



STURMINSTER NEWTON TOWN COUNCIL

Council Offices, Old Market Hill
Sturminster Newton, Dorset DT10 1FH
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The public and press are cordially invited to be present at:

A meeting of the **Planning & Environment Committee** which will be held on **Thursday 17th January 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

11.01.2019

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	30 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 15.11.2018*	2 mins
5	To decide what comment to make on each planning application listed below	60 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 approve the terms of reference for a Town Council Section 106 Working Group	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
13	To decide whether to exclude members of the press and public for confidential matters (pursuant to Public Bodies (Admission to Meetings) Act 1960, Section 1(2))	1 min
14	To consider a confidential land matter and agree further actions	10 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 17 January 2019

1	<i>Plan Number</i>	<i>District Reference</i>	<i>Site Reference</i>	<i>Other Reference</i>
	2018/12/05	2/2018/1749/OUT		
	<i>Case Officer</i>			
	<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
	Fidei Holdings Ltd	Intelligent Land	Ferndown Forest Golf Club	Links Road
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
		Dorset	BH229PH	19/12/18

Develop land by the erection of up to 114 no. dwellings, form vehicular access, associated infrastructure and public open space (outline application to determine access).

2	<i>Plan Number</i> 2019/01/01	<i>District Reference</i> 2/2018/1099/HOUSE	<i>Site Reference</i>	<i>Other Reference</i>
	<i>Case Officer</i>			
	<i>Applicant</i> Mr R Barnes	<i>House Name</i> Rivers Corner House	<i>Road</i> Glue Hill	<i>Locality</i>
	<i>Town</i> Sturminster Newton	<i>County</i> Dorset	<i>Post Code</i> DT102AB	<i>Application date</i> 01/01/19

Form dropped kerb, new vehicular access and driveway

Large print and other formats available on request

Draft minutes of this meeting will be made available a few days after it to view at the Council Office between 9.30am and 12.30pm every weekday and on the website

www.sturminsternewton-tc.gov.uk

STURMINSTER NEWTON TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE Held on Thursday 15th November 2018 in the Council Chamber at 7.15pm

Present :
 Councillor P Batstone
 Councillor A Donaldson
 Councillor V Fox
 Councillor M Jones (Deputy Mayor)
 Absent: Councillor C Fraser, Cllr H Reed and Cllr L Chater

Councillor H Lacey (Mayor)
 Councillor G Rose
 Councillor C Spackman
 Councillor R Taylor

In Attendance: Alan Harrison (Co-opted Footpaths Officer), Mrs Emma Lindsay (Town Clerk) and Mrs Louise Plumridge (Assistant Town Clerk)
 Members of the Public: 11

Minute No. Comments

RESOLUTION
 For each item, the
 proposer is named first
 followed by the
 seconder

18/285 PUBLIC SESSION
 A member of the public expressed her concerns about the proposed development at North Honeymead Fields. Having attended a consultation event at The Exchange she felt the issues of access and congestion were not being addressed and asked that Sturminster Newton Town Council 'take charge' on the residents' behalf. Another member of the public endorsed the views of the 1st speaker and expressed grave concerns; Honeymead Lane is already fully developed and for it to be used for contractors' traffic as well will result in serious safety issues.
 Two other members of the public agreed with the opinions of the previous speakers.
 Cllr Spackman requested that people forward their comments to the Town Council.

18/286 APOLOGIES
 Apologies were received from Cllrs Chater, Fraser and Reed. These apologies were accepted by the Members present.

18/287 DECLARATIONS OF INTERESTS AND DISPENSATIONS
 Cllr Fox declared an interest as a member of North Dorset Planning Committee and would not be commenting on the plans outlined in Agenda Item.no. 18/289.

18/288 MINUTES OF THE PREVIOUS COMMITTEE MEETING
The minutes of the Planning & Environment Committee Meeting held on 16th August 2018 having been circulated and publicised prior to the meeting were taken as read and approved for signature by the Chairman as a true and correct record.

