



# STURMINSTER NEWTON TOWN COUNCIL

Council Offices, Old Market Hill  
Sturminster Newton, Dorset DT10 1FH  
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To: All Town Councillors

Dear Member,

You are hereby summoned to attend a meeting of the **Planning & Environment Committee** which will be held on **Thursday 19<sup>th</sup> September 2019** at Council Offices, Old Market Hill, Sturminster Newton at 7.15pm to transact the business set out in the Agenda below.

*EML Lindsay*

Emma Lindsay - Town Clerk

13<sup>th</sup> September 2019

Members of the public and press are welcome to attend in accordance with the Public Bodies (Admission to meetings) Act 1960

No.	Agenda	Time (est.)
1	To receive comments and questions from members of the public	15 mins
2	To receive and if agreed approve apologies for absence	1 min
3	To receive declarations of interests and approve written applications for dispensations	1 min
4	To approve the minutes of the previous meeting held on 15 <sup>th</sup> August*	2 mins
5	To decide what comment to make on each planning application listed below	5 mins
6	To receive a report from the Town Clerk on the outcomes of planning applications*	5 mins
7	To receive notice of any planning appeals and to approve any further response	2 mins
8	To appoint members to the Development Sub-Committee*	5 mins
9	To receive an update from the Rights of Way Group	5 mins
10	To decide what comment to make on any tree matters	2 mins
11	To receive correspondence and discuss any issues raised	2 mins
12	To receive information from members and discuss proposals for future business	5 mins

\* Indicates that this agenda item is the subject of a briefing note or written report attached to this agenda.

## Planning Applications received to be considered on 19<sup>th</sup> September 2019

<b>1</b>	<i>Plan Number</i> 2019/09/01	<i>District Reference</i> 2/2019/1131/HOUSE	<i>Site Reference</i>	<i>Other Reference</i>
	<i>Case Officer</i> <i>Applicant</i> Mr and Mrs Pitfield	<i>House Name</i> Yew Tree House	<i>Road</i> Mullins Farm Access Road	<i>Locality</i> Bagber Common
	<i>Town</i> Sturminster Newton	<i>County</i> Dorset	<i>Post Code</i> DT102HB	<i>Application date</i> 04/09/19

**Erect single storey porch and shower room extension.**

## STURMINSTER NEWTON TOWN COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE held on Thursday 15<sup>th</sup> August 2019

**Present:**

Cllr S Bevis	Cllr M Jones (Deputy Mayor)
Cllr A Donaldson	Cllr H Lacey (Mayor)
Cllr C Fraser – Chairman	Cllr H Reed
Cllr J Janes	Cllr M Roake
	Cllr R Taylor – Vice Chair

In attendance: Alan Harrison (Co-opted Footpaths Officer), Emma Lindsay (Town Clerk) and Louise Plumridge (Assistant Town Clerk)

Minute No.	Comments	RESOLUTION																		
		For each item, the proposer is named first followed by the seconder																		
PE/80/19	<b>PUBLIC SESSION</b> No members of the public were present.																			
PE/81/19	<b>APOLOGIES</b> Apologies were received from Cllrs' Chater and Rose. The apologies were accepted by the members present.																			
PE/82/19	<b>DECLARATIONS OF INTEREST</b> No interests were declared and consequently no written requests for dispensation had been received.																			
PE/83/19	<b>MINUTES OF THE PREVIOUS COMMITTEE MEETING</b> <b>The minutes of the Planning &amp; Environment Committee Meeting held on 18<sup>th</sup> July 2019, having been circulated and publicised to the meeting, were taken as read and approved for signature by the Chairman as a true and correct record.</b>	Cllr Donaldson Cllr Taylor																		
PE/84/19	<b>CONSIDERATION OF PLANNING APPLICATIONS</b>  <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;"><i>1 Plan Number</i></td> <td style="width: 33%;"><i>District Reference</i></td> <td style="width: 33%;"><i>Site Reference</i></td> </tr> <tr> <td><b>2019/07/02</b></td> <td>2/2019/0913/FUL</td> <td></td> </tr> <tr> <td><i>Applicant</i></td> <td><i>House Name</i></td> <td><i>Road</i></td> </tr> <tr> <td>Mr G Mullins</td> <td>Boscobel</td> <td>Manston Road</td> </tr> <tr> <td><i>Town</i></td> <td><i>County</i></td> <td><i>Post Code</i></td> </tr> <tr> <td>Sturminster Newton</td> <td>Dorset</td> <td>DT101AG</td> </tr> </table> <p><b>Erect 1 no. dwelling and form new vehicular and pedestrian access.</b> <b><u>Sturminster Newton Town Council comment:</u></b> <b>No Objections. The application is not in breach of any material planning considerations and is compliant with the Sturminster Newton Neighbourhood Plan.</b></p>	<i>1 Plan Number</i>	<i>District Reference</i>	<i>Site Reference</i>	<b>2019/07/02</b>	2/2019/0913/FUL		<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	Mr G Mullins	Boscobel	Manston Road	<i>Town</i>	<i>County</i>	<i>Post Code</i>	Sturminster Newton	Dorset	DT101AG	Cllr Donaldson Cllr Roake
<i>1 Plan Number</i>	<i>District Reference</i>	<i>Site Reference</i>																		
<b>2019/07/02</b>	2/2019/0913/FUL																			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>																		
Mr G Mullins	Boscobel	Manston Road																		
<i>Town</i>	<i>County</i>	<i>Post Code</i>																		
Sturminster Newton	Dorset	DT101AG																		



