

STURMINSTER NEWTON TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING & ENVIRONMENT COMMITTEE held on Wednesday 15TH October 2025 at 7.15pm in The Council Chamber

Present:

Cllr P Batstone

Cllr L Cooper

Cllr N Dobson

Cllr A Donaldson (Chair)

Cllr H Lacey

Cllr D Mantock (Vice Chair)

Cllr P Marks

Cllr J Rose

In Attendance: J Drew (Office Administrator).

Members of the Public: 1

Minute No.	Comments
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RESOLUTION
The proposer is
named first followed
by the seconder

25/26/148	To receive comments and questions from members of the public. There were no comments or questions.
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25/26/149	Apologies for Absence. Apologies had been received from Cllr C Fraser. These apologies were accepted by the members present.
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25/26/150	To approve declarations of interests and written applications for dispensations. No declarations of interests had been declared and no written dispensations received.
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25/26/151	To approve the minutes of the previous Planning & Environment Committee meeting held on 16th July 2025. The minutes of the meeting were taken as read and approved for signature by the Chair as a true and correct record.
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25/26/152	Planning Matters. Planning Applications for consideration.
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- **P/HOU/2025/05139 10 Honeymead Lane, DT10 1EW**
Extend garage to form stand-alone annex – no objection.
- **P/HOU/2025/05652 Iowa, Bath Road, Sturminster Newton DT10 1EB**
Erect wooden car port to front garden – no objection.
- **Merryfield, Bath Road, DT10 1ED**
Erect single storey extension, front porch and relocate ground floor balcony – no objection.
- **The Old Piggery, Chapel Road, Bagber Common DT10 2HB**
Erect single storey side extension with roof lantern – no objection.

Report on Planning decisions of Dorset Council.

The Chair noted that the Planning Application P/FUL/2025/02754 – Land at Hole House Lane, Glue Hill had been refused.

Any other planning matters.

The Chair informed the Committee that on the site on A357, the Footpath 46 will have to be redirected.

Chair's signature



The enforcement case with Kings Barbers in Market Place has been investigated and a planning application will be for submitted in due course. The enforcement case at Hole House Lane, where a Garden Room is being used as a Business continues.

Cllr Cooper informed the meeting that the footpath on the Fire Station site will be re-routed on a temporary basis from 27 October 2025 to 17 December 2025.

Cllr Marks reminded the meeting that the issue of housing immigrants locally, which has been asked by a member of the public at an earlier meeting still needed addressing.

Tree Matters.

A tree at Tregarth, Bath Road which is over 90 years old and has a TPO on it, needs to be felled.

- 24/25/153 **To receive an update from the Neighbourhood Plan working group.**
A statement will need to be issued by the Town Council, and a six week consultation period will be needed.

The Local Plan – a Statement has been sent from the Town Council to Dorset Council. The Consultation period has been extended to 31 October 2025, as there had been IT issues with the website.

- 24/25/154 **To receive a report from the Town Clerk.**
See attached.

- 24/25/155 **To receive information from members and proposals for future business.**

Cllr Mantock – asked the current position regarding the waste bin from the Indian Restaurant which is being placed on the Buggy Refuge. This is currently being investigated by Solicitors.

Cllr Lacey – could the Council please put pressure on Dorset Council to remove the red lines on the Zebra Crossing in the town.

Cllr Donaldson - concerns over the muddy condition of Bath Road due to heavy traffic from the building site. He had attended the Police drop in last Friday with PC Ed Lewis. He is being ordered to go to other areas leaving the town without a Police presence.

The Police and Crime Commissioner will be attending the next Planning & Environment meeting in November. Everyone should make every effort to attend and ask questions regarding the issues within the town.

Cllr Batstone – had made enquiries regarding having a banking hub in the town. This is very unlikely to happen as there is a Post Office and facilities for cash withdrawals.

The Chairman closed the meeting at 8.02 pm

Approved on Chairman's Signature



Neighbourhood Plan Review Update – Verbal Report

The Neighbourhood Plan working group had paused its review while the Government made changes to the National Planning Policy Framework. Those changes were expected to affect neighbourhood plans and increase housing targets.

Since then, Dorset Council has released countywide housing targets and started work on reviewing their Local Plan. Sturminster Newton Town Council agreed to wait for the draft Local Plan to be published before progressing too far, as this will show how many houses are likely to be allocated to Sturminster Newton and what impact that might have on our plan.

The intention is to make *moderate changes* to revalidate our existing Neighbourhood Plan and bring it up to date, with a full review planned in about five years. Moderate changes would revalidate the plan but do require a six-week public consultation. That means publishing a summary of changes both online and in public places, before submitting the revised plan to Dorset Council for consideration.

The working group has met recently and agreed several key actions:

1. to get up-to-date housing target figures from Dorset Council, as the Local Plan is unlikely to be adopted for at least another year.
2. to clarify the position on Policy 38, which covers the North Dorset Business Park.

****Dorset Council confirmed yesterday that planning permission for a supermarket on the Business Park could still be granted despite being contrary to the adopted North Dorset Local Plan Part 1 and the 'made' Neighbourhood Plan. Policy 38 would not need to change. If the Town Council decide on a policy change to allow retail use, strong evidence would be needed to evidence that it would not affect the town centre. This is unlikely to be supported by planning officers.**

3. the group also agreed to make some general updates to reflect local changes, such as the completion of Fox's Court and the loss of the Legion building.
4. clarification was sought about the settlement boundary

****Dorset Council confirmed this can't change yet as the Local Plan is still at the consultation stage and won't go to Government before late 2026.**

Next steps are to await the housing figures, review against Neighbourhood Plan allocations, and continue drafting the list of proposed updates ready for consultation. The working group will meet again and provide an update to SNTC in December 2025.

