



STURMINSTER NEWTON TOWN COUNCIL

Council Offices, Old Market Hill
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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 15th November 2018** 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 08.11.2018

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.)
18/285	To receive comments and questions from members of the public	15 mins
18/286	To receive and if agreed approve apologies for absence	1 min
18/287	To receive declarations of interests and approve written applications for dispensations	1 min
18/288	To approve the minutes of the previous meeting held on 16 th August 2018*	2 mins
18/289	To decide what comment to make on each planning application listed overleaf	15 mins
18/290	To receive a report from the Town Clerk on the outcomes of planning applications*	5 mins
18/291	To receive notice of any planning appeals and to approve any further response	2 mins
18/292	To receive a presentation from Paul Derrien DCC/WDC and Weymouth and Portland Borough Council Housing Enabling Team Leader regarding Community Land Trusts	30 mins
18/293	To review Section 106 priorities and agree further actions*	20 mins
18/294	To receive a progress report on the Neighbourhood Plan	5 mins
18/295	To receive a report and approve any actions proposed about the following rights of way matter: a. The Jubilee Path Extension b. Rights of Way Group Update	10 mins
18/296	To decide what comment to make on any tree matters	2 mins
18/297	To receive a report regarding the enhancement of the Station Road pedestrian zone and approve further actions	10 mins
18/298	To receive correspondence and discuss any issues raised	2 mins
18/299	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 15 November 2018

1 *Plan Number* *District Reference*
2018/10/01 2/2018/1358/FUL

<i>Applicant</i> Mr and Mrs Northover	<i>House Name</i> Belle Monte	<i>Road</i> Manston Road	
<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

2 *Plan Number* *District Reference*
2018/10/02 2/2018/1165/ADV

<i>Applicant</i> Co-op Funeral Care	<i>House Name</i> Commercial Unit, Mkt Sq House Station Road	<i>Road</i>	
<i>Town</i> Sturminster Newton	<i>County</i> Dorset		<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.

3 *Plan Number* *District Reference*
2018/10/03 2/2018/1164/FUL

<i>Applicant</i> Co-op Funeral Care	<i>House Name</i> Commercial Unit, Mkt Sq House Station Road	<i>Road</i>	
<i>Town</i> Sturminster Newton	<i>County</i> Dorset		<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.

4 *Plan Number* *District Reference*
2018/10/04 2/2018/1393/HOUSE

<i>Applicant</i> Mr Lewis	<i>House Name</i> 6 White Lane Close		
<i>Town</i> Sturminster Newton	<i>County</i> Dorset	<i>Post Code</i> DT101EJ	<i>Application date</i> 31/10/18

Conversion of existing double garage to annex.

5 *Plan Number* *District Reference*
2018/11/01

<i>Applicant</i> Mrs S Rose	<i>House Name</i> Plot 8	<i>Road</i> North Dorset Business Park	<i>Locality</i> Rolls Mill Way
<i>Town</i> Sturminster Newton	<i>County</i> Dorset	<i>Post Code</i> DT102GA	<i>Application date</i> 01/11/18

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

6 *Plan Number* *District Reference*
2018/11/02 2/2018/1403/FUL

<i>Applicant</i> Mr S Loveridge	<i>House Name</i> Sturminster Newton Bakery	<i>Road</i> 41 Bridge Street	<i>Locality</i>
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<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Sturminster Newton	Dorset	DT101AW	01/11/18

Change of Use of Bakery to form 1 no. ground floor dwelling.

7	<i>Plan Number</i>	<i>District Reference</i>		
	<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
	Mr S Loveridge	Sturminster Bakery	41 Bridge Street	
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
	Sturminster Newton	Dorset	DT101AW	01/11/18

Change of use of Bakery to form 1 no. ground floor dwelling and carry out associated internal and external alterations.

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

Demolish offices and erect 1 no. dwelling.

