



STURMINSTER NEWTON TOWN COUNCIL

Council Offices, Old Market Hill
Sturminster Newton, Dorset DT10 1FH
Tel: 01258 475136
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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 18th July 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

12th July 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 20 th June 2019* | 2 mins |
| 5 | To decide what comment to make on each planning application listed below | 10 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 receive an update regarding the Station Road pedestrian zone | 5 mins |
| 9 | To approve a request to support the implementation of a pedestrian crossing on Bath Road | 5 mins |
| 10 | To approve a pre-application protocol for major developments | 10 mins |
| 11 | To approve the terms of reference for a development sub-committee | 10 mins |
| 12 | To receive an update from the Rights of Way Group | 5 mins |
| 13 | To decide what comment to make on any tree matters | 2 mins |
| 14 | To receive correspondence and discuss any issues raised | 2 mins |
| 15 | 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 18th July 2019

| 1 | Plan Number | District Reference | Site Reference | Other Reference |
|---|---|--------------------|------------------|-------------------------|
| | 2019/07/01 | | | |
| | <i>Case Officer</i> | | | |
| | <i>Applicant</i> | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| | Mr T Butler | Jasmine Cottage | Rixon Hill | |
| | <i>Town</i> | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | Sturminster Newton | Dorset | DT101BQ | 02/07/19 |
| | Erect 1 no. two storey extension | | | |

STURMINSTER NEWTON TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE

Held on Thursday 20th June 2019 in the Council Chamber at 7.15pm

Present:

| | |
|-----------------------------------|-------------------------------------|
| Councillor S Bevis | Councillor H Lacey (Mayor) |
| Councillor L Chater | Councillor H Reed |
| Councillor A Donaldson | Councillor M Roake |
| Councillor C Fraser - Chairman | Councillor J Rose |
| Councillor J Janes | Councillor R Taylor – Vice Chairman |
| Councillor M Jones (Deputy Mayor) | |

In Attendance: Alan Harrison (Co-opted Footpaths Officer), Dorset Councillor C Jones, Emma Lindsay (Town Clerk), Kate Squire (Finance Officer) and 1 member of the public

| Minute No. | Comments | RESOLUTION <i>For each item, the proposer is named first followed by the seconder</i> | | | | | | | | | | | | |
|--------------------|--|--|-------------------|-------------|-------------|--------------|--|-------------|---------------|------------------|--------------------|--------|---------|---------------------------------|
| PE/51/19 | <p>PUBLIC SESSION</p> <p>Dorset Councillor Jones addressed the Committee regarding concerns that she and other residents had about speeding in the Elm Close, Newton Hill, and Bath Road areas of the Town. She asked the Council to review possible solutions including the implementation of a speed indicator device.</p> | | | | | | | | | | | | | |
| PE/52/19 | <p>APOLOGIES</p> <p>All present.</p> | | | | | | | | | | | | | |
| PE/53/19 | <p>DECLARATIONS OF INTEREST</p> <p>No interests were declared and consequently no written requests for dispensation had been received.</p> | | | | | | | | | | | | | |
| PE/54/19 | <p>MINUTES OF THE PREVIOUS COMMITTEE MEETING</p> <p>The minutes of the Planning & Environment Committee Meeting held on 18th April 2019, 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.</p> | <p>Cllr Lacey Cllr Taylor</p> | | | | | | | | | | | | |
| PE/55/19 | <p>CONSIDERATION OF PLANNING APPLICATIONS</p> <p>1 Plan Number 2/2019/0364/HOUSE</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 33%;"><i>Applicant</i></td> <td style="width: 33%;"><i>House Name</i></td> <td style="width: 33%;"><i>Road</i></td> </tr> <tr> <td>Mr Hatherly</td> <td>97 Glue Hill</td> <td></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>DT102DJ</td> </tr> </table> <p>Erect front porch, install 2 no. roof lights and staircase to form additional accommodation within loft void (demolishing existing porch).</p> <p>No Objections. However the Council suggests the works should be subject to a traffic management plan being put in place for the duration of the works.</p> | <i>Applicant</i> | <i>House Name</i> | <i>Road</i> | Mr Hatherly | 97 Glue Hill | | <i>Town</i> | <i>County</i> | <i>Post Code</i> | Sturminster Newton | Dorset | DT102DJ | <p>Cllr Lacey Cllr Rose</p> |
| <i>Applicant</i> | <i>House Name</i> | <i>Road</i> | | | | | | | | | | | | |
| Mr Hatherly | 97 Glue Hill | | | | | | | | | | | | | |
| <i>Town</i> | <i>County</i> | <i>Post Code</i> | | | | | | | | | | | | |
| Sturminster Newton | Dorset | DT102DJ | | | | | | | | | | | | |

