

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 3 July 2017 at 7 pm, for the transaction of the business mentioned below.

T Savage
Town Clerk
27 June 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 5 June 2017.

4. DECISIONS

The following decisions have been received

4.1 WD/D/16/12789 (Full)/2790 (LBC)

Change of use of existing retirement home to residential including external alterations to existing building and rear extension to Ludbourne Hall to form 2 flats, 4 houses and 1 loft unit. Ludbourne Hall.

Approved by WDDC

STC Resolved: The Town Council are pleased to note the reduction in the height of the proposed buildings. Since making its original comments, the Town Council is now aware of a recent parking survey carried out in Sherborne by Balfour Beatty on behalf of DCC, which highlights the lack of available parking on street for residents of Sherborne. The Council is therefore concerned that there are only 5 allocated parking spaces available for 7 residential units

4.2 WD/D/17/000582 (LBC)

Installation of replacement air conditioning unit (retrospective). 63 Cheap Street.
Approved by WDDC

STC Resolved: The Town Council has no objection in principle as it is essential that there is some form of external extraction. It suggests that a duct is fitted leading to high level output, so the extracted air is emitted at roof height.

4.3 WD/D/17/000931 (Full)

Rear extension and loft conversion. Coleford, Highmore Road.
Approved by WDDC

STC Resolved: The Town Council has no objection

4.4 WD/D/17/000900 (Variation of Conditions)

Variation of conditions 1 and 3 of pp WD/D/16/002655 to allow alterations to approved plans. 25 Sheeplands Lane.
Approved by WDDC

STC Resolved: The Town Council has no objection

4.5 WD/D/17/001032 (Full)

Replacement of ground floor utility room with kitchen extension and first floor bedroom. 25 Castle Town Way.
Approved by WDDC

STC Resolved: The Town Council has no objection subject to the second floor window facing the neighbouring property (No. 27), being either at a higher level, constructed with obscured glazing or being totally removed from the scheme.

5. APPLICATIONS

5.1 WD/D/17/001216 (LBC)

Extension to northern end of King's House dormitories at first floor level to provide additional accommodation.

KINGS HOUSE, NEWELL GRANGE, NEWELL
<http://webapps.westdorset-weymouth.gov.uk/PlanningApps/Pages/Search.aspx>

5.2 WD/D/17/001211 (Full)

Demolition of existing single storey extension and erection of new single storey rear lean-to extension and flat roofed porch
15 JOHNSONS COURTYARD, SOUTH STREET

6. AMENDED PLANS

6.1 WD/D/17/000492 (Full)

Demolition of existing bungalow & the erection of 1no house and 1no. chalet bungalow and the formation of a new access

FALIRON, PRIESTLANDS, SHERBORNE, DT9 4HW

Case Officer: Charlotte Haines

<http://webapps.westdorset-weymouth.gov.uk/PlanningApps/Pages/Planning.aspx?App=WD/D/17/000492>

STC consultee response resolved on 3 April 2017: *The Town Council has no objection, it supports the proposition of a hip roof at Site 1 and recommends the use of Solar Panels on the South facing roof.*

6.2 **WD/D/17/000614 (Reserved Matters)**

Approval of all reserved matters in relation to Phase 2 pursuant to condition 2 of outline permission 1/D/11/001658 – Outline permission for the erection of up to 279 dwellings; up to 350m² of flexible space to provide any combination of B1, A1, A2, & A3 uses; up to 2,000m² of B2; up to 10,000m² of B1 employment floorspace; and a 3,500m² (60 bed) care home (C2 Use Class). Provision of public open space & cycle/footways; highway works including works to Yeovil Road, Sheeplands Lane, and Marston Road; a new access junction to the A30 & new pedestrian crossing & associated parking
LAND AT BARTON FARM, YEOVIL ROAD, SHERBORNE

Case Officer: Stephen Clark

<http://webapps.westdorset-weymouth.gov.uk/PlanningApps/Pages/Planning.aspx?App=WD/D/17/000614>

STC consultee response resolved on 2 May 2017: *The Town Council objects to this application as it considers that the Developer has not fulfilled his obligations with regards to the A30/Horsecastles junction improvements, the pedestrian access to the site, the public open space and the cycle paths/footways. It considers that no further development should take place until these obligations are met.*

The Town Council also makes the following observations:

- *It suggests the developer re-evaluates the quality of the housing to be provided within Phase 2, building to a higher standard, more in keeping with the town of Sherborne.*
- *That the application be considered by the Development Control Committee rather than be delegated, and the meeting of that Committee should take place in Sherborne.)*

7. TRANSPORT, PARKING AND HIGHWAYS

7.1 Gryphon School – Pedestrian Crossing Request

A request has been received from the Headteacher of the Gryphon School that the Town Council support a request for a pedestrian crossing over the Bristol Road by Blackberry Lane (correspondence attached). The County Council has been unable to recruit a School Crossing Patrol person, so there is no assistance in place to aid the 200 plus children who cross Bristol Road every day at that point.