

SHERBORNE TOWN COUNCIL

PLANS COMMITTEE

4 September 2017

At a meeting of the PLANS COMMITTEE held at the Council Chamber, The Manor House, Sherborne on **Monday 4 September 2017 at 7.00 pm.**

Present: Cllr K Pike - Chairman
Cllrs J Andrews, J Carey, S Greene, A Hall, J Hogben and J Pentolfe

In attendance: Mr T Savage (Town Clerk) and Mrs S Woodford (Civic Administrator)

1. APOLOGIES FOR ABSENCE

Apologies were received from Cllrs D Birley, A Cook and M Hall

2. DECLARATIONS OF INTEREST AND DISPENSATION REQUESTS

There were no declarations of interest.

3. MINUTES

It was PROPOSED by Cllr Pike and SECONDED by Cllr A Hall and AGREED (5 in favour and 2 non vote) that:

The Minutes of the Plans Committee meeting held on 3 July 2017 were taken as read.

4. DECISIONS

The Chairman referred to details of decisions made by the Development Control Committee in respect of applications previously considered by the Committee.

It was PROPOSED by Cllr Pike and SECONDED by Cllr Hogben and AGREED unanimously to bring forward Agenda Items 6.1 and 7.1 as members of the public were in attendance and wished to speak.

6. AMENDED PLANS

6.1 WD/D/17/001179

Change of use from A1 to mixed use A1/A3 coffee shop. Remove roof and dormers, replace rotten roof pitch, ridge beam and rotten elements and reroof using original roof materials; demolition of rear barn gable ends and rear wall and rebuild; demolish, rebuild and re-render front elevation above fascia (part retrospective).

62 CHEAP STREET

It was PROPOSED by Cllr Pike and SECONDED by Cllr Hogben and AGREED unanimously to suspend Standing Orders to allow Mr David Beddows of 60 Cheap Street to speak with regards to No. 62 Cheap Street.

Mr Beddows suggested that there were lessons to be learned following the retrospective applications relating to 63 Cheap Street in relation to the works being carried out at 62 Cheap Street. Building work is taking place without proper permission, based loosely on previous applications, hence the present retrospective application before the council. Mr Beddows suggested that the current application does not accurately reflect the most recent works being carried out, which differ from that described within the application. The interior of the shop is completely stripped out and the floor resembles a crater, the party walls are all that remain. The old wall of the adjacent barn at the rear has been completely demolished, for which there was no permission. The rear is apparently going to consist of clear glass and patio doors leading onto a terrace, presumably for A3 usage. If this area

becomes an outdoor hub, then its proximity to the Methodist Church, the Boys School and the public footpaths may be questionable. Mr Beddows expressed concern regarding the lack of governance within the District Council which has allowed this breach of planning law to take place and to then to continue, without question. He has written to the Chief Executive of the District Council and has received an acknowledgement and he is meeting the local MP for West Dorset this coming Friday.

It was PROPOSED by Cllr Andrews and SECONDED by Cllr Hogben and AGREED unanimously to re-instate Standing Orders.

It was then PROPOSED by Cllr A Hall and SECONDED by Cllr Hogben and AGREED unanimously to suspend Standing Orders to allow Mr Gerrard Mathews, Agent for Swanmore Estates, to speak in relation to No 62 Cheap Street.

Mr Mathews explained that he has responsibility for the appraisal, design and marketing of the shop space and in this capacity he can confirm that the majority of interest in the 62 Cheap Street site is for use as a Coffee outlet. He has conducted a survey of the other coffee outlets in the centre of town (the length of Cheap Street from its junction with Newland to its junction with Long Street) and notes that the coffee outlets comprise only 22% indicating that even with the provision of a further coffee outlet, it is well within the criteria indicated in ECON 4 in the Local Plan. Mr Mathews talked of changes in the High Streets due to the increase in internet shopping, suggesting that people primarily come to town to make use of the cafes and restaurants and to socialise, rather than to shop.

It was PROPOSED by Cllr Hogben and SECONDED by Cllr Pentolfe and AGREED unanimously to reinstate Standing Orders.

Cllr Pike outlined her concerns with regards to the significant works being carried out and lamented the loss of the ancient heavy walls at the rear. She suggested that similar works had been carried out at other converted retail outlets in the same ownership through retrospective planning applications. Cllr Pike also regretted the use of plywood shopfronts.

Cllr Andrews said he was saddened to see the drastic work carried out on 62 Cheap Street and felt that the developers should not be allowed to act in such a way as they had wrecked the old building.

Cllr Hogben agreed with Cllr Andrews and objected in the strongest possible terms as there appears to be a cynical abuse of the planning system.

Cllr Pentolfe asked whether the developers could be held accountable and could there be a fine. The Town Clerk reminded the committee that he is not an expert in planning law, but he understood that the Planning Authority do have the power to stop unauthorised work and insist on re-instatement of that which has been demolished in cases where no permission is granted.

Cllr Carey pointed out that there are two distinct issues for consideration, one being the change of use and the second being the works carried out without prior permission.

It was PROPOSED by Cllr Andrews and SECONDED by Cllr A Hall and AGREED (6 in favour and 1 against) that:

The Town Council objects to the change of use and requests that the percentage of A3 to A1 premises in the Town is investigated further in order to ensure its compliance with ECON 4.

