



## 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 21<sup>st</sup> February 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

14.02.2019

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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 17.01.2019*	2 mins
5	To decide what comment to make on each planning application listed below	20 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 from the Rights of Way Group	5 mins
9	To decide what comment to make on any tree matters	2 mins
10	To receive correspondence and discuss any issues raised	2 mins
11	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 21 February 2019

<b>1</b>	<i>Plan Number</i> 2019/02/01	<i>District Reference</i> 2/2019/0062/HOUSE	<i>Site Reference</i>	<i>Other Reference</i>
	<i>Case Officer</i> <i>Applicant</i> Mr D Murch	<i>House Name</i> 9 Brinsley Close	<i>Road</i>	<i>Locality</i>
	<i>Town</i> Sturminster Newton	<i>County</i> Dorset	<i>Post Code</i> DT101EG	<i>Application date</i> 04/02/19

**Erect first storey extension.**

<b>2</b>	<i>Plan Number</i> 2019/02/02	<i>District Reference</i> 2/2019/0006/MODPO	<i>Site Reference</i>	<i>Other Reference</i>
	<i>Case Officer</i>			
	<i>Applicant</i> Mr T Fox	<i>House Name</i> Oaks Farm	<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> 05/02/19

**Request to discharge all Planning Obligations contained in an Agreement dated 26 September 2017 made under Section 106 of the Town and Country Planning Act 1990, against planning application no. 2/95/00460(54).**

<b>3</b>	<i>Plan Number</i> 2019/02/02	<i>District Reference</i> 2/2018/1791/HOUSE	<i>Site Reference</i>	<i>Other Reference</i>
	<i>Case Officer</i>			
	<i>Applicant</i> Miss Bedborough	<i>House Name</i> 10	<i>Road</i> Friars Moor	<i>Locality</i>
	<i>Town</i> Sturminster Newton	<i>County</i> Dorset	<i>Post Code</i> DT101BH	<i>Application date</i> 21/01/19

**Erect single storey rear extension.**

**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](http://www.sturminsternewton-tc.gov.uk)

## STURMINSTER NEWTON TOWN COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE Held on Thursday 17<sup>TH</sup> January 2019 in the Council Chamber at 7.15pm

Present : Councillor P Batstone Councillor A Donaldson Councillor V Fox Councillor C Fraser Councillor M Jones (Deputy Mayor)	Councillor H Lacey (Mayor) Councillor H Reed Councillor G Rose Councillor C Spackman Councillor R Taylor
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Absent: Cllr L Chater

In Attendance: Alan Harrison (Co-opted Footpaths Officer), Cllr M Roake North Dorset District Council, Mrs Emma Lindsay (Town Clerk) and Mrs Louise Plumridge (Assistant Town Clerk)  
 Members of the Public: 20

Minute No.      Comments

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

PE/01/19      PUBLIC SESSION  
North Honeymead Lane - 20 members of the public attended the Public Session, many spoke and expressed their concerns about the outline planning application for North Honeymead Field to be discussed under Agenda Item no.5. Observations were expressed on access, insufficient parking, poor road layouts, density of dwellings, privacy concerns and impact on the existing road infrastructure and road safety.  
Dairyhouse Farm - A member of the public expressed his concern reference an undecided planning application for Dairyhouse Farm which had been lodged in January 2018, a year ago without a decision. He was asked to email the Town Clerk who would make enquiries.

PE/02/19      APOLOGIES  
 Apologies were received from Councillor L Chater.  
 These apologies were accepted by the Members present.

PE/03/19      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. 5.

PE/04/19      MINUTES OF THE PREVIOUS COMMITTEE MEETING  
**The minutes of the Planning & Environment Committee Meeting held on 15<sup>th</sup> November 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

PE/05/19      CONSIDERATION OF PLANNING APPLICATIONS  
Planning Applications received to be considered on 17 January 2019

1	<i>Plan Number</i> <b>2018/12/05</b>	<i>District Reference</i> 2/2018/1749/OUT	<i>Site</i>
	<i>Applicant</i> Fidei Holdings Ltd	<i>House Name</i> Intelligent Land	<i>Road</i> Ferndown



Forest Golf Club	Links Road	
<i>County</i>	<i>Post Code</i>	<i>Application</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).**

**Sturminster Newton Town Council Comment:**

Objections - The Town Council objects to this application as it has serious concerns about the following significant issues:

Access

Insufficient parking within the proposed development

Road layout within the proposed development

Density of dwellings

Privacy concerns

Access and impact on existing road infrastructure and road safety

At 8.50pm Cllr H Reed left the meeting.

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

**Form dropped kerb, new vehicular access and driveway**

**Sturminster Newton Town Council Comment:**

No Objections.

The application is not in breach of any material planning considerations

PE/06/19 NOTIFICATIONS RECEIVED OF PLANNING APPLICATION OUTCOMES  
The outcomes of Planning Applications, having previously been circulated, were noted.

PE/07/19 PLANNING APPEALS  
The Town Clerk advised there were no appeals requiring the Members' attention.

