

STURMINSTER NEWTON TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING & ENVIRONMENT COMMITTEE held on Wednesday 22nd January 2025 at 7.15pm in The Council Chamber

Present:

Cllr P Batstone
Cllr L Cooper
Cllr N Dobson
Cllr A Donaldson
Cllr C Fraser
Cllr M Jones

Cllr H Lacey
Cllr D Mantock
Cllr P Marks
Cllr J Matthews
Cllr J Rose

In Attendance: K Squire (Town Clerk), J Drew (Admin Officer).

Members of the Public: 7

Minute No. Comments

24/25/238 **PUBLIC SESSION**

Four members of the public made comments regarding the planning application on Land at A357 (P/RES/2024/07321).
The Chair of the Newton Residents Association also spoke about speeding in Newton.
Lastly the Chair of the Manston Road Residents Association spoke regarding the Manston Road Planning Appeal and enquired about the update of the Neighbourhood Plan.

24/25/239 **APOLOGIES FOR ABSENCE**

All Councilors were present at the meeting.

24/25/240 **DECLARATIONS OF INTERESTS AND DISPENSATIONS**

No declarations of interests had been declared and no written dispensations received.

24/25/241 **MINUTES OF PREVIOUS MEETING**

The minutes of the previous Planning & Environment Committee meeting held on 5th December 2024, having been circulated and publicised prior to the meeting, were taken as read and approved for signature by the Committee Chair as a true and correct record.

24/25/242 **PLANNING MATTERS**

• **PLANNING APPLICATIONS**

P/RES/2024/07321

Land at E 377825 N113305 A357 Access to Woodlands Farm to Glue Hill Rolls Mill Sturminster Newton

Erect 48 No. dwellings, form vehicular access, public open space and carry out ancillary works. (Reserved Matters application following the grant of Outline Planning Permission No. P/OUT/2021/02316 to determine appearance, landscaping, layout and scale).

Observations: The Planning & Environment Committee resolved to request this application is referred to the North Dorset Planning Committee as a number of concerns were raised by residents at the Committee meeting regarding access, pavements, pedestrian crossing and appearance.

PLANNING DECISIONS

Chair's signature



A report on Planning decisions made between 29th November 2024 and 14th January 2025 had been circulated.
The Committee noted the decisions made.

TREE MATTERS

The Chair reported on agreed tree works at Stour Castle Lodge.

24/25/243 **UPDATE REGARDING PARKING ISSUES WITH DISABLED PARKING BAYS SITUATED IN STATION ROAD.**

The Clerk reported that Dorset Council Highways had confirmed there is only space for one disabled parking bay on Station Road. Highways do not have the funds to install a bollard to prevent illegal parking, they also advised that if the Town Council installed one, they would be liable for any damage caused. They suggested having 'Keep Clear' marked on the road.

24/25/244 **TO DISCUSS RECENT SPEED SURVEY RESULTS AND AGREE RECOMMENDATIONS.**

The Clerk reported that recent speed survey results confirmed a Speed Indicator Device (SID) could be deployed on Glue Hill and by the Cemetery on the A357 but not on Rixon Hill. To purchase and install the SID would cost approx. £4000.

The Committee resolved to refer the purchase of the SID to the Finance & Policy Committee on the 29th January 25.

The Chair of the Newton Residents Association will confirm if a contribution could be made from their funds.

24/25/245 **TO DISCUSS COMPLAINTS REGARDING KINGS BARBERS SHOP FRONTAGE AND AGREE RECOMMENDATIONS.**

Councillors had received comments from residents about the frontage of Kings Barbers in the Town Centre. The matter had already been reported to Planning Enforcement.

The Committee resolved to recommend to Full Council that contact be made with Planning Enforcement at Dorset Council to check that the appropriate permissions had been given for the changes to the shop frontage.

24/25/246 **TO DISCUSS NEIGHBOURHOOD PLAN UPDATE AND AGREE RECOMMENDATIONS.**

The Clerk read a report which is attached to these minutes.

The Committee resolved that the existing Working Group will look at the outstanding points.

24/25/247 **TO RECEIVE INFORMATION FROM MEMBERS AND PROPOSALS FOR FUTURE BUSINESS.**

Cllr Mantock – reported there were still issues with the diverted footpath at Fiddleford Ridge which impassable due to the thick mud. She added that unfortunately there was another tree in the water at Colber Bridge.

Cllr Batstone – enquired about the Town Plan project she and Cllr Lacey had been working on; an update would be added to the agenda for Town Council on 5 February 2025. She also reminded members of the annual Wedding Fair.

Cllr Donaldson – had received a complaint from a resident regarding charges to use the electric vehicle charging points at Station Road car park.

The Chairman closed the meeting at 8.40pm

Approved on Chairman's Signature



The Council resolved to review the Neighbourhood Plan in 2023 using a consultant if funding could be secured. They appointed a working group to oversee the project. A Government grant was awarded for the review and the consultant who had advised on the original plan was engaged.

The consultant reviewed sections 1-4 of the plan and suggested updates to these. This included a review of the housing targets by Dorset Council.

The working group wanted to keep changes to a minimum so that the review could be passed to Dorset Council for approval with minor changes. However the changes recommended by the consultant were not minimal.

The Council had been led to believe by members of Dorset Council that a sale of land to a large supermarket chain was imminent. Currently policy 38 of the neighborhood plan, which covers this area of land, does not allow for retail development of the correct classification for a supermarket. It was requested by members of Dorset Council that the classification was amended in the neighbourhood plan. This change would result in major changes to the plan, costing a substantial sum of money for professional surveys and consultation. The Community Planning Team at Dorset Council advised that there could be no guarantee of the changes being approved even with supporting data. The Assets Team at Dorset Council confirmed that the sale of the land was in negotiation but not finalised.

With changes to the National Planning Policy Framework being made by the new Government and the query over policy 38, the Council resolved to put the review of the plan on hold until new legislation was in place.

With changes to the NPPF assigning targets to whole Counties, and Dorset's target increasing by 80%, it has not been confirmed how this will affect individual towns. I have spoken to the Community Planning Team as the targets reviewed in 2023 are now out of date. They will be coming back to me with information on this, as an 80% increase in the housing figures would not be possible or reasonable.

I also asked their advice on the best way to move forward with the plan using minimal funds. They agreed that minor changes to the plan could be done without a consultant, and that the Council could consider leaving policy 38 as it is at present. If a supermarket were to buy the land they would need to do surveys for the planning application, any data submitted with the application could be used if needed for the neighbourhood plan.

We have 48 pages of the neighbourhood plan in draft form so I would recommend that I meet with the Working Group to go through any queries on these and look at the remaining pages without continuing with a consultant at present and leaving policy 38 as it is. I will contact Ed Gerry regarding the housing figures. Provided the Working Group are able to complete the changes in draft form this could be brought to the March P&E meeting.