It was PROPOSED by Cllr Greene and SECONDED by Cllr A Hogben and AGREED unanimously that:

- **The Town Council objects strongly to the works carried out at 62 Cheap Street without prior permission and therefore objects to the proposals within the application and that the application must be considered by the Development Control Committee rather than by delegated to officers.**

7. TRANSPORT, PARKING AND HIGHWAYS

7.1 Parking Problems in Wootton Grove Sherborne

A request was received from an employee at The Bute House Surgery, Wootton Grove, a location where the Police had been called on occasions because of the dangerous situation with parking.

It was PROPOSED by Cllr Andrews and SECONDED by Cllr Hogben and AGREED unanimously to suspend Standing Orders to allow Jackie Dunphy, an employee of Bute House Surgery, to outline the problems being experienced by employees and patients of the Wootton Grove Surgery.

Jackie Dunphy explained that cars are parked indiscriminately near the A30 junction making the exit and entrance into Wootton Grove very hazardous. Cars also block the entrance to the surgery making crossing the road difficult as the sightline is limited, especially by vans. The police cannot do anything because there are no traffic orders in place to enforce and if on occasion a car is parked illegally close to the junction, they do not have the manpower to monitor it.

It was PROPOSED by Cllr Andrews and SECONDED by Cllr Hogben and AGREED unanimously to re-instate Standing Orders.

Cllr Andrews agreed that road traffic orders should be issued reducing the ability to park in Wootton Grove. Cllr A Hall suggested extending the white lines at either side of the entrance to the Surgery.

It was PROPOSED by Cllr Andrews, SECONDED by Cllr Hogben and AGREED unanimously that:

Sherborne Town Council will write to Dorset County Council requesting parking restrictions in Wootton Grove and the extension of the white lines at the entrance to the Wootton Grove Surgeries.

5. APPLICATIONS

5.1 WD/D/17/001498

Relocation of boiler flue from north-west elevation to north-east elevation of the property.
19 HOUND STREET

It was PROPOSED by Cllr Andrews, SECONDED by Cllr Hogben and AGREED unanimously that:

The Town Council has no objection

5.2 WD/D/17/001551 (Full)

Conversion of premises from A2 to C3 (Office to Residential)
THE YARD HOUSE, 83 CHEAP STREET

5.3 WD/D/17/001552 (LBC)

Conversion of premises from A2 to C3 (Office to Residential) and internal modifications.
THE YARD HOUSE, 83 CHEAP STREET

It was PROPOSED by Cllr A Hall, SECONDED by Cllr Andrews and AGREED unanimously that:

The Town Council has no objection

5.4 WD/D/17/001569 (Full)

Installation of replacement air conditioning unit (retrospective)
63 CHEAP STREET

It was PROPOSED by Cllr Hogben, SECONDED by Cllr Carey and AGREED unanimously that:

The Town Council has no objection

5.5 **WD/D/17/1588 (Full)**
Extend existing single storey rear extension
THE OLD BAKEHOUSE, 38 COLDHARBOUR

5.6 **WD/D/17/001950 (LBC)**
Extend existing single storey rear extension
THE OLD BAKEHOUSE, 38 COLDHARBOUR

It was PROPOSED by Cllr Pentolfe, SECONDED by Cllr Greene and AGREED unanimously that:

The Town Council has no objection

5.7 **WD/D/17/001594**
Redecoration of external joinery with alternative paint colour
TABARD COTTAGE, SOUTH STREET

It was PROPOSED by Cllr Hogben, SECONDED by Cllr A Hall and AGREED unanimously that:

The Town Council has no objection to the choice of colour.

5.8 **WD/D/17/001595**
Installation of extractor unit and cowl.
STATION CAFE, SHERBORNE RAILWAY STATION, STATION ROAD

It was PROPOSED by Cllr Andrews, SECONDED by Cllr Hogben and AGREED unanimously that:

The Town Council has no objection

5.9 **WD/D/17/001644**
Provision of four music practice booths within a portakabin clad to match the exterior of the music school.
SHERBORNE SCHOOL, ABBEY ROAD

It was PROPOSED by Cllr Andrews, SECONDED by Cllr A Hall and AGREED unanimously that:

The Town Council has no objection subject to there being no loss of existing trees.

5.10 **WD/D/17/001670**
Change of Use of part of Unit 1 from B1 (Business) to D1 (Non-residential institutions)
SHERBORNE BUSINESS CENTRE, EAST MILL LANE

It was PROPOSED by Cllr Carey, SECONDED by Cllr Pentolfe and AGREED unanimously that:

The Town Council has no objection

5.11 **WD/D/17/001686**
Erect two storey extension (without compliance with condition 1 of planning permission WD/D/16/000425) - Increase the wall height on the rear element and substitute the hip and dormer with a gable end.
KENILWORTH, MARSTON ROAD

It was PROPOSED by Cllr Andrews, SECONDED by Cllr Hogben and AGREED unanimously that:

The Town Council has no objection

8. STREET NAMING AND NUMBERING

8.1 Barton Farm – Corelli Development

Persimmon Homes and West Dorset District Council sought suggestions from the Town Council on the street naming within Phase one of the development at Barton Farm, they now require two possible names for Phase 2. Members noted that of the names the Council suggested in 2015, 'Amors Drove' has been used and 'Shutler Street' is in the process of development, so 'Twelve Acres', 'Stafford Road' and 'Carpenters' are still available.

It was PROPOSED by Cllr Andrews and SECONDED by Cllr Pentolfe and AGREED unanimously that:

Sherborne Town Council suggests again 'Twelve Acres', 'Stafford Road' and 'Carpenters' for the historical reasons originally given.

The meeting closed at 8.30 p.m.

Chairman