

**STURMINSTER NEWTON TOWN COUNCIL**  
**MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE**  
Held on Thursday 20<sup>th</sup> February 2020 in the Council Chamber at 7.15pm

Present:

Councillor S Bevis	Councillor H Lacey
Councillor N Dobson	Councillor H Reed
Councillor A Donaldson	Councillor M Roake
Councillor C Fraser – Chairman	Councillor J Rose
Councillor M Jones	

Absent: Cllrs Janes and Taylor

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

Members of the public: 6

Minute No.	Comments	RESOLUTION <i>For each item, the proposer is named first followed by the seconder</i>
PE/01/20	<p><b>PUBLIC SESSION</b>  <u>North Dorset Business Park, Rolls Mill Way</u> - a member of the public expressed his concern for the application at Plot 5 North Dorset Business Park to be dealt with under Agenda Item PE/05/20.1. Another member of the public requested a commitment to tree planting at the site to assist with screening.  <u>Crocuses in the Railway Gardens</u> – a member of the public thanked the grounds staff for the beautiful display in the Railway Gardens.</p>	
PE/02/20	<p><b>APOLOGIES</b>  Apologies were received from: Cllr Janes and Taylor  The apologies were accepted by the member present.</p>	<p>Cllr Donaldson  Cllr Rose</p>
PE/03/20	<p><b>DECLARATIONS OF INTEREST</b>  Cllr C Fraser declared a non-pecuniary interest in Agenda Item no. PE/05/20 –North Dorset Business Park, Rolls Mill Way as he is a Trustee of the Rolls Mill Management Company.</p>	
PE/04/20	<p><b>MINUTES OF THE PREVIOUS COMMITTEE MEETING</b>  <b>The minutes of the Planning &amp; Environment Committee Meeting held on 21<sup>st</sup> November 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.</b></p>	<p>Cllr Donaldson  Cllr Rose</p>
PE/05/20	<p><b>CONSIDERATION OF PLANNING APPLICATIONS</b></p> <ol style="list-style-type: none"> <li>1. 2/2019/1834/FUL  Rose Engineering  Plot 5  North Dorset Business Park  Rolls Mill Way  <b>Proposal:</b> Erect building for light industrial (Class B1(c) and Storage and Distribution (Class B8) uses.  <b>Sturminster Newton Town Council comment:</b>  Objections:</li> <li>2. This Council objects to the scope of the development for the following reasons: <ul style="list-style-type: none"> <li>• The proposed development does not comply to the original development scheme for a high quality business park or Sturminster Newton Neighbourhood Plan, specifically Policy 38, which should be</li> </ul> </li> </ol>	

enforced rigidly and clause 10.5.4

#### 10.5.4 Sturminster Newton North Dorset Business Park - Rolls Mill (Map 17a)

The original development brief for the site (commissioned by SturQuest and endorsed by the Local Planning Authority) envisaged the southern part of the site being more suited to a high-quality business park, presenting the site's best face to the main road, whilst distribution-based businesses could be accommodated to the north. This concept is carried forward into this Neighbourhood Plan as providing a reasonable and flexible basis for considering future planning applications. Another key point is the need to avoid disturbance and disruption to existing site occupiers and nearby residential uses at all stages of the development – therefore consideration needs to be given to access arrangements and where more unneighbourly business uses are located. The exact extent of the site is shown differently in the Local Plan and earlier brief, and therefore the opportunity has been taken to clarify the extent of the area to which this policy refers, taking into account more recent planning consents, the topography.

#### Policy 38 – Land at North Dorset Business Park

The development of land at the North Dorset Business Park as shown on Map 17a, will be supported for employment uses, provided all the following criteria are met:

- the primary use falls within B1/B2/B8 type use or is for education/training facilities, ancillary retail of bulky goods and other uses whose main focus is business support
- the design of buildings fronting onto, or clearly visible from, the A357 is of a high quality, appropriate to a business park (as opposed to a general industrial estate), and incorporates suitable landscaping to reinforce the semi-rural character of this section of the road
- the siting of an occupying business use would not be likely to have an adverse impact on existing businesses or nearby dwellings, by virtue of its operation, emitted noise or smell, times of operation or anticipated traffic movements
- the landscaping scheme provides a robust tree and hedgerow screen around the northern, western and eastern perimeters of the site, with buildings and any parking and external storage areas suitably sited and designed (in terms of height and materials) to ensure views from the rights of way south of the site, Stalbridge Lane and public footpaths along the south-western edge of the town are not unduly harmed
- provision is made for all-weather pedestrian/cycle routes linking the site with the town and the extended Trailway, from the northern and eastern edge of the site via Stalbridge Lane.