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 **August 16th 2018** in the Council Chamber at 7.15pm

Present :

- | | |
|------------------------|---|
| Councillor P Batstone | Councillor M Jones (Deputy Mayor) |
| Councillor L Chater | Councillor H Lacey (Mayor) |
| Councillor A Donaldson | Councillor H Reed |
| Councillor V Fox | Councillor G Rose (Vice Chair of P and E) |
| Councillor C Fraser | Councillor R Taylor |

Absent:

In attendance: District Councillor M Roake, Mrs Emma Lindsay (Town Clerk), Mrs Louise Plumridge (Assistant Town Clerk) and Alan Harrison (Rights of Way Officer)
 2 members of the public were present.

Minute No.	COMMENTS	RESOLUTION <small>for each item the proposer is named first followed by the seconder</small>
18/169	<p>PUBLIC SESSION Liz Abraham of Hall & Woodhouse presented outline planning details for The Bull public house and development of housing at the site. A member of the public expressed thanks to the Grounds Manager for clearing brambles from the path near the Youth Club and mentioned how impressed she was with the new Town Orderly. She also asked if a dog waste bin could be sited at the end of Badgers Way.</p>	
18/170	<p>APOLOGIES FOR ABSENCE There were no apologies for absence.</p>	
18/171	<p>DECLARATIONS OF INTERESTS AND DISPENSATIONS District Councillor V Fox declared an interest in Agenda Item 18/173.1. Cllr M Jones declared an interest in Agenda Item 18/173.4 as a neighbour.</p>	
18/172	<p>MINUTES OF THE PREVIOUS MEETING The minutes of the Planning and Environment Committee held on Thursday 19th July 2018, having been circulated and publicised prior to the meeting, were not approved due to an error and will be presented at the next meeting.</p>	
18/173	<p>CONSIDERATION OF PLANNING APPLICATIONS 1 Land at the Bull, Common Lane, The Bridge, Dorset District Ref. 2/2017/1912/OUT 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). Sturminster Newton Town Council Comment: After discussion a vote was taken on the proposal to remain with the previously agreed comment. The Council RESOLVED to raise no objection to the application.</p>	<p>Cllr Batstone Cllr Jones</p>

2 Plan Number *District Reference* *Site Reference*
2018/07/03 2/2017/1371/LBC

<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Chaffers Estate Agents	Drapers House		Market Place
<i>Town</i>	<i>County</i>		<i>Post Code</i>
Sturminster Newton	Dorset		DT101AS

Install 1 no. non-illuminated sign.

Sturminster Newton Town Council Comment:

Objection – Sturminster Newton supports the comments of the Conservation Officer.

3 Plan Number *District Reference* *Site Reference*
2018/07/04 2/2017/1372/ADV

<i>Applicant</i>	<i>House Name</i>	<i>Road</i>
Chaffers Estate Agents	Drapers House	Market Place
<i>Town</i>	<i>County</i>	<i>Post Code</i>
Sturminster Newton	Dorset	DT101AS

Install 1 no. non-illuminated fascia sign.

Sturminster Newton Town Council Comment:

Objection – Sturminster Newton supports the comments of the Conservation Officer.

Cllr Fraser
 Cllr Taylor

4 Plan Number *District Reference* *Site Reference*
2018/08/01 2/2018/0947/HOUSE

<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs I Ring	Newton Forge		Stalbridge Lane
<i>Town</i>	<i>County</i>		<i>Post Code</i>
Sturminster Newton	Dorset		DT102JQ

Erect single storey extension; erect two storey garage/workshop (demolish existing); install balcony to north elevation; install roof lantern; install dormer window and make changes to fenestration.

Sturminster Newton Town Council Comment:

No Objections.

Cllr Reed
 Cllr Lacey

- 18/174 NOTIFICATIONS RECEIVED OF PLANNING OUTCOMES
 The Town Clerk reported the outcomes of recent applications listed below.
- 18/175 PLANNING APPEALS
 No notices of planning appeals had been received.
- 18/176 STURMINSTER NEWTON NEIGHBOURHOOD PLAN
 The Town Clerk advised that the delegated working group were working on responses to the Examiner's queries with NDDC.
- 18/177 RIGHTS OF WAY
 - a. The Jubilee Extension – The Town Clerk advised that a final land search had been done and that she anticipated the Deed of Transfer will be ready for the next Town Council meeting in September.
 - b. Rights of Way
 Alan Harrison provided the following report:
 He met with Jan Vardell with regard to the progression of the White Hart Link from Stalbridge to Sturminster Newton. The plans will be presented at the Cheese Festival.
 Cut Mill – a group of volunteers have been very active with keeping the summer growth down at Cut Mill and managed the area in 90 minutes.

