

SHERBORNE TOWN COUNCIL

PLANS COMMITTEE

5 February 2018

At a meeting of the PLANS COMMITTEE held at the Council Chamber, The Manor House, Sherborne on **Monday 5 February 2018 at 7.00 pm.**

Present: Cllr K Pike - Chairman
Cllrs J Andrews, J Carey, S Greene, A Hall, M 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 Cllr A Cook and Cllr D Birley

2. DECLARATIONS OF INTEREST AND DISPENSATION REQUESTS

2.1 Cllr M Hall declared that taking part in the discussions and vote on new planning applications at this meeting, has been done on the understanding that his decisions are based on the information available at this time and that he reserves the right to change those decisions when the applications are discussed at West Dorset District Council.

2.2 Cllr Hall also declined to take part in the debate or comment on Item 5.2 as a Member of the District Council.

3. MINUTES

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

The Minutes of the Plans Committee meeting held on 8 January 2018 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.

5. APPLICATIONS

5.1 WD/D/17/002827 (Change of Use)

Change of use of building from B1 (office) to C3 (dwelling)
2 PRIESTLANDS LANE

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

The Town Council has no objection.

5.2 WD/D/17/0028 (Full)

Demolish existing dwelling & erect replacement dwelling
GOODLANDS, NORTH ROAD

It was PROPOSED by Cllr Andrews and SECONDED by Cllr Hogben and AGREED unanimously to suspend Standing Orders to enable members of the public to speak with regards to Item 5.2.

Two residents living in adjacent property whose garden border the site claimed that the information and data in the application is incorrect and elevations are misleading. The proposed new dwelling will have a huge impact on the neighbouring properties both below and behind it, reducing privacy. They claim that the curtilage of the site as indicated on the plan is incorrect as it takes in elements of the adjoining properties and their parking spaces.

Another resident whose property is near the site explained that the orientation of the proposed new dwelling would cause windows to be sited so that the neighbouring properties could be overlooked on all sides and there would be loss of privacy. One property to the east would be directly overlooked by a bedroom window. The window placement on the existing dwelling is such that no property nearby is overlooked.

There was also concern about access and parking (plans lacked detail), as the lane is narrow and the orientation of the new building would impose on what are understood to be shared rights of access. Further concerns about flooding as a result of the removal of trees to facilitate the underground heat source pumps and again the orientation of the building. Reference was made to a listed building at the top of the site which appears to be within the curtilage.

It was then PROPOSED by Cllr Carey & SECONDED by Cllr Hogben and Agreed unanimously to reinstate Standing Orders. Members continued to discuss the application noting the comments made by the public and those received in writing.

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

The Town Council object to this application for the following reasons:

- **The impact of the proposed property on the neighbouring properties.**
- **The impact on the privacy of neighbouring properties due to the change in the orientation of the proposed property.**
- **The proposed property is not in keeping with the street scene or any of the properties adjacent to it.**
- **The curtilage of the site as indicated on the planning documents is questioned and there appears to be conflict with the conveyance details of the adjacent homes.**
- **The approach lane to the site is narrow and the area is often full of parked cars hence the proposal will exacerbate problems caused by parked vehicles thus making it difficult for access by emergency services in North Road as well as pedestrians.**
- **An Environmental Health noise assessment for the underground heating system was not available within the application documents.**
- **The proposed orientation of the building and the increase in non- permeable surfaces and the loss of trees may lead to flooding at the lower end of the site.**
- **No reference is made, within the application, to the listed greenhouse at the top end of the site and this needs to be brought to the attention of WDDC Officer and Elected Members.**
- **Members request that this application is considered by the Planning Committee and that the Committee also carry out a site visit as the actual street scene is not properly apparent from the plans.**

5.3 WD/D/17/002853 (LBC)

Widen existing vehicular access in boundary wall
ABBOTS FEE, GREENHILL

It was PROPOSED by Cllr A Hall and SECONDED by Cllr A Hogben and AGREED (6 in favour and 2 abstentions) that:

The Town Council object to this application as they consider the visual aspect of this historic wall should be retained.

5.4 WD/D/17/002868 (Advertisement)

Display of 1no. non-illuminated fascia, 1no. internally illuminated suspended logo and 2no. non-illuminated wall mounted aluminium panels.
COOPERATIVE STORE, WESTBRIDGE PARK

It was PROPOSED by Cllr M Hall and SECONDED by Cllr Carey and AGREED unanimously that:

The Town Council has no objection.

5.5 WD/D/17/002924 (Full)

Change of use of ground floor from retail to residential.
168 TRENDLE STREET

5.6 WD/D/17/002925 (Full)

Internal alterations on ground and first floors in connection with change of use of ground floor to residential.
168 TRENDLE STREET

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

The Town Council has no objection.

5.7 WD/D/18/000031 (LBC)

Remove the cement mortar in the damaged areas and repoint using a traditional lime mortar.
GEORGIAN HOUSE, CORNHILL

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

The Town Council has no objection.

The meeting closed at 7.45 p.m.

Chairman