Cllr Rose
 Cllr Batstone

18/289 CONSIDERATION OF PLANNING APPLICATIONS
 The following applications were considered and the Council resolved to make the comment indicated:

Planning Applications received to be considered on 15 November 2018

<i>1 Plan Number</i>	<i>District Reference</i>
2018/10/01	2/2018/1358/FUL
<i>Applicant</i>	<i>House Name Road</i>

Chair's initials:



Mr and Mrs Northover Belle Monte Manston Road
Town *County* *Post Code*

**Erect 1 no. dwelling and form 2 no. parking spaces
 Sturminster Newton Town Council Comment: No Objections.**

2 Plan Number *District Reference*
2018/10/02 2/2018/1165/ADV
Applicant *House Name* *Road*
 Co-op Funeral Care Commercial Unit, Mkt Sq House Station
 Road
Town *County*
 Sturminster Newton Dorset

**Erect 1 no. non-illuminated fascia sign, projecting sign and
 window advertisements on the shop front and 1 no. non
 illuminated panel sign on the rear of the building.**

**Sturminster Newton Town Council Comment:
 No objections to the signage at the front of the building, but
 Objections: to the signage plans for the rear of the building.**

3 Plan Number *District Reference*
2018/10/03 2/2018/1164/FUL
Applicant *House Name* *Road*
 Co-op Funeral Care Commercial Unit, Mkt Sq House Station
 Road
Town *County*
 Sturminster Newton Dorset

**Erect 2 no. non-illuminated fascia signs. Erect 1 no. non-
 illuminated hanging sign and 2 no. non-illuminated window
 boards on the exterior of the building and siting of an air
 conditioning unit at the rear.**

**No objections to the signage at the front of the building, but
 Objections: to the signage plans for the rear of the building.**

4 Plan Number *District Reference*
2018/10/04 2/2018/1393/HOUSE
Applicant *House Name*
 Mr Lewis 6 White Lane Close
Town *County* *Post Code*
 Sturminster Newton Dorset DT101EJ

Conversion of existing double garage to annex.

Sturminster Newton Town Council Comment:

No Objections with the proviso that;

- it is a part of the main residency and not a separate dwelling
- it reflects the architectural integrity requirements detailed in the Sturminster Newton Neighbourhood plan
- and takes into account the privacy of the neighbours with the windows that overlook them.

5 Plan Number *District Reference*
2018/11/01 2/2018/1485/FUL
Applicant *House Name* *Road*
 Mrs S Rose Plot 8 North Dorset
 Business Park Rolls Mill Way
Town *County* *Post Code*
 Sturminster Newton Dorset DT102GA

Chair's initials:



Erect 3 no. units for office/light industrial use (B1) and create 31 no. parking spaces.

Sturminster Newton Town Council Comment: No Objections.

6 Plan Number District Reference

2018/11/02 2/2018/1403/FUL

<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Loveridge	Sturminster Newton Bakery	41 Bridge Street	

Sturminster Newton	Dorset	DT101AW
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Change of Use of Bakery to form 1 no. ground floor dwelling.

Sturminster Newton Town Council Comment:

No Objections, but comment there is a concern about the lack of parking and parking would be desirable.

7 Plan Number District Reference

Applicant 2/2018/1404/LBC *House Name*

Mr S Loveridge	Sturminster Bakery	41 Bridge Street
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<i>Town</i>	<i>County</i>	<i>Post Code</i>
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Sturminster Newton	Dorset	DT101AW
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Change of use of Bakery to form 1 no. ground floor dwelling and carry out associated internal and external alterations.

Sturminster Newton Town Council Comment:

No Objections, but comment there is a concern about the lack of parking and parking would be desirable.

8 Plan Number District Reference

2018/11/04 2/2018/1492/FUL

<i>Applicant</i>	<i>House Name</i>	<i>Road</i>
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Salkeld Bridge	Former AKH Heating Rivers Corner	Rivers Corner to
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<i>Town</i>	<i>County</i>	<i>Post Code</i>
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Sturminster Newton	Dorset	DT102AB
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Demolish offices and erect 1 no. dwelling.

Sturminster Newton Town Council Comment: No Objections.

18/290 NOTIFICATIONS RECEIVED OF PLANNING APPLICATION OUTCOMES

The outcomes of Planning Applications, having previously been circulated, were noted.

18/291 PLANNING APPEALS

The Town Clerk advised there was an appeal with regard to the application for The Homestead, Hole House Lane. This had been previously circulated. It was agreed that the previous comments to this application should be repeated.

18/292 PRESENTATION ON COMMUNITY LAND TRUSTS

Paul Derrien of the Dorset Councils Partnership gave a presentation on community land trusts. Details of the presentation will be circulated to Town Councillors and can be available to others on request to the office.