**2 Plan Number**                      *District Reference*  
**2019/07/03**                              2/2019/0916/HOUSE  
*Applicant*                              *House Name*                      *Road*  
 Mr I Clarke                              Red Lion House                      Newton Hill  
*Town*                                      *County*                              *Post Code*  
 Sturminster Newton                      Dorset                              DT102DQ

**Erect timber clad garden building.**  
**Sturminster Newton Town Council comment:**  
**No Objections. The application is not in breach of any material planning considerations and is compliant with the Sturminster Newton Neighbourhood Plan.**

Cllr Jones  
 Cllr Donaldson

**3 Plan Number**                      *District Reference*  
**2019/07/04**                              2/2019/0867/VARIA  
*Applicant*                              *House Name*                      *Road*  
 Proof J Phillips                              Blackmoor House                      Bath Road  
*Town*                                      *County*                              *Post Code*  
 Sturminster Newton                      Dorset                              DT101EB

**Erect attached garage and install 1 no. ground floor window in North elevation. (Removal of Condition no.3 of planning permission 2/2017/0153/HOUSE to install clear glass to window in North elevation.**

**Sturminster Newton Town Council comment:**  
**The Council supports the proposal to erect attached garage. However, The Council does not support the removal of Condition no.3 of planning permission 2/2017/0153/HOUSE to install clear glass to window in north elevation.**

Cllr Donaldson  
 Cllr Reed

**4 Plan Number**                      *District Reference*  
**2019/07/05**                              2/2019/0932/HOUSE  
*Applicant*                              *House Name*                      *Road*  
 Mr G Molloy                              Tanyard                              Penny Street  
*Town*                                      *County*                              *Post Code*  
 Sturminster Newton                      Dorset                              DT101DF

**Erect greenhouse and carry out alterations to existing building.**  
**Sturminster Newton Town Council comment:**  
**No Objections. The application is not in breach of any material planning considerations and is compliant with the Sturminster Newton Neighbourhood Plan.**

Cllr Jones  
 Cllr Donaldson

**5 Plan Number**                      *District Reference*  
**2019/07/06**                              2/2019/0933/LBC  
*Applicant*                              *House Name* *Road*                      *Locality*  
 Mr G Molloy                              Tanyard                              Penny Street  
*Town*                                      *County*                              *Post Code*  
 Sturminster Newton                      Dorset                              DT101DF

**Erect greenhouse and carry out associated alterations to existing outbuilding.**

**Sturminster Newton Town Council comment:**  
**No Objections. The application is not in breach of any material planning considerations and is compliant with the Sturminster Newton Neighbourhood Plan.**

Cllr Jones  
 Cllr Donaldson



PE/86/19     **PLANNING OUTCOMES**  
 The members noted the outcomes of planning applications listed in the report circulated with the meeting papers.

PE/87/19     **PLANNING APPEALS**  
 The Town Clerk advised that an appeal had been made for the application 2/2017/1510/FUL for Dairy House Farm. The appeal was noted and it was agreed that no further comments would be taken forward.

