

STURMINSTER NEWTON TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING & ENVIRONMENT COMMITTEE HELD ON WEDNESDAY 19 NOVEMBER 2025 AT 7.15PM IN THE COUNCIL CHAMBER



PRESENT:

Cllr P Batstone
Cllr L Cooper
Cllr N Dobson
Cllr A Donaldson (Chair)
Cllr C Fraser

Cllr L Jackson
Cllr H Lacey
Cllr P Marks
Cllr J Rose
Cllr S Trim

IN ATTENDANCE:

K Squire (Town Clerk) J Drew (Office Administrator)

MEMBERS OF THE PUBLIC: 14

MINUTE NO COMMENTS

25/26/183 To receive comments and questions from members of the public
The Chair of the Manston Road Residents Association raised numerous objections on behalf of the Manston Road Residents regarding a revised application to build houses off Manston Road. Other members of the public also raised strong concerns regarding this application.

25/26/184 Apologies for absence
Apologies were received from Cllr D Mantock. These apologies were accepted by members.

25/26/185 To approve declarations of interest and written applications for dispensation
No interests were declared and no written requests for dispensation received.

25/26/186 To approve the minutes of the previous Planning & Environment meeting held on 15th October 2025
The minutes of the Planning & Environment Committee meeting held on 15th October 2025 having been circulated and published prior to the meeting, were taken as a true and correct record and duly signed by the Chair.

25/26/187 Planning Matters
Planning Applications for consideration:

- P/FUL/2025/06504 – Wool House Farm, Hole House Lane, Glue Hill, DT10 2AA – no objection.
- P/OUT/2025/06076 – Land off Manston Road, DT10 1AF – Objection – see attached.
- P/FUL/2025/06271 – Banbury Cross Boarding Kennels and Cattery, Angers Lane, Fiddleford, DT10 2BY – no objection.

Report on planning decisions of Dorset Council:

- From 16th October to 14th November 25 – there were no planning decisions to report.

Any other planning matters:

- P/NMA/2025/06239 – Land at E 377825 N 13305 A357 – Access to Woodlands Farm to Glue Hill, Rolls Mill – for information.
- P/PAAC/2025/06585 – The Shed, Hewletts Drove, Rivers Corner, DT10 2AE – for information.

Tree Matters:

- P/TRC/2025/06571 – Swithins, Goughs Close, DT10 1BU – the Committee noted the Tree Officer's notification of two Silver Birch trees to be felled.
- P/TRC/2025/06179 – Foriers, Penny Street, DT10 1DF – the Committee noted that this application has now been withdrawn.

25/26/188 To receive information from members and proposals for future business
Cllr Cooper – enquired about a felled tree in Market Fields
Cllr Donaldson – there are continuing problems with the temporary traffic lights at the Bridge. Issues with access for disabled users in Mobility Scooters have been solved with the provision of a ramp.
Cllr Jackson – noted that the white lines at the pinch point outside Root & Vine are worn away and could be contributing to driver behaviour.

The Chair closed the meeting at 7.55pm

Chairs SignatureDate Approved

25/26/187 Application: P/OUT/2025/06076

Location: Land East of Manston Road, Sturminster Newton

Planning Objection – P/OUT/2025/06076

Please accept this representation as a formal objection to planning application P/OUT/2025/06076. The following matters constitute material planning grounds for objection.

1. Conflict with the Development Plan

- The site lies outside the settlement boundary of Sturminster Newton.
- The Sturminster Newton Neighbourhood Plan (2016–2031) explicitly identifies land east of Manston Road as unsuitable for development due to its topography, landscape sensitivity, and visibility.
- The North Dorset Local Plan directs new housing to sustainable, in-boundary and allocated locations.
- The emerging Dorset Council Local Plan (currently under consultation), although seeking to address housing need and five-year land supply, does not allocate this site.
→ This strongly indicates that Dorset Council does not consider the site appropriate or suitable for planned growth, even after re-assessing housing land supply.

The proposal therefore conflicts with the Neighbourhood Plan, adopted Local Plan and emerging strategic policy direction.

2. Landscape and Visual Impact

- The site occupies a prominent, sloping valley-side hillside forming part of the rural setting of Sturminster Newton and Chivrick's Brook.
- Development east of Manston Road would breach the strong town–countryside edge identified in both the Local Plan evidence base and Neighbourhood Plan.
- The application remains highly visible from Hambledon Hill, the North Dorset Trailway and multiple public rights of way.
- The revised LVIA does not materially reduce the harm identified in the 2023 refusal and appeal documentation.

The proposal continues to cause significant adverse landscape and visual effects.

3. Highways, Traffic and Road Safety

- There is no up-to-date Dorset Council traffic or speed survey for Manston Road.
- Dorset Highways were expected to undertake this survey during the 2023 application but did not complete it.
- The proposed access is positioned directly opposite private driveways, which creates conflict and turning risks.

- Local observations highlight restricted visibility due to the road gradient, vertical alignment and boundary vegetation.

A new, formal Dorset Council Highways traffic and speed survey must be carried out prior to determination, with a full safety assessment of the proposed access.

4. Flood Risk & Sequential Test

- Parts of the site lie within or adjacent to Flood Zones 2 and 3.
- The site is known to experience groundwater flood susceptibility.
- In 2023, the application was refused partly due to failure to provide a compliant Sequential Test.

It remains unclear whether this has been adequately addressed.

5. Foul Drainage – Sewage Pumped Uphill

- The foul drainage strategy requires pumping sewage uphill from the development to the Wessex Water network.
- Pumped systems are energy-dependent, vulnerable to mechanical failure, and pose pollution and public health risks if they fail.
- This arrangement is not robust or sustainable for a new residential development.

6. Ecology and Hedgerow Loss

- The development involves removal of long-established and potentially ancient hedgerow.
- Ancient hedgerow is irreplaceable in ecological and landscape terms; mitigation planting cannot recreate its value.
- The ecological assessment does not fully address this impact.

7. Public Rights of Way

- Public rights of way crossing or adjoining the site would be affected by housing, lighting and hard surfacing.
- The proposal would urbanise a currently rural walking route, undermining its character and amenity value.

8. Ground Conditions and Stability

- Local knowledge and officer reports indicate variable ground conditions and steep topography.
- A comprehensive geotechnical and slope-stability assessment should be required prior to determination.

9. Housing Mix and Affordability

- The housing mix has shifted towards larger homes and away from smaller units.

- Affordable provision is weighted towards affordable home ownership, with insufficient clarity on affordable rent options.
- This does not align with identified local housing needs.

10. Sustainability and Infrastructure

- The site is car-dependent, with limited safe pedestrian access to town.
- This is contrary to sustainable transport priorities in the NPPF and Local Plan.

Conclusion

Taking all matters into account – including conflict with the Neighbourhood Plan, adopted Local Plan and emerging Dorset Council Local Plan, significant landscape and visual harm, lack of credible highways evidence, flood risk, reliance on pumped sewage, hedgerow loss, ground stability concerns and sustainability issues – the proposal does not constitute sustainable development.

The Town Council conclude that application should be refused.