Butts Pond Industrial Estate – the pavements are broken and he urged that pressure is needed to bring a solution to the problem. The Town Clerk and Cllr Batstone will look into the matter.

- 18/178 TREE MATTERS
 The Town Clerk advised there are improvement works to 2 trees at Greencroft, Church Lane.
The Council RESOLVED to support the improvement works.
- Cllr Taylor
Cllr Jones

- 18/179 HIGHWAY MATTERS
Station Road Pedestrian Zone
 A briefing note had been circulated prior to the meeting giving details of the proposed alterations.
The Council RESOLVED to support the recommendation to approve the works as outlined in the briefing note and to apply for Section 106 monies to help fund the project.
- Cllr Batstone
Cllr Rose

- 18/180 CORRESPONDENCE
 No correspondence had been received requiring Members' attention.

- 18/181 INFORMATION FROM MEMBERS
Cllr Fraser – advised there is a consultation about drones with a deadline for comment of 17th September.
Cllr Chater – enquired if anyone knew about any development plans behind Northfields.
Cllr Lacey – advised there was a talk in Dorchester on 29th August on the merger of police forces.
Cllr Jones – commented that the market column lights are now working but noted that there were cracked pavements which are not fixed to ground.

The meeting closed at 8.50pm

Emma Lindsay
Town Clerk

Planning Application Decisions Reported on 16th August 2018

1	<i>Plan Number</i>	<i>District Reference</i>	<i>Site Reference</i>	<i>Other Reference</i>
	2018/01/09	2/2017/2012/FUL		
	<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
	Mr and Mrs P Bush	The Homestead	Hole House Lane	Glue Hill
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
	Sturminster Newton	Dorset	DT102AA	18/01/18

Change of use of land for the stationing of 2 no. holiday lodges.

Comment 02/02/18

The Town Council objects to this planning application based upon the following material planning considerations:

Highways and safety issues caused by the generation of additional traffic, the



narrowness of Hole House Lane and lack of passing places and the dangerous exit onto Glue Hill due to poor visibility, the potential loss of privacy, increased noise and disturbance to residents. Concern that the views enjoyed across Broad Oak may be adversely affected.

Decision 24/07/18

Refused.

2	<i>Plan Number</i> 2018/05/01	<i>District Reference</i> 2/2018/0524/LBC	<i>Site Reference</i>	<i>Other Reference</i>
	<i>Applicant</i> Mr Brian Thomason	<i>House Name</i> Old Malt House	<i>Road</i> Bridge Street	<i>Locality</i>
	<i>Town</i> Sturminster Newton	<i>County</i> Dorset	<i>Post Code</i> DT101BZ	<i>Application date</i> 21/05/18

Remove and replace existing door and carry out associated external alterations.

Comment 14/06/18

No Objections.

Decision 27/07/18

Grant of Listed Building Consent

3	<i>Plan Number</i> 2018/06/01	<i>District Reference</i> 2/2018/0535/LBC	<i>Site Reference</i>	<i>Other Reference</i>
	<i>Applicant</i> Mr and Mrs Bright	<i>House Name</i> Glebelands	<i>Road</i> Manston Road	<i>Locality</i> Sturminster Newton
	<i>Town</i>	<i>County</i> Devon	<i>Post Code</i> DT101AG	<i>Application date</i> 06/06/18

Erect 1 no. dwelling with double garage. Form vehicular access with layby from Bull Ground Lane.

Comment 14/06/18

No Objections

Decision 18/07/18

Granted

Approved on

Chair's signature.....

Planning Application Decisions

Planning Applications reported at Planning & Environment 15 November 2018

1	Plan Number	District Reference	Site Reference	Other Reference
	2018/04/02	2/2018/0419/LBC		
	Applicant	House Name	Road	Locality
	Mr & Mrs S Vincent	Old Mill House	Newton Hill	
	Town	County	Post Code	Application date
	Sturminster Newton	Dorset	DT102DQ	26/04/18

Remove partitions, 2 no. modern fireplaces and remove internal door to form pantry. UPVC door replaced with window, 1 no. door removed and replaced and carry out associated internal and external alterations.

