

SHERBORNE TOWN COUNCIL

PLANS COMMITTEE

28 NOVEMBER 2016

At a meeting of the PLANS COMMITTEE held at the Council Chamber, The Manor House, Sherborne on **Monday 28 November 2016 at 7.00 pm.**

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

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

1. APOLOGIES FOR ABSENCE

Apologies were received from Cllrs J Carey, A Cook and M Hall

2. DECLARATIONS OF INTEREST AND DISPENSATION REQUESTS

Cllr Pentolfe declared an interest in Item 5.3 as a friend of the applicant she would neither speak or vote.

3. MINUTES

It was PROPOSED by Cllr Pike and SECONDED by Cllr A Hall and AGREED unanimously that
The Minutes of the Plans Committee meeting held on 7 November 2016 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/16/002281 (Full)

Change of use from A2 to Beauty Salon (Sui Generis)
THE OLD MERMAID, SOUTH STREET

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

The Town Council has no objection.

5.2 WD/D/16/002398 (Full)

Erect a 24 bedroom hotel and 82 extra care (C2) apartments and 38 extra care (C2) dwelling houses together with communal facilities, landscaping, car parking, access and highway improvements
THE SHERBORNE HOTEL, HORSECASTLES LANE

It was PROPOSED by Cllr Andrews and SECONDED by Cllr Pentolfe and AGREED unanimously to suspend Standing Orders to permit Kate Greatrix and Neil White to speak as representatives of the Quantum Group, the applicant. Explanatory plans were circulated that contained some recent amendments. Neil White referred to the various plans circulated and explained how the development would operate and the relationship between the hotel and the residential accommodation for people over 55 requiring a minimum of 2 hours 'paid for' care per week.

Members referred to the site as another housing development with 120 units and a modestly sized 24 bedroom hotel, the prominence of the hotel and apartments to be built over 5 floors, the negative impact this development and the recently approved care home on the opposite side of Bradford Road would have on a gateway site. Members concentrated questions on surface water and sewage drainage, traffic generation to and from the site, pedestrian access across Horsecastles Lane, the need for synchronisation of the proposed pedestrian crossing and Horsecastle Lane and A30 junction as well as parking. Concern was expressed about the general lack of parking on the site when functions took place in the hotel but the main concern of Members was the obvious lack of onsite parking arrangements for staff, which may result in parking on the adjacent highway. Members were pleased to learn that 153 new trees will be planted and 84 of those are native. Members noted that the developers had consulted the public at length and had made amendments to their initial plans according to the suggestions they received resulting in an increase in hotel accommodation from 10 rooms to 24 rooms, amongst other things.

It was then PROPOSED by Cllr Pike and SECONDED by Cllr A Hall and AGREED unanimously to reinstate Standing Orders.

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

The Town Council has no objection (but the above concerns were raised).

5.3 WD/D/16/002421 (Full)

Demolition of existing workshop/annex. Erection of single storey extension. Rebuilding a section of roadside wall & improving vehicular access
51 HOUND STREET

It was PROPOSED by Cllr A Hall and SECONDED by Cllr Andrews and AGREED (6 in favour and 1 not vote) that:

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

5.4 WD/D/16/002433 (LBC)

Restoration of timber bell tower above School House (Boarding School)
SHERBORNE SCHOOL, ABBEY ROAD

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

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

5.5 WD/D/16/002474 (Full)

Erect Ground floor Extension
17 BARTON GARDENS

The Town Council has no objection.

5.6 WD/D/16/002487 (LBC)

Repaint the shopfront fascia panel to match existing colour and erect new vinyl signage
67 CHEAP STREET

5.7 WD/D/16/002488 (Advertisement)

Erection of 1no. fascia sign and 1no. hanging sign
67 CHEAP STREET

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

The Town Council has no objection in principle, but would like the fascia board to be hand painted on wood and the stonework to be left unpainted.

The meeting closed at 8.30 pm

Chairman