2 Plan Number 2/2019/0365/LBC

| <i>Applicant</i> | <i>House Name</i> | <i>Road</i> |
|--------------------|-------------------|------------------|
| Mr Hatherly | 97 Glue Hill | |
| <i>Town</i> | <i>County</i> | <i>Post Code</i> |
| Sturminster Newton | Dorset | DT102DJ |

Demolish existing porch. Erect front porch; remove and replace roof; install French windows (re-open original rear door opening); install timber framed window in gable wall (re-open original); install 2 no. roof lights and staircase and carry out associated internal and external alterations.

No Objections. However the Council suggests the works should be subject to a traffic management plan being put in place for the duration of the works.

Cllr Lacey
Cllr Rose

3 Plan Number 2019/06/01

| <i>Applicant</i> | <i>House Name</i> | <i>Road</i> |
|--------------------|-------------------|------------------|
| Mr J Mortimer | New House | Bridge Street |
| <i>Town</i> | <i>County</i> | <i>Post Code</i> |
| Sturminster Newton | Dorset | DT101BZ |

Erect double garage and store.

No Objections on the proviso the work does not impact the tree and that the hedge is grown in such a way to diffuse the visual impact of the building.

Cllr Jones
Cllr Reed

PE/56/19

PLANNING OUTCOMES

The Council noted the outcomes of planning applications listed in the report circulated with the meeting papers.

PE/57/19

PLANNING APPEALS

There were no planning appeals to consider.

PE/58/19

NEIGHBOURHOOD PLAN

After considering the written report circulated with the meeting papers. **The committee NOTED the contents of the report and PROPOSED that a working group consisting of Cllrs Roake, Fraser, Taylor, Janes and Jones, oversee the implementation of the Neighbourhood Plan.**

Cllr Fraser
Cllr Reed

PE/59/19

SPEEDING IN NORTHFIELDS

The Committee discussed the written reports circulated with the meeting papers.

The committee NOTED the contents of the report and the appended Speed Limit Policy.

The committee RECOMMENDS the implementation of speed monitoring in Northfields with a maximum cost of £500.

Cllr Roake
Cllr Jones

PE/60/19 STATION ROAD PEDESTRIAN ZONE
The Committee discussed the on-going issue of vehicles using the pedestrian zone. The Town Clerk updated the Committee regarding the improvement activities including the marking out of the disabled bay and the introduction of planters with appropriate signage. She also advised that she had arranged a meeting with the Police and Dorset Council to clarify present enforcement problems and work out a collective solution.

PE/61/19 RIGHTS OF WAY
Alan Harrison reported that the Rights of Way Group would continue to support the Town Council and the Countryside Rangers in the new term. He shared the walkabout leaflets with the members and encouraged the Committee to share these with visitors to the Town.
Cllr Fraser asked that thanks be passed on to the group on behalf of the Council for their hard work.

PE/62/19 TREE MATTERS
Cllr Donaldson verbally updated the Committee retrospectively regarding several tree works approved by the Tree Officer at Vine House, Stourbend and River's Corner House.

PE/63/19 CORRESPONDENCE.
No correspondence had been received requiring members attention.

PE/64/19 INFORMATION FROM MEMBERS
Cllr Lacey reminded the Counciller that Durweston Bridge would be closed for 4 weeks from the 15th June 19.
Cllr Donaldson pointed out that the high street zebra crossing had been repainted. He added that the White Hart Pub had been sold.
Cllr Taylor advised that the DWP glass crusher had broken down and they had been unable to collect glass recycling in some areas. They were working to resolve this and had borrowed a machine to clear the backlog.