Comment 17/05/18

No Objections.

Decision 19/09/18

Grant of Listed Building Consent

2	Plan Number	District Reference	Site Reference	Other Reference
	2018/07/01	2/2018/0762/HOUSE		
	Applicant	House Name	Road	Locality
	Mr & Mrs Northover	Belle-Monte	Manston Road	
	Town	County	Post Code	Application date
	Sturminster Newton	Dorset	DT101AG	05/07/18

Erect two storey side extension, single storey extension and convert garage to pool house (partially demolish existing rear extension)

Comment 06/08/18

Objections:

The proposed extensions and garage conversion are disproportionate to the size of plot and is large in scale compared to surrounding houses.

Decision 21/08/18

Grant of Planning Permission

3	Plan Number	District Reference	Site Reference	Other Reference
	2018/07/02	2/2018/0871/FUL		
	Applicant	House Name	Road	Locality
	Mr M Jeanes, Country Design Group	Lower Bagber Farm	Pentridge Lane	
	Town	County	Post Code	Application date
	Sturminster Newton	Dorset	DT102EX	10/07/18

Erect agricultural building to house calves.

Comment 06/08/18

No Objections.

Decision 17/08/18

Grant of Planning Permission

4	Plan Number	District Reference	Site Reference	Other Reference
	2018/07/03	2/2017/1371/LBC		
	Applicant	House Name	Road	Locality
	Chaffers Estate Agents	Drapers House	Market Place	
	Town	County	Post Code	Application date
	Sturminster Newton	Dorset	DT101AS	16/07/18

Install 1 no. non-illuminated sign.

Comment 17/08/18

Objection - Sturminster Newton Town Council supports the comments of the

Conservation Officer.

Decision 04/10/18

Grant of Listed Building Consent

5	<i>Plan Number</i> 2018/07/04	<i>District Reference</i> 2/2017/1372/ADV	<i>Site Reference</i>	<i>Other Reference</i>
	<i>Applicant</i> Chaffers Estate Agents	<i>House Name</i> Drapers House	<i>Road</i> Market Place	<i>Locality</i>
	<i>Town</i> Sturminster Newton	<i>County</i> Dorset	<i>Post Code</i> DT101AS	<i>Application date</i> 16/07/18

Intall 1 no. non-illuminated fascia sign.

Comment 17/08/18

Objection - Sturminster Newton Town Council supports the comments of the Conservation Officer.

Decision 04/10/18

Grant of Consent to Display an Advertisement

6	<i>Plan Number</i> 2018/08/01	<i>District Reference</i> 2/2018/0947/HOUSE	<i>Site Reference</i>	<i>Other Reference</i>
	<i>Applicant</i> Mr and Mrs I Ring	<i>House Name</i> Newton Forge	<i>Road</i> Stalbridge Lane	<i>Locality</i>
	<i>Town</i> Sturminster Newton	<i>County</i> Dorset	<i>Post Code</i> DT102JQ	<i>Application date</i> 01/08/18

Erect single storey extension; erect two storey garage/workshop (demolish existing); install balcony to north elevation; install roof lantern; install dormer window and make changes to fenestration.

Comment 17/08/18

No Objections.

Decision 07/09/18

Grant of Planning Permission

7	<i>Plan Number</i> 2018/08/02	<i>District Reference</i> 2/2018/1094/HOUSE	<i>Site Reference</i>	<i>Other Reference</i>
	<i>Applicant</i> Mr and Mrs Nunn	<i>House Name</i> Chapter House	<i>Road</i> 3 Lane Fox Terrace	<i>Locality</i> Penny Street
	<i>Town</i> Sturminster Newton	<i>County</i> Dorset	<i>Post Code</i> DT101DE	<i>Application date</i> 28/08/18

Remove and replace existing timber hurdle fences with metal railings and carry out associated external alterations.

Comment 07/09/18

No Objections.