PE/88/19     **RIGHTS OF WAY**  
 A Harrison reported there had been a joint working day with the Rangers in July and they worked on two areas; Stalbridge Lane was very overgrown and Alan reported it was good to reduce some of the growth, although more attention would be needed. Another group tackled the summer growth on the other side of the river opposite the Mill.  
 A Harrison also reported how there was a general problem with footpaths becoming overgrown as property owners are not looking after their boundary hedges. He is doing what he can to raise the issue with the relative owners but thanked the Town Council groundstaff for responding where and when they could to this ongoing problem.

PE/89/19     **TREE MATTERS**  
 Cllr Donaldson advised the Committee there were no tree matters to report for Sturminster Newton since the last Planning Meeting in July. Cllr Roake asked if the office could report to the Tree Officer a tree matter he had been asked to deal with.  
 Cllr Jones circulated a photograph of a fallen tree by the river bank. He was advised to make a complaint to Environmental Health.

PE/90/19     **CORRESPONDENCE**  
 The Town Clerk reported a letter had been received from Hall & Woodhouse reference the development at The Bull Tavern. As Dorset Council have taken their application back to the Planning Committee, Hall & Woodhouse will be undertaking a viability assessment to demonstrate what the proposed development can and cannot afford, so that the Committee can consider this as part of their review. An update will follow in the next few months.

PE/91/19     **INFORMATION FROM MEMBERS**  
*Cllr Donaldson -*  
 had received a lot of complaints of the drilling that had taken place in the old 'Snooks' yard recently but was unable to help give an answer for this.  
 He also commented on the unprofessional rental advertising in the White Hart.  
 Cllr Donaldson had also attended a meeting with Cllrs Fraser, Roake and Jones on the Hinton Mosaic. There is no hope of the Mosaic returning to Hinton St Mary. He has joined the working party but



commented, in all probability, the Mosaic will go to Dorchester. He will be attending a Community Land Trust meeting ref. affordable housing on 3<sup>rd</sup> September.

*Cllr Lacey* – very pleased to note the footpath by the bridge is nearly finished. Also had approached the Police about a ‘Surround the Town’ exercise as so many people have been ‘jumping’ the red lights.

She also advised the meeting of the Stour Connect Festival event on 21<sup>st</sup> August which she will be opening, and encouraged all to attend.

*Cllr Bevis* – Had received complaints about the overgrown hedges by the traffic lights. This is not Town Council land and belongs to Azura Developments.

*Cllr Jones* – had received enquiries about when the flying trapeze would be fixed and when the Railway Gardens improvements. The Town Clerk will advise.

*Cllr Taylor* commented on the abundance of hedgehogs.

The meeting closed at 8.05pm

Approved on .....

Chair's signature .....



# Planning Application Decisions

Planning Applications reported at meetings between 16 August 2019 and 19 September 2019

<b>1</b>	<i>Plan Number</i> 2019/06/03	<i>District Reference</i> 2/2019/0763/HOUSE	<i>Site Reference</i>	<i>Other Reference</i>
	<i>Applicant</i> Mr and Mrs R Clark	<i>House Name</i> Corallian	<i>Road</i> Glue Hill	<i>Locality</i>
	<i>Town</i> Sturminster Newton	<i>County</i> Dorset	<i>Post Code</i> DT102DJ	<i>Application date</i> 25/06/19

**Erect wooden shed/workshop**

*Comment* 05/07/19

**No Objections.**

**The application is not in breach of any material planning considerations and is compliant with Sturminster Newton Neighbourhood Plan.**

*Decision* 16/08/19

**Grant of Planning Permission**

<b>2</b>	<i>Plan Number</i> 2019/07/01	<i>District Reference</i> 2/2019/0838/HOUSE	<i>Site Reference</i>	<i>Other Reference</i>
	<i>Applicant</i> Mr T Butler	<i>House Name</i> Jasmine Cottage	<i>Road</i> Rixon Hill	<i>Locality</i>
	<i>Town</i> Sturminster Newton	<i>County</i> Dorset	<i>Post Code</i> DT101BQ	<i>Application date</i> 02/07/19

**Erect 1 no. two storey extension**

*Comment* 19/07/19

**No Objections.**

**The application is not in breach of any material planning considerations and is compliant with Sturminster Newton Neighbourhood Plan.**

*Decision* 02/09/19

**Grant of Planning Permission**

<b>3</b>	<i>Plan Number</i> 2019/07/02	<i>District Reference</i> 2/2019/0913/FUL	<i>Site Reference</i>	<i>Other Reference</i>
	<i>Applicant</i> Mr G Mullins	<i>House Name</i> Boscobel	<i>Road</i> Manston Road	<i>Locality</i>
	<i>Town</i> Sturminster Newton	<i>County</i> Dorset	<i>Post Code</i> DT101AG	<i>Application date</i> 17/07/19

