

SHERBORNE TOWN COUNCIL


To The Town Mayor & all Members of Sherborne Town Council, Youth Advisors, Public & Press.

Dear Member

PLANS COMMITTEE MEETING

A MEETING of the PLANS COMMITTEE will be held in the Council Chamber, The Manor House, Sherborne, on Monday 6 March 2017 at 7 pm, for the transaction of the business mentioned below.



 T Savage
Town Clerk
28 February 2017

A G E N D A

1. APOLOGIES FOR ABSENCE

2. DECLARATIONS OF INTERESTS AND DISPENSATION REQUESTS

Dispensation Requests must be submitted using the approved form and Members are reminded of their obligations to declare their interests in the following items and to indicate the action they will be taking when the item is considered as per the National Association of Local Councils (NALC) Model Code of Conduct which has been prepared to comply with the requirements of Section 27 of the Localism Act 2011.

3. MINUTES

To approve as a correct record the Minutes of the Plans Committee meeting held on 6 February 2017.

4. DECISIONS

The following decisions have been received

4.1 WD/D/16/1094 (Full)

Erect Sports Hall with PV panels, CCF building and store, parking areas and the realignment and extension of the existing internal access road. Erect new walls, paths, gates, lighting and landscaping. Careys Playing Fields, Ottery Lane.

Approved by WDDC

STC Resolved: The Town Council has no objection in principle, but is very concerned about the traffic flow to and from the site at the Westbury / Ottery Lane junction and recommends that Dorset County Councils Highway Engineers implement the previously prepared redesign of the traffic flow priority at the Westbury / Ottery Lane junction and considers the introduction of a pedestrian crossing.

See also attached a response received from DCLG to a letter from the Chair of the Plans Committee which reiterated the above resolution in order that it might be considered when the application was referred (called in) to the to the Secretary of State.

4.2 **WD/D/16/2532 (Full)**
Demolition of rear extension and erection of replacement single storey extension. Installation of a new gate within existing arch on front elevation. 13 Acreman Street.

4.3 **WD/D/16/2533 (LBC)**
Demolition of rear extension and erection of replacement single storey extension. Installation of a new gate within existing arch on front elevation. 13 Acreman Street.
Approved by WDDC

STC Resolved: Sherborne Town Council request that this application is referred to the Development Control Committee for determination.

4.4 **WD/D/16/2631 (Advertisement Consent)**
Erection of hanging shop sign to replace the existing. 63 Cheap Street.
Approved by WDDC

STC Resolved: The Town Council has no objection

4.5 **WD/D/16/2632 (LBC)**
Change of use to Bakers, installation of partitions, new fascia signs and external painting. 63 Cheap Street.
Approved by WDDC

STC Resolved: The Town Council has no objection

4.6 **WD/D/16/2643 (Advertisement Consent)**
Installation of 2no fascia signs and 1no hanging sign. 25 Cheap Street.
Approved by WDDC

4.7 **WD/D/16/2643 (LBC)**
Installation of new fascia signage and repainting of existing shopfront. 25 Cheap Street.
Approved by WDDC

STC Resolved: The Town Council has no objection in principle but requests that the hanging sign is hand painted on wood and that the stonework of the building is restored to original natural stone with the paint removed.

4.8 **WD/D/16/2755 (LBC)**
Replacement of rear facing Velux rooflight with Conservation rooflight. Infilling of window in rear elevation to facilitate relocation of gas fired boiler and flue extract.
Approved by WDDC

STC Resolved: The Town Council has no objection

4.9 **WD/D/16/2797 (Full)**
Removal of conservatory and erection of single storey lean to extension. Camelot, Highmore Road.
Approved by WDDC

STC Resolved: The Town Council has no objection

4.10 **WD/D/16/2834 (Full)**
Demolition of existing single storey rear extension and erection of new rear single storey kitchen extension with new vent stack.
Approved by WDDC

STC Resolved: The Town Council has no objection

4.11 WD/D/16/2899 (Full)

Alterations for the removal of a section of window and its replacement with an access doorway to facilitate a secondary means of access and fire escape route. 89 Cheap Street.

Approved by WDDC

STC Resolved: The Town Council has no objection to the concept of the alterations, but is concerned that the proposed door is not in keeping with the early 19th century building. The Conservation Officer may be able to suggest a way of creating access through the relatively modern shop front which is more sympathetic to the listed building in the heart of the Conservation Area.

