

SHERBORNE TOWN COUNCIL

PLANS COMMITTEE

5 March 2018

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

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

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 M Hall also declared an interest in Item 5.4, he would take part in the discussion but not vote in order to avoid any predetermination.

2.3 Cllr Pentolfe declared an interest in Item 5.6 as she is a neighbour of the applicant. She would take no part in the discussion or vote.

3. MINUTES

It was PROPOSED by Cllr Hogben and SECONDED by Cllr H Hall and AGREED (5 in favour and 1 not-vote) that:

The Minutes of the Plans Committee meeting held on 5 February 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/17/003001 (LBC)

Alterations to the internal back-lit & illuminated window display panels for the sale of domestic properties
15 CHEAP STREET

5.2 WD/D/17/003002 (Advertisement)

Alterations/installation of back lit & illuminated panels for advertising domestic properties for sale within the glazed shop front
15 CHEAP STREET

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

The Town Council has no objection

5.3 WD/D/17/003032 (Variation of Condition)

Proposed development of 4no. offices (variation of condition 1 of planning permission WD/D/17/000663 - amended plans and materials).
1 ABBEY CORNER, DIGBY ROAD

It was PROPOSED by Cllr Hogben and SECONDED by Cllr Pentolfe and AGREED (5 in favour and 1 against) that:

The Town Council has no objection

5.4 WD/D/18/000005 (Reserved Matters)

Reserved Matters application pursuant to Condition 2 of Outline Planning Permission 1/D/11/001658 in respect of Layout, Scale and Appearance of 108 dwellings, together with a means of access from the current phase, all drainage and affiliated earthworks, together with landscaping of the site.
BARTON FARM DEVELOPMENT SITE, YEOVIL ROAD

It was PROPOSED by Cllr A Hall and SECONDED by Cllr Hogben and AGREED (5 in favour and 1 non vote) that:

Sherborne Town Council object to this application on the following grounds:

- **The appearance and character of the development is not in line with the design brief and is detrimental to the character of an architecturally significant and historic town.**
- **Lack of suitable infrastructure within the town to support continued development of the site at the proposed increased density.**
- **The potential for flooding and the inadequacy of the sewerage system within the town.**
- **The failure to comply with previously imposed conditions for Phases 1 and 2 (non completion of the Secret Garden footpath and traffic calming measures in Marston Road).**
- **That the Social Housing is grouped together rather than peppered over the whole site.**
- **The lack of traffic management proposals and road safety issues and requests that a 20 mile per hour limit should be imposed on the roads within the site prior to adoption.**
- **Requests that the developer is required to provide grit bins and litter bins within the site.**
- **Requests the application is determined by the Development Control Committee at a meeting held in Sherborne.**

5.5 WD/D/18/000026 (Full)

Erection of single storey rear extension and first floor rear extension
43 HORSECASTLES LANE

This application had already been determined by WDDC.

5.6 WD/D/18/000070 (Full)

Demolition of conservatory and link corridor and erection of garden room and link corridor.
THE TURRET, THE AVENUE

It was PROPOSED by Cllr M Hall and SECONDED by Cllr Carey and AGREED (5 in favour and 1 non vote) that:

The Town Council has no objection.

(Members queried the way in which the site debris will be disposed of suggesting it must not obstruct the adjacent footpath from the A30 to The Avenue)

5.7 WD/D/18/000144 (Full)

Erection of a two storey rear extension, first floor rear extension and single storey rear extension
36 ST CATHERINES CRESCENT

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

The Town Council has no objection.

5.8 WD/D/18/000181 (LBC)

Internal and external alterations to enable replacement of existing signage.
89 CHEAP STREET

It was PROPOSED by Cllr Pentolfe and SECONDED by Cllr M Hall and AGREED (5 in favour and 1 abstention) that:

The Town Council has no objection in principle but refers to the 2004 guide to street signage in Sherborne which states that external signs must be constructed using hand painting on wood and must not be illuminated.

5.9 WD/D/18/000185 (Full)

Erection of single storey rear extension, alterations to front elevation and internal alterations
44 KINGS ROAD

It was PROPOSED by Cllr A Hall and SECONDED by Cllr Pentolfe and AGREED (4 in favour and 2 abstentions) that:

The Town Council has no objection in principle but would encourage a site visit as there are concerns with regards to the effect the extension may have on the light and privacy of neighbouring properties.

5.10 WD/D/18/000189 (Full)

Erection of summerhouse
7 LANGDONS

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

The Town Council has no objection subject to the approval of the Conservation Officer.

5.11 WD/D/18/000203 (Full)

Erection of a single storey extension to provide additional toilet and welfare facilities
UNIT 3, COLDHARBOUR BUSINESS PARK

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

The Town Council has no objection.

5.12 WD/D/18/000234 (LBC)

Internal and external alterations to enable the removal of signage, fixtures, fittings, equipment and furniture associated with NatWest
50 CHEAP STREET

5.13 WD/D/18/000302 (Full)

Remove existing NatWest brand signage and ATM.
50 CHEAP STREET

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

The Town Council has no objection subject to the approval of the Listed Buildings Officer.

5.14 WD/D/18/000294 (Full)

Erection of single storey rear extension and sun room (re-submission of previously approved planning permission 1/D/13/001183).
110 GRANVILLE WAY

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

The Town Council has no objection.

5.15 WD/D/18/000342 (Full)

Proposed single storey extensions
LORRETTO, MARSTON ROAD

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

The Town Council considered the information provided with this application to be insufficient. As there was no Design and Access Statement, the plans alone did not indicate the full extent of the nature of the changes to the property or the design proposals.

6.1 Sherborne Transport Action Group (STAG)

Sherborne Transport Action Group have been in contact with Ian Madgwick at DCC Highways about several potential improvements for pedestrians in the A30/Horsecastles Lane area. DCC has indicated that support from Sherborne Town Council would be needed in order to progress to feasibility study stage.

6.1.1 Refuge at the Petrol Station

The need for a refuge point was raised publicly last year and was supported by the previous County Councillor. The argument is that there are a significant number of pedestrians crossing from Barton Gardens to and from the Budgens shop at the Petrol Station, and the number will increase substantially as the Barton Farm / Corelli population grows, with a new access on to Yeovil Road. A pedestrian refuge near the petrol station is therefore highly desirable.

At the last STAG meeting it was suggested that a refuge would not be acceptable in the 40-mph limit, but it could be positioned just within the 30mph limit. There are good arguments for actually extending the 30-mph limit westwards to assist pedestrians crossing and traffic turning into the petrol station. As pedestrians are already regularly crossing at this point, without a refuge, it would be logical to make it as safe and simple as possible.

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

The Town Council support this proposal and will present it to Dorset County Council.

6.1.2 Footpath on south side of A30

STAG have requested that the paved footpath on the south side of A30 is extended to close the gap between the petrol station and the bus stop. This would improve the environment for bus passengers who might also have business at Budgens, or who come to or from destinations east of the bus stop and might use the requested Refuge to cross A30 rather than going back towards the Horsecastles Lane junction. It is recognised that the verge is not generous in width but sufficient for a viable footpath.

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

The Town Council support this proposal and will present it to Dorset County Council.

The meeting closed at 8.25 p.m.

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Chairman