**Erect 1 no. dwelling and form new vehicular and pedestrian access.**

*Comment* 16/08/19

**No Objections.**

**The application is not in breach of any material planning considerations and is compliant with Sturminster Newton Neighbourhood Plan.**

*Decision* 09/09/19

**Refusal of Planning Permission**

# Planning Application Decisions

Planning Applications reported at meetings between 16 August 2019 and 19 September 2019

<b>4</b>	<i>Plan Number</i> 2019/07/04	<i>District Reference</i> 2/2019/0867/VARIA	<i>Site Reference</i>	<i>Other Reference</i>
	<i>Applicant</i> Prof. J Phillips	<i>House Name</i> Blackmoor House	<i>Road</i> Bath Road	<i>Locality</i>
	<i>Town</i> Sturminster Newton	<i>County</i> Dorset	<i>Post Code</i> DT101EB	<i>Application date</i> 18/07/19

**Erect attached garage and install 1 no. ground floor window in North elevation.  
(Removal of Condition no.3 of planning permission 2/2017/0153/HOUSE to install clear glass to window in North elevation.**

*Comment* 16/08/19

**The Council supports the proposal to erect the attached garage.  
However, The Council does not support the removal of condition no.3 of planning permission 2/2017/0153/HOUSE to install clear glass to window in north elevation.**

*Decision* 09/09/19

**Grant of Planning Permission**

<b>5</b>	<i>Plan Number</i> 2019/07/05	<i>District Reference</i> 2/2019/0932/HOUSE	<i>Site Reference</i>	<i>Other Reference</i>
	<i>Applicant</i> Mr G Molloy	<i>House Name</i> Tanyard	<i>Road</i> Penny Street	<i>Locality</i>
	<i>Town</i> Sturminster Newton	<i>County</i> Dorset	<i>Post Code</i> DT101DF	<i>Application date</i> 22/07/19

**Erect greenhouse and carry out alterations to existing building.**

*Comment* 16/08/19

**No Objections.**

**The application is not in breach of any material planning considerations and is compliant with Sturminster Newton Neighbourhood Plan.**

*Decision* 05/09/19

**Grant of Planning Permission**

<b>6</b>	<i>Plan Number</i> 2019/07/06	<i>District Reference</i> 2/2019/0933/LBC	<i>Site Reference</i>	<i>Other Reference</i>
	<i>Applicant</i> Mr G Molloy	<i>House Name</i> Tanyard	<i>Road</i> Penny Street	<i>Locality</i>
	<i>Town</i> Sturminster Newton	<i>County</i> Dorset	<i>Post Code</i> DT101DF	<i>Application date</i> 22/07/19

**Erect greenhouse and carry out associated alterations to existing outbuilding.**

*Comment* 16/08/19

**No Objections.**

**The application is not in breach of any material planning considerations and is compliant with**

**Sturminster Newton Neighbourhood Plan.**

*Decision* 05/09/19

**Grant of Listed Building Consent**

**Sturminster Newton Town Council**  
**Planning and Environment - Development Sub-Committee**

1. Purpose  
To carry out pre-application liaison with developers regarding major projects in the Town. These discussions are intended to support the delivery of Town Council policies and those contained within the Sturminster Newton Neighbourhood Plan.
2. Governance  
The sub-committee:
  - i. Reports to the Planning and Environment Committee
  - ii. Reviews development proposals in the context of the Neighbourhood Plan
  - iii. Facilitates the involvement of the Town Council in the design and specification of amenity areas such as allotments, play areas and open spaces.
  - iv. Complies with all Town Council policies and protocols and specifically those dealing with planning matters.
  - v. Does not have delegated powers
3. Membership  
The membership of sub-committee will comprise five Town Councillors and will be quorate when three members are present.  
The sub-committee shall elect a Chairman and Deputy from their members.
4. Meetings
  - i. The sub-committee will meet on an *ad hoc* basis and the requirement for meetings will be determined by the number of developments under consideration.
  - ii. Agendas and papers will be circulated to members of the Committee and shared on the Town Council website.
5. Review  
A review of the terms of reference, membership and duties will be taken annually in May.

Adopted : 5<sup>th</sup> September 2019