18/293 SECTION 106 PRIORITIES

Cllr Spackman advised that a list of priorities had been produced some years ago, but this needs to be updated.

Cllr Spackman
Cllr Batstone

It was agreed that a working party should be formed to identify a

Chair's initials:



current list of priority areas. The Town Clerk will provide terms of reference for the working party at the next Committee meeting.

18/294

NEIGHBOURHOOD PLAN – PROGRESS REPORT

The Town Clerk reported that the Examiner's Report is being checked and final comments have to be made by 21st November. She emphasised this is a fact checking process and not an opportunity to challenge.

The Town Clerk then outlined the possible time line of events;

- Neighbourhood Plan submitted for approval at the next Town Council Meeting, 6th December.
- To be presented at the next NDDC Cabinet meeting on 10th December
- If all is approved this would mean a Referendum would take place end of January/early February 2019.

Cllr Batstone stressed the importance of the Town Council providing some meaningful publicity to the community in order that people will have an

Idea of what they are voting in.

18/295

RIGHTS OF WAY MATTERS

a. The Jubilee Path Extension

The Town Clerk reported, other than the survey, there was nothing more to report at present.

b. Rights of Way Update

Alan Harrison reported that;

- The Group has worked very hard for several months dealing with summer growth. They also now have another new member.
- He is very appreciative of the volunteers who help him.
- The Countryside Rangers are a great conduit linking the voluntary sector with DCC.
- There is a joint working day at the end of November with the Rangers to resurface under kissing gates.
- Butts Pond Industrial Estate – Alan Harrison reported the finances are finally in place for the improvements to the footpaths to take place. The Town Clerk advised the works are programmed to take place from the 10th December.

18/296

TREE MATTERS

The Town Clerk advised there were no tree matters to discuss.

18/297

STATION ROAD PEDESTRIAN ZONE

The Town Clerk reported that DCC Highways are programmed to do the works in December which will include two disabled bays by the entrance to the Railway Gardens and realignment of the bollards. The Street Scene working group have chosen the planting design and outline approval has been obtained for drawing down Section 106 monies from NDDC.

18/298

CORRESPONDENCE

No correspondence had been received requiring Members' attention.

18/299

INFORMATION FROM MEMBERS

Cllr Lacey: Updated Councillors on the preparations for Christmas events in the Town.

Cllr Taylor: DWP will shortly be doing some random spot checks on recycling bins to check bins are being filled with the correct recycling rubbish.

Cllr Donaldson: He has received several comments about the number

Chair's initials:



of posters on Snooks Yard railings and hoped to bring to the owner's attention.

Cllr Fox: Proposed it be minuted to give a vote of thanks to the Grounds staff for their excellent work on Remembrance Sunday.

Cllr Batstone: Attended the Honeymead Lane Residents Association meeting with Cllr Chater. Issues centred mainly on traffic problems including speeding. She advised that she is arranging for Mr Savage of DCC to come out and meet the residents to discuss these issues. Cllr Batstone also advised that she had received a request that the Council should respond to the Glover Review of Designated Landscapes. The Clerk advised that this would be considered at the next meeting of the Town Council.

The meeting closed at 8.58pm.

Chair's initials:

Planning Applications reported at meetings between 01 December 2018 and 17 January 2019

1	Plan Number	District Reference	Site Reference	Other Reference
	2018/01/04	2/2017/1912/OUT		
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Hall & Woodhouse			Land at The Bull, Common Lane	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
Sturminster Newton	Dorset		12/01/18	

Develop land by the erection of up to 17 no. dwellings, form new vehicular access, car parking, extended garden and associated works relating to The Bull Tavern, with roads, parking, landscaping and ancillary works (Outline application to determine access, layout and scale).

Comment 02/02/18

Sturminster Newton Town Council support the application in principle subject to satisfactory appraisals of access, design and landscaping.

Decision 08/01/19

Approved.

2	Plan Number	District Reference	Site Reference	Other Reference
	2018/06/01	2/2018/0799/FUL		
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr G Livingston	Former DCC Buildings	Bath Road		
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
Sturminster Newton	Dorset	DT101DR	20/06/18	

Redevelop two existing buildings (one two storey and one single storey) to form 18 no. flats (Class C3). Alter vehicular access, retain 10 no. parking spaces and create 2 disability spaces.