5. APPLICATIONS

5.1 WD/D/16/002861 (LBC)

Revert windows to original Hardwood Style, fit wood burner and replace rear extension roof (retrospective)

36 COLDHARBOUR

<http://webapps.westdorset-weymouth.gov.uk/PlanningApps/Pages/Planning.aspx?App=WD/D/16/002861>

5.2 WD/D/17/000012 (Full)

Subdivision of dwelling to form 2 dwellings, including alterations & extension to No. 4 4 CASTLETON

<http://webapps.westdorset-weymouth.gov.uk/PlanningApps/Pages/Planning.aspx?App=WD/D/17/000012>

5.3 WD/D/17/000054 (Full)

Erect rear extension

3 ASKWITH CLOSE

<http://webapps.westdorset-weymouth.gov.uk/PlanningApps/Pages/Planning.aspx?App=WD/D/17/000054>

5.4 WD/D/17/000123 (Full)

Erect single storey rear extension

17 BARTON GARDENS

<http://webapps.westdorset-weymouth.gov.uk/PlanningApps/Pages/Planning.aspx?App=WD/D/17/000123>

5.5 WD/D/17/000144 (Full)

Change of use of ground floor office to flat

1A NEWLAND

<http://webapps.westdorset-weymouth.gov.uk/PlanningApps/Pages/Planning.aspx?App=WD/D/17/000144>



Department for
Communities and
Local Government

Cllr K Pike
Chairman – Sherborne Town Council
The Manor House
Newland
Sherborne
Dorset
DT9 3JL

Please ask for: Michelle Peart
Tel: 0303 444 8042
Email: Michelle.Peart@communities.gsi.gov.uk

Your ref:

Our ref: NPCU/CONS/F1320/77375

Date: 22 February 2017

Dear Cllr Pike

Town and Country Planning Act 1990

Erection of a sports hall with PV panels, CCF building and store, parking areas and the realignment and extension of the existing internal access road. Erect new walls, paths, gates, lighting and landscaping on land at Carey's Playing Fields, Ottery Lane, Sherborne – Application WD/D/16/001094.

Thank you for your letter of the 14 February 2017 regarding the above application.

The Government remains committed to giving more power to councils and communities to make their own decisions on planning issues, and believe that planning decisions should be made at the local level wherever possible. The call-in policy makes it clear that the power to call in a case will only be used very selectively.

The Secretary of State decided on the 8 February 2017, having had regard to this policy, not to call in this application. He is satisfied that the application should be determined at a local level.

Therefore, it is however, now for the Council to determine this application and a copy of our letter to the Council is attached for your information.

Yours sincerely

Michelle Peart

Michelle Peart
Planning Casework Officer



Department for
Communities and
Local Government

Mr S Clark
Area Lead
Dorset Councils Partnership
Via Email S.Clark@dorset.gov.uk

Please ask for: Michelle Peart
Tel: 0303 44 48042
Email: Michelle.peart@communities.gsi.gov.uk

Your ref:

Our ref: NPCU/CONS/ G1250/77374

Date: 8 February 2017

Dear Mr Clark

The Town and Country Planning (Consultation) (England) Direction 2009

Erection of a sports hall with PV panels, CCF building and store, parking areas and the realignment and extension of the existing internal access road. Erect new walls, paths, gates, lighting and landscaping on land at Carey's Playing Fields, Ottery Lane, Sherborne – Application WD/D/16/001094

I refer to your email of 1 February 2017 referring to the Secretary of State for Communities and Local Government ("The Secretary of State") an application for planning permission for the above development.

The Secretary of State has carefully considered the case against call-in policy, as set out in the Written Ministerial Statement by Nick Boles on 26 October 2012. The policy makes it clear that the power to call in a case will only be used very selectively.

The Government is committed to give more power to councils and communities to make their own decisions on planning issues, and believes planning decisions should be made at the local level wherever possible.

In deciding whether to call in the application, the Secretary of State has considered his policy on calling in planning applications. This policy gives examples of the types of issues which may lead him to conclude, in his opinion that applications should be called in. The Secretary of State has decided, having had regard to this policy, not to call in the application. He is content that the application should be determined by the local planning authority.

National Planning Casework Unit
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In considering whether to exercise the discretion to call in the application, the Secretary of State has not considered the matter of whether the application is EIA Development for the purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. The local planning authority responsible for determining these applications remains the relevant authority responsible for considering whether these Regulations apply to these proposed developments and, if so, for ensuring that the requirements of the Regulations are complied with.

Yours sincerely

Michelle Peart

Michelle Peart
Planning Casework Officer