Decision 30/10/18

Grant of Planning Permission

8	<i>Plan Number</i> 2018/08/03	<i>District Reference</i> 2/2018/1095/LBC	<i>Site Reference</i>	<i>Other Reference</i>
	<i>Applicant</i> Mr and Mrs Nunn	<i>House Name</i> Chapter House	<i>Road</i> 3 Lane Fox Terrace	<i>Locality</i> Penny Street
	<i>Town</i> Sturminster Newton	<i>County</i> Dorset	<i>Post Code</i> DT101DE	<i>Application date</i> 28/08/18

Remove and replace existing timber hurdle fences with metal railings and carry out associated external alterations.

Comment 07/09/18

No Objections.

Decision 30/10/18

Grant of Listed Building Consent

9	<i>Plan Number</i> 2018/09/01	<i>District Reference</i> 2/2018/1123/OUT	<i>Site Reference</i>	<i>Other Reference</i>
	<i>Applicant</i> Michael Fitzgerald Chartered Architect	<i>House Name</i> Phoenix	<i>Road</i> Hewletts Drove	<i>Locality</i>
	<i>Town</i> Sturminster Newton	<i>County</i> Dorset	<i>Post Code</i> DT102AE	<i>Application date</i> 07/09/18

Demolish existing dwelling and outbuildings and develop the land by the erection of 1 no. dwelling and garage (outline application with all matters reserved).

Comment 05/10/18

No Objections.

Decision 01/11/18

Grant of Outline Planning Permission

12 Infrastructure Improvements and Future Projects

- 12.1.1 Having a Neighbourhood Plan in place means that 25% of the general infrastructure funding generated by future development in the Parish (known as the 'Community Infrastructure Levy' or 'CIL') will be passed to the Town Council to spend on local infrastructure projects. It is estimated that the Town Council could receive about £750 for each open market home built. This funding will be put towards a range of potential projects, from recreation and sport, training and education, to more general community benefits such as footpaths and community safety. The remaining 75% is spent by the Local Planning Authority on strategic infrastructure projects, as set out in its published Infrastructure Delivery Plan.
- 12.1.2 Where appropriate and necessary, contributions will also be sought as part of the planning application process towards the provision of infrastructure directly related to the development of a site. This will normally be secured through a legal agreement (such as S106 planning obligation) with the landowner. Funding can be 'pooled' towards an infrastructure project from up to five different developments.

Potential projects

- 12.1.3 The Local Planning Authority has indicated that it will work with partners and developers to ensure that the level of social infrastructure across the District is maintained and enhanced. It recognises in the Local Plan that the proposed growth in the local population will require some existing facilities in Sturminster Newton to be extended or improved, in particular:
- > expansion of the Sturminster Newton High School, which can be accommodated on the existing site;
 - > expansion of the William Barnes Primary School, which may need to be relocated; and
 - > upgrading and expansion of the Leisure Centre.
- 12.1.4 As part of the work on the Neighbourhood Plan other potential projects were identified by our own work with the community in addition to the strategic projects mentioned above. This list in the following table 13 is not exhaustive and may need to be updated. However, it provides a clear indication of the type of projects that local people have agreed would be worthwhile. The scope of any project will be limited by available funds, as it will have to be funded by statutory bodies, developers or other available sources. The Town Council has commenced some of these projects and will include them in its annual business plan subject to funding constraints and agreement with other key stakeholders.

Table 13. Identified Local Projects identified for funding

Project description	Who is responsible for delivery	For more information...
<i>Regeneration of the Station Road Car Park area – Policy 20 and 22</i>		
<p>The Town Council will work together with the freeholders of the sites in the Station Road area and at Clarkes Yard to consider the viability of a consolidated scheme. Key steps:</p> <ul style="list-style-type: none"> • Initial discussions with individual freeholders – complete – agreement to explore further • NDDC (the largest freeholder) – engagement of possible developer – under negotiation 	<p>Town Council – overall project coordination</p> <p>The District Council or its successor – engagement of partner to develop site</p>	<p>See Section 5.5</p>

