocation was needed. With a change in Government this may alter.

Policy 38

A change of classification in policy 38 would be needed to allow retail at North Dorset Business Park. At present the current plan, recent data from Dorset Council, the Local Plan and the National Planning Policy Framework would suggest that out of town centre retail is not recommended and would have a detrimental effect on businesses in the Town. In order for the changes to policy 38 to be approved by Dorset Council we would need to show evidence that this is not the case.

We could commission our own feasibility study but this would be expensive. If/when a retail business puts in a planning application, they will release data giving this information into the public domain. This would not be available prior to application as it is commercially sensitive. Dorset Council have also advised that they may not agree with the results of any study provided and may commission their own.

If a retail planning application is refused it may be appealed which will take time. When the results of a feasibility study are publicly available this could then be used as evidence to change policy 38.

Recommendations

The Working Group recommend to Council that review of the Neighbourhood Plan be paused due to likely changes in planning policy by the new Government. A review of this decision to be considered in 12 months time.



The Working Group would like to request formal thanks be conveyed to Louise Plumridge the Assistant Town Clerk for all her hard work on the project and that thanks be sent to the planning consultant Jo Witherden for her services.