Comment 09/07/18

No Objections.

Sturminster Newton Town Council would like the Planning Authority to consider the implications for the privacy of the neighbouring properties and whether this could be mitigated by landscaping and position of windows.

Decision 12/12/18

Approved.

3	Plan Number	District Reference	Site Reference	Other Reference
	2018/06/02	2/2018/0818/VARIA		
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr S Williams	Red Barns	Kite Cottage	Road from Bagber Bridge	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
Sturminster Newton	Dorset	DT1 1UZ	28/06/18	

Raise roof of brick barn and convert into 3 no. units of holiday accommodation, modify vehicular access and form parking area (demolish garage and timber barn). (Removal of Condition no.4 of Planning Permission 2/2004/0115/PLNG to change the use from holiday accommodation to residential.

Comment 09/07/18

Objections:

Sturminster Newton Council object to the change of use. They are concerned about the sustainability of the development for use as permanent dwellings.

Decision 08/01/19

Approved.

4	<i>Plan Number</i> 2018/10/01	<i>District Reference</i> 2/2018/1358/FUL	<i>Site Reference</i>	<i>Other Reference</i>
	<i>Applicant</i> Mr and Mrs Northover	<i>House Name</i> Belle Monte	<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> 25/10/18

Erect 1 no. dwelling and form 2 no. parking spaces

Comment 16/11/18

No Objections.

Decision 18/12/18

Approved.

5	<i>Plan Number</i> 2018/10/02	<i>District Reference</i> 2/2018/1165/ADV	<i>Site Reference</i>	<i>Other Reference</i>
	<i>Applicant</i> Co-op Funeral Care	<i>House Name</i> Commercial Unit, Mkt Sq House Station Road	<i>Road</i>	<i>Locality</i>
	<i>Town</i> Sturminster Newton	<i>County</i> Dorset	<i>Post Code</i>	<i>Application date</i> 26/10/18

Erect 1 no. non-illuminated fascia sign, projecting sign and window advertisements on the shop front and 1 no. non illuminated panel sign on the rear of the building.

Comment 16/11/18

No objections to the signage at the front of the building but objections to the signage plans for the rear of the building.

Decision 19/12/18

Approved.

6	<i>Plan Number</i> 2018/10/03	<i>District Reference</i> 2/2018/1164/FUL	<i>Site Reference</i>	<i>Other Reference</i>
	<i>Applicant</i> Co-op Funeral Care	<i>House Name</i> Commercial Unit, Mkt Sq House Station Road	<i>Road</i>	<i>Locality</i>
	<i>Town</i> Sturminster Newton	<i>County</i> Dorset	<i>Post Code</i>	<i>Application date</i> 26/10/18

Erect 2 no. non-illuminated fascia signs. Erect 1 no. non-illuminated hanging sign and 2 no. non-illuminated window boards on the exterior of the building and siting of an air conditioning unit at the rear .

Comment 16/11/18

No objections to the signage at the front of the building, but objections to the signage plans and siting of air conditioning unit at the rear of the building.

Decision 18/12/18

Approved.

7	<i>Plan Number</i> 2018/11/04	<i>District Reference</i> 2/2018/1492/FUL	<i>Site Reference</i>	<i>Other Reference</i>
	<i>Applicant</i>	<i>House Name</i> Former AKH Heating	<i>Road</i> Rivers Corner to Salkeld Bridg	<i>Locality</i> Rivers Corner
	<i>Town</i> Sturminster Newton	<i>County</i> Dorset	<i>Post Code</i> DT102AB	<i>Application date</i> 07/11/18

Demolish offices and erect 1 no. dwelling.

Comment 16/11/18

No Objections.

Decision 20/12/18

Approved.

8	<i>Plan Number</i> 2018/11/10	<i>District Reference</i> 2/2018/1560/FUL	<i>Site Reference</i>	<i>Other Reference</i>
	<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>

Mr Gary Mullins

Boscobel

Manston Road

Town

County

Post Code

Application date

Sturminster Newton

Dorset

DT101FH

22/11/18

Erect 1 no. dwelling, form vehicular access (from Bull Ground Lane) and parking spaces.

Comment

07/12/18

No Objections but the Council would make the comment:

Sturminster Newton TC would like the materials used for the garage to comply with the requirements of the Sturminster Newton Neighbourhood Plan.

Decision

10/01/19

Refused.