Project description	Who is responsible for delivery	For more information...
Town centre traffic management and public realm improvements project – Policy 19		
<p>The Town Council, in conjunction with the Local Planning Authority and the Highways Authority, will work together to try to implement a scheme of public realm enhancements in the town centre area aimed at improving visitor experience and enhancing the historic character of the area. Major improvements may be linked to the regeneration of the Station Road Car Park area. Key steps:</p> <ul style="list-style-type: none"> • Inclusion of public realm improvements in the project to regenerate the Station Road area – part-funded by CIL contributions – Town Council Economic Development Team • Use of CIL funding from other developments and application for grants for incremental improvements • involvement of local retail businesses – recent meetings are considering improvements to the visual appearance of the centre (flowers, encouraging owners to redecorate shop fronts etc.) 	<p>Town Council –</p> <ul style="list-style-type: none"> • project initiation, coordination and management • determination of allocation of CIL from development • identification of additional funding <p>Local Planning Authority – approval of changes and allocation of CIL</p> <p>Highways Authority – Design and approval of changes to road layouts</p> <p>Businesses – improvements in the town centre appearance</p> <p>SturQuest – funding applications</p> <p>Retailers – shop frontages improvements, ‘in bloom’ etc.</p>	<p>See Section 5.3</p> <p>Details of the scheme will be subject to public consultation</p>
Town centre parking signage, charges and fees – Policies 19 and 20		
<p>The Town Council (through the town’s Economic Development project) will work together with the owners/operators of town centre car parks, to try to bring about a more coordinated approach, and fairer and appropriate parking charges, for the town centre. Optimum location of parking for visitors, workers and disabled visitors will be considered. Key steps:</p> <ul style="list-style-type: none"> • Review of parking signage and usage • Improvement of signage – approved by the Highways Authority • Parking scheme to incentivise visitors – new meters being installed that can print vouchers • Negotiations with other car park freeholders to incorporate into an overall approach. 	<p>Town Council – project management and coordination and improvement of Town Council signage</p> <p>The District Council or its successor – implementation of changes to parking charges</p> <p>Highways Authority – parking signage</p> <p>Charles Higgins Partnership (owners of the parking around The Exchange and Coop) – agreement to incorporation into any coordinated scheme</p>	<p>See Section 3.6, 5.3.8, 5.5</p>
Economic Development Plan – Policies 15, 19, 20, 22, 38, 39		
<p>A separate Economic Development Plan is being developed by the Town Council to help identify projects and create the case for investment to support the area’s economy. Key steps:</p> <ul style="list-style-type: none"> • Draft Economic Development Plan document – completion April 2017 • Implementation projects under way include: 	<p>Town Council through its established Economic Development project</p>	<p>See Section 3.7, 3.8, 3.9, 4.6, 5.3, 5.5, 10.5</p>

Project description	Who is responsible for delivery	For more information...
<ul style="list-style-type: none"> ○ Tourism Association ○ Education and Skills ○ Web site and marketing ○ Enterprise Hub feasibility study for North Dorset Business Park ○ Town Business Manager ○ Car parking improvements – see above ● Projects yet to start: <ul style="list-style-type: none"> ○ Station Road Regeneration ○ Public Realm Improvements 		
Conservation Area Appraisal and Management Plan – Policies 1, 3, 4, 5, 6, 15, 16, 17, 18,19		
<p>The Town Council will work with the Local Planning Authority to draw up a Conservation Area Appraisal and Management Plan, to provide further guidance on the architectural and historic interest of the area and how it should be conserved and enhanced. Key steps:</p> <ul style="list-style-type: none"> ● Conservation Officer – advice on structure, approach and threats ● Town Council to include in 2018 business plan 	<p>Town Council to initiate review of Conservation Area in conjunction with the Local Planning Authority</p> <p>Conservation Officer to complete a Conservation Plan</p>	<p>See Sections 3.3, 4.2, 5.1,5.2,5.3</p>
Local Heritage List of locally valued historic buildings – Policies 1, 3		
<p>The Town Council will forward the identified Locally Important Buildings to the Local Planning Authority, to consider whether it may be expedient to include these on the Local Heritage List (LHL).</p>	<p>Town Council to submit list of Locally Important Buildings</p> <p>Local Planning Authority to incorporate into LHL</p>	<p>See Section 4.2 and sections 5-10</p>
Improvements to the key foot/cycle paths across the town – Policies 12, 13, 14		
<p>The Conditions Report on the key walking and cycling routes across the town identified some shortcomings, particularly where the key pedestrian routes cross busy roads. The Town Council will work with the Highways Authority and the Rangers to try to bring about possible improvements. Key steps:</p> <ul style="list-style-type: none"> ● Work with landowners, Highways and Rangers to clarify implementation costs, work and schedule ● Review possible improvements and alternatives for access from the town to the North Dorset Business Park ● Include identified and agreed improvements in the Town Council Business Plan as funding becomes available 	<p>Town Council to initiate and manage project.</p>	<p>See Section 4.5</p>
Improvements to open spaces and play provision – Policy 11		
<p>The Town Council will work with partners to improve the main open spaces and play provision in the town. The main priorities for improvement include:</p> <ul style="list-style-type: none"> ● the Sturminster Newton United Football Club (training and all-weather pitches) – discussions under way with the High School 	<p>Town Council to manage projects and to support other organisations in acquiring and establishing additional leisure and recreation facilities</p>	<p>See Section 4.5, 5.4</p> <p>Contact the Town Council</p>