PE/08/19 TERMS OF REFERENCE FOR A SECTION 106 WORKING GROUP  
**The Council RESOLVED to accept the Terms of Reference, already circulated, for the Section 106 Working Group. The Working Group will consist of Cllrs Donaldson, Jones, Rose, Spackman and Taylor.**

Cllr Donaldson  
Cllr Rose

PE/09/19 RIGHTS OF WAY MATTERS  
Alan Harrison reported that;  
Footpath 3 in Butts Pond was now in good condition.  
The Working Group is concerned about the condition of at least 12 out of the 40 finger post in and around Sturminster Newton. The Rangers will be able to do the improvement works. He enquired whether the Town Council would be able to assist with funding towards this. The Town Clerk suggested the Rangers should email her with a request.



The Working Group's next joint working day with the Rangers will be to focus on improvements to kissing gates including the surface of footpaths beneath.

Mr Harrison expressed his appreciation for the support received from the Town Council and Rangers.

Cllr Spackman thanked Mr Harrison and his volunteers for their hard work, time and commitment.

**SUSPENSION OF STANDING ORDER 1Z**

The Council **RESOLVED** TO SUSPEND Standing Order 1Z to enable the remaining business on the Agenda to be concluded.

Cllr Rose  
Cllr Spackman

PE/10/19

**TREE MATTERS**

The Town Clerk advised of a proposal to fell an apple tree in Penny Street which was noted.

PE/11/19

**CORRESPONDENCE.**

No correspondence had been received requiring Members' attention.

PE/12/19

**INFORMATION FROM MEMBERS**

*Cllr Donaldson:* commented on several water leaks in Sturminster Newton which he understood were being dealt with at the weekend. He also mentioned that the new Stepping Stones pre-school extension is up and running and is a wonderful facility.

*Cllr Lacey:* enquired when were the enhancements to Station Road commencing. The Town Clerk advised the office had been 'chasing' DCC for a date.

*Cllr Jones:* expressed his concern reference unsightly mini piers being erected for fishing. It was suggested he initially contact the Angling Club.

*Cllr Spackman;*

- He is progressing in talks to investigate the return of a Bank to Sturminster Newton.
- The Chamber of Commerce had a launch on 31<sup>st</sup> January 2019 5.30pm at The Bow Room. The Chamber now has 50 members and £4.5k has been made available from NDDC for a salary.
- Sturfit had received a £70,000 grant from NDDC for enhancements to the Leisure Centre.
- The Trailway Group has also received a grant.

PE/13/19

**EXCLUDE MEMBERS OF THE PUBLIC**

**In exercise of the power conferred by the Public Bodies (Admission to Meetings) Act 1960, Section 1(2) the Committee RESOLVED that members of the public and press be excluded from the Meeting on the grounds that the business to be transacted being of a confidential nature it is likely that personal and/or exempt information would otherwise be improperly disclosed and members would feel unable to discuss the matter freely.**

Cllr Batstone  
Cllr Donaldson

PE/14/19

**CONFIDENTIAL LAND MATTER**

The Council considered the information previously circulated and noted the action to be taken by the Clerk.  
The meeting closed at 9.35pm.



**Planning Applications reported at meetings between 18 January 2019 and 21 February 2019**

**1**     *Plan Number*     *District Reference*     *Site Reference*     *Other Reference*  
          2018/11/01           2/2018/1485/FUL

*Applicant*             *House Name*             *Road*                     *Locality*  
 Mrs S Rose             Plot 8                     North Dorset Business Park     Rolls Mill Way

*Town*                     *County*                     *Post Code*                 *Application date*  
 Sturminster Newton     Dorset                     DT102GA                     01/11/18

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

*Comment*                     16/11/18

**No Objections.**

*Decision*                     22/01/19

**Grant of Planning Permission**

**2**     *Plan Number*     *District Reference*     *Site Reference*     *Other Reference*  
          2018/11/12           2/2018/1678/HOUSE

*Applicant*             *House Name*             *Road*                     *Locality*  
 Mrs A Hicks Kimber     4 Chivrick Close

*Town*                     *County*                     *Post Code*                 *Application date*  
 Sturminster Newton     Dorset                     DT101QJ                     29/11/18

**Erect single storey extension**

*Comment*                     07/12/18

**No Objections**

*Decision*                     28/01/19

**Grant of Planning Permission**

**3**     *Plan Number*     *District Reference*     *Site Reference*     *Other Reference*  
          2018/12/01           2/2018/1556/HOUSE

*Applicant*             *House Name*             *Road*                     *Locality*  
 Mr M Holmes             26 Elm Close

*Town*                     *County*                     *Post Code*                 *Application date*  
 Sturminster Newton     Dorset                     DT101JG                     10/12/18

**Extend garage to create space for washroom and utility space.**

*Comment*                     04/01/19

**No Objections.**

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

*Decision*                     18/01/19

**Grant of Planning Permission.**

**4**     *Plan Number*     *District Reference*     *Site Reference*     *Other Reference*  
          2018/12/02           2/2018/1668/HOUSE

*Applicant*             *House Name*             *Road*                     *Locality*  
 Mrs A Evans             7 Badgers Way

*Town*                     *County*                     *Post Code*                 *Application date*  
 Sturminster Newton     Dorset                     DT101DA                     30/11/18

**Single storey side extension.**

*Comment*                     04/01/19

**No Objections with the proviso that the 2 trees near the extension are retained.**

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

*Decision*                     18/01/19

**Grant of Planning Permission**