Meeting Closed at 20.37

Approved on Chair's signature

Planning Application Decisions

Planning Applications reported at meetings between 20 June 2019 and 26 July 2019

| | | | | |
|----------|-----------------------------------|--|-------------------------------|-------------------------------------|
| 1 | <i>Plan Number</i> 2019/04/04 | <i>District Reference</i> 2/2019/0471/FUL | <i>Site Reference</i> | <i>Other Reference</i> |
| | <i>Applicant</i> | <i>House Name</i> Lower Bagber Farm | <i>Road</i> Pentridge Lane | <i>Locality</i> Bagber |
| | <i>Town</i> Sturminster Newton | <i>County</i> Dorset | <i>Post Code</i> DT102EX | <i>Application date</i> 04/04/19 |

Erect cattle housing building.

Comment 25/04/19

No Objections - Consideration should be given to the provision of landscaping to minimise the visual impact of the development. It is also recommended that consideration should be given to create a lighting scheme within the building that does not adversely impact neighbouring residential properties.

Decision 10/07/19

Approved.

| | | | | |
|----------|-----------------------------------|--|-----------------------------|-------------------------------------|
| 2 | <i>Plan Number</i> 2019/04/05 | <i>District Reference</i> 2/2019/0527/HOUSE | <i>Site Reference</i> | <i>Other Reference</i> |
| | <i>Applicant</i> | <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> 11/04/19 |

Erect 2 no. garden sheds.

Comment 25/04/19

No Objections - as the sheds will be within an enclosed garden.

Decision 24/06/19

Grant of Planning Permission

| | | | | |
|----------|----------------------------------|--|---------------------------|-------------------------------------|
| 3 | <i>Plan Number</i> 2019/05/04 | <i>District Reference</i> 2/2019/0109/FUL | <i>Site Reference</i> | <i>Other Reference</i> |
| | <i>Applicant</i> | <i>House Name</i> Ashacres Nursery | <i>Road</i> Puxey Lane | <i>Locality</i> Puxey |
| | <i>Town</i> | <i>County</i> Dorset | <i>Post Code</i> | <i>Application date</i> 07/05/19 |

Erect stable block (retrospective).

Comment 14/06/19

No Objections.

Decision 26/06/19

Grant of Planning Permission

Planning Application Decisions

Planning Applications reported at meetings between 20 June 2019 and 26 July 2019

4 *Plan Number* *District Reference* *Site Reference* *Other Reference*
2019/05/05 2/2019/0465

Applicant *House Name* *Road* *Locality*
Nazareth Lodge Penny Street

Town *County* *Post Code* *Application date*
Sturminster Newton Dorset DT101DE 07/05/19

Erect security gates and gate piers (demolish existing gate piers).

Comment 14/06/19

No Objections.

Decision 24/06/19

Grant of Planning Permission

5 *Plan Number* *District Reference* *Site Reference* *Other Reference*
2019/05/06 2/2019/0490/FUL

Applicant *House Name* *Road* *Locality*
Hart and Sons Dorset Limited Station Road

Town *County* *Post Code* *Application date*
Sturminster Newton Dorset DT101BD 13/05/19

Change of use of gardens to provide additional 9 no. parking spaces. Change design and size of new Garden Centre and erect canopy.

Comment 14/06/19

No Objections.

Decision 04/07/19

Grant of Planning Permission

6 *Plan Number* *District Reference* *Site Reference* *Other Reference*
2019/05/07 2/2019/0621/HOUSE

Applicant *House Name* *Road* *Locality*
8 Barnes Close

Town *County* *Post Code* *Application date*
Sturminster Newton Dorset DT101BN 13/05/19

Erect single storey extensions to the rear and side and erect fence (remove hedge).

Comment 14/06/19

No Objections but the Town Council also supports the Tree Officer's comments regarding the height of the fence

Decision 08/07/19

Grant of Planning Permission

Planning Application Decisions

Planning Applications reported at meetings between 20 June 2019 and 26 July 2019

| | | | | |
|----------|-------------------------------------|--|---|-------------------------------------|
| 7 | <i>Plan Number</i> 2019/05/08 | <i>District Reference</i> 2/2019/0575/HOUSE | <i>Site Reference</i> 88 Green Close | <i>Other Reference</i> |
| | <i>Applicant</i> | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| | <i>Town</i> Sturminster Newton | <i>County</i> Dorset | <i>Post Code</i> DT101BL | <i>Application date</i> 13/05/19 |
| | Erect rear conservatory. | | | |
| | <i>Comment</i> | 14/06/19 | | |
| | No Objections. | | | |
| | <i>Decision</i> | 05/07/19 | | |
| | Grant of Planning Permission | | | |