Project description	Who is responsible for delivery	For more information...
<ul style="list-style-type: none"> equipped play for all age ranges at the War Memorial and Rixon Recreation Grounds - Skate Bowl project under way allotments on land off Elm Close – provision subject to development of this site. 		
Completion of, and continuing improvements to, the Trailway and other rural recreational trails – Policies 13, 14, 20 and 22		
<p>The Trailway route runs along the route of the former railway, and the section east of the town is well used by cyclists, equestrians and walkers (and is suitable for people using mobility scooters and buggies). The Highways Authority has been working with local landowners to complete the route through the town and onwards to Stalbridge. Other important rural recreational trails around the parish have also been identified in this Neighbourhood Plan, and the Town Council will encourage landowners and the Highways Authority to improve the recreational value of these trails. Key steps:</p> <ul style="list-style-type: none"> Work with landowners and Rangers to clarify implementation costs, work and schedule Include identified Town Council actions in the Town Council Business Plan 	<p>Town Council – project management and coordination</p> <p>Rangers – implementation of the paths and negotiation with freeholders</p> <p>Open Spaces Group – requirements for signage, layout and design</p>	<p>See Sections 4.5, 5.4</p> <p>Contact the Town Council or Open Spaces Group</p>
Tree protection project and planting scheme – Policies 2, 6		
<p>The Town Council will forward the trees identified as particularly significant to the Local Planning Authority to consider whether it may be expedient to make a Tree Preservation Order (TPO) in the interests of amenity.</p> <p>The Town Council will also consider setting up a tree planting grant scheme using some of the developer funds to enhance the area</p>	<p>Town Council – provision of list of trees and groups of trees to be subject to TPO</p> <p>Town Council to fund tree planting as appropriate</p> <p>Local Planning Authority to implement TPOs for the list</p>	<p>See Section 4.2.17-19</p> <p>Contact the Town Council or Open Spaces Group</p>

12.1.5 Inevitably, new project opportunities will arise that may come into fruition during the lifespan of this Plan. One longer-term potential project (outlined below) is an example that came to light just prior to finalising the Plan, and could offer considerable potential to contribute to the well-being of the parish. At the current time, there are no firm plans – but projects such as this may benefit from further consideration.

Table 14. Possible future projects: Somerset and Dorset Railway

What could this mean?	For more information...
<p>An enthusiastic group of volunteers has restored and reopened nearby Shillingstone Station and has collected a wide range of rolling stock, as well as much historic railway paraphernalia associated with the Somerset and Dorset line. The station with its museum and café is a considerable draw for visitors, particularly as it is placed on the Trailway. The Shillingstone Railway Group has an aspiration to reopen the line for as continuous a length as possible (similar to other 'heritage' railway lines that operate successfully and profitably throughout the country), including the three-mile-long link to Sturminster Newton.</p>	<p>Studies are at a very early stage</p>

A new heritage railway might have a considerable positive impact on Sturminster Newton. If potentially viable and technically feasible it may be supported by the Town Council provided there is clear public support from the local community, and it would not be harmful to:

- > the use of the Trailway as a walking, cycling and equestrian route,*
 - > the amenities of residents and other neighbouring uses*
 - > the landscape and other environmental assets of the Parish.*
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