Ground Water Disposal – inadequate drainage – there was concerns both to the size of the pipes and whether they will suffer from root damage. Concerns about the volume of the surface water and rainfall. It is not clear from the application how will this be dealt with. Potential risk of flooding to adjoining properties - water will run off causing problems for residents, needs to be alleviated – some have already experienced flooding since the groundworks have started. The whole site was a bog before any development started so has a natural propensity to being wet.

A further concern is tree planting above existing drainage.

Building Height – due to extensive infill the ground level has been raised significantly above the original datum so that the building from the neighbouring properties will be some 2 metres higher than shown on the elevational plan.

Vehicular Access - Insufficient and inadequate provision of access for HGVs. This scheme has reduced the area of roadway resulting in



a possible conflict between parked vehicles and manoeuvring HGVs.  
Screening – Before building works commence screening plans should be implemented and completed.

Roof – complaints have been received in the past from Hillcrest Close regarding glare from recent new development.

Sustainability – we note that, regrettably the design does not appear to take into consideration the Government target of zero net carbon emissions and/or offset of the carbon footprint.

Cllr Roake  
Cllr Rose

2020/0068/HOUSE

Mr Watkins  
3 Badgers Way  
Sturminster Newton  
DT10 1DA

**Proposal:** Convert loft to provide additional accommodation.

**Sturminster Newton Town Council comment:**

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

Cllr Donaldson  
Cllr Reed

PE/06/20

PLANNING OUTCOMES

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

PE/07/20

PLANNING APPEALS

There were no planning appeals to consider.

Cllr Bevis arrived at 7.40pm.

PE/08/20

ELECTRIC VEHICLE CHARGING POINTS

Having considered the report previously circulated

**The Committee RESOLVED to RECOMMEND that a sub-committee be formed to explore further a feasibility study for the possibility of electric charging points on Town Council land. The sub-committee will consist of Cllrs: Roake, Reed and Jones.**

Cllr Lacey  
Cllr Jones

PE/09/20

LOCATIONS FOR TRAFFIC SURVEYS

Having considered the report previously circulated

**The Committee RESOLVED to RECOMMEND the actions set out in the report.**

Cllr Lacey  
Cllr Donaldson

PE/10/20

STATION ROAD UPDATE

Cllr Lacey reported that, despite letters to Highways personnel, Dorset Council were of the opinion they were happy with Station Road's pedestrian status. The working party had met and had agreed that Dorset Council should now be approached with the request for a planter or bollard half way up Station Road.

**The Committee RESOLVED to RECOMMEND that the Council pursue the installation of a bollard or planter on Station Road.**

Cllr Lacey  
Cllr Roake

PE/11/20

RIGHTS OF WAY

A Harrison reported that little volunteering had taken place over the last few months due to the above average rainfall. His group of volunteers works very well with the Countryside Rangers and are looking at ways to improve the condition of footpaths, stiles/kissing gates and signage. He introduced Cllr Jones as a member of the footpath committee who went on to explain how each member was responsible for a route and they report changes or errors for the

production of the walkabout leaflets, which are available locally at many locations in town.

PE/12/20 TREE MATTERS  
Cllr Donaldson advised of several tree matters being dealt with in the town. He also advised that the Grounds Manager was looking into possible root damage to drains after a resident complained about the beech tree on the Jubilee Path behind Montebourg House.

PE/13/20 CORRESPONDENCE.  
No correspondence had been received requiring members attention.

PE/14/20 INFORMATION FROM MEMBERS  
*Cllr Donaldson* – had reported about the street lights outside Symonds & Sampson not working.  
*Cllr Lacey* - Work on the bridge is now not happening until May. With regard to the works required to the footway she advised further discussions were taking place with the Environment Agency working on a permanent solution.  
The problem with drainage at The Row is being dealt with a big jetter to alleviate the current blockage, with a view to resurfacing in the future.  
*Cllr Jones* – Very frustrated by the plastic barriers protecting the footway at the bridge, constantly being blown around and no sign of the suggested wooden posts replacing the plastic barriers. The cracks in the footway are bigger now than when first reported. Cllr Jones urged the Town Council to write to Highways to complain.

At the end of the information from members, a member of the public asked to speak – he asked if a microphone could be provided as it was very difficult to hear the Town Councillors speak.

Meeting closed at 8.33pm.

Approved on ..... Chair's signature .....