

SHERBORNE TOWN COUNCIL

PLANS COMMITTEE

8 May 2018

At a meeting of the PLANS COMMITTEE held at the Council Chamber, The Manor House, Sherborne on Tuesday 8 May 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 Cllrs D Birley and A Cook

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 Hogben declared an interest in Item 5.5 as a member of the Sherborne Schools Trust.

2.3 Cllr Pike declared an interest in Item 5.10 having had previous involvement with applications for 62 Cheap Street.

3. MINUTES

It was PROPOSED by Cllr Pentolfe and SECONDED by Cllr A Hall and AGREED (5 in favour and 2 non-votes) that:

The Minutes of the Plans Committee meeting held on 3 April 2018 were taken as read.

4. DECISIONS

The Chairman referred to decisions made by the Development Control Committee in respect of applications previously considered by the Committee, a detailed report will be made at the May Town Council meeting.

5. APPLICATIONS

5.1 WD/D/18/000402 (LBC)

Internal and External Alterations
FAITH COTTAGE, WESTBURY

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

The Town Council has no objection.

5.2 WD/D/18/000465 (Change of Use)
Change of Use A1 retail to B1 general office use
4 TILTON COURT, DIGBY ROAD

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

The Town Council has no objection.

5.3 WD/D/18/000499
Erection of rear conservatory (part retrospective)
61 RIDGEWAY

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

The Town Council has no objection.

5.4 WD/D/18/000517 (Full)
Erection of first floor extension
HUNTS FOODSERVICE LTD, LUDBOURNE ROAD

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

The Town Council has no objection but wishes that a condition be placed within the permission that requires the planting of a screen of trees to reduce / baffle the noise from the factory site and to provide some visual screening to neighbouring properties.

5.5 WD/D/18/000531 (Full)
Change of use of dwelling to offices
THE BUNGALOW, THE GRYPHON SCHOOL, BRISTOL ROAD

It was PROPOSED by Cllr Andrews and SECONDED by Cllr Pentolfe and AGREED (7 in favour and 1 non vote) that:

The Town Council has no objection.

5.6 WD/D/18/000548 (Full)
Repairs and alterations to walls within the curtilage of a Listed Building
ABBAY HOUSE, ABBAY ROAD

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

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

5.7 WD/D/18/000626 (Outline)
Outline application for the erection of 1no. dwelling & garage
LAND REAR OF, 26 CHEAP STREET

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

The Town Council has no objection.

5.8 WD/D/18/000630 (Full)

Demolish shed and erect single storey garage.
THE GARDEN HOUSE, 87 ACREMAN STREET

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

The Town Council has no objection.

5.9 WD/D/18/000649 (Full)

Demolition of existing dwelling and replacement dwelling.
GOODLANDS, NORTH ROAD

It was PROPOSED by Cllr Pike and SECONDED by Cllr Carey and AGREED to suspend Standing Orders to allow residents of the area surrounding Goodlands at North Road to speak of their concerns. In summary they did not wish to see the existing property demolished as it is a well built fine example of a 1930 art deco property, in good condition and worth preserving. The glazed area on the new property will be very much more than on the existing as there are more windows and they are considerably larger. There is still concern that the aspect of the new property and the excess of windows will result in the neighbours being overlooked while the present property does not cause any privacy issues. Noted that the size of the cellar has been increased so that it incorporates the mechanism for the underfloor heating system. It was then proposed by Cllr Pike and SECONDED by Cllr Andrews to reinstated Standing Orders. After Members discussed the application further it was again PROPOSED by Cllr Andrews and SECONDED by Cllr M Hall to suspend Standing Orders to allow a resident to explain the lack of clarity with regards to the boundaries of the site, it was then PROPOSED by Cllr Carey and SECONDED by Cllr A Hall to reinstate Standing Orders. Standing Orders were suspended a final time as PROPOSED by Cllr Andrews and SECONDED by Cllr Pentolfe and a resident confirmed that he had viewed the existing property when it was recently for sale and could confirm that it was in sound condition and well maintained. It was PROPOSED by Cllr Andrews and SECONDED by Cllr Carey to reinstate Standing Orders.

It was then PROPOSED by Cllr M Hall and SECONDED by Cllr Andrews 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 noting that the glazed proportion of the proposed dwelling well exceeds that of the existing with not only more windows, but much larger windows and many of these are sited such that the neighbouring properties are overlooked.**
- **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.**
- **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 object to the demolition of the existing property as it is a fine example of a 1930 Art Deco house, it is apparently well built, well maintained and in good order.**

- **Due to the narrow pavement on North Road, Members suggest that if any development is to take place, care is taken not to obstruct this pavement.**
- **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.**

5.10 WD/D/18/000695 (Advertisement)

Display of 1no. non-illuminated fascia sign & 1no. non-illuminated projecting sign (Retrospective)
62 CHEAP STREET

It was PROPOSED by Cllr Andrews and SECONDED by Cllr A Hall and AGREED (5 in favour and 2 abstentions and 1 non vote) that:

The Town Council has no objection to the sign above the café as it is hand painted. However it objects to the vinyl hanging sign and suggests that it too should be hand painted in accordance with the requirements for shops within the conservation area in Cheap Street.

5.11 WD/D/18/000297 (Variation of Condition)

Erection of a Care Home with associated parking and landscaping (variation of condition 1 of planning WD/D/16/000578 – amended plans including omission of basement and reduction in bedrooms from 70 to 64).

LAND AT BRADFORD ROAD, SHERBORNE GIRLS

It was PROPOSED by Cllr Andrews and SECONDED by Cllr Pentolfe and AGREED (7 in favour and 1 abstention) that:

The Town Council has no objection.

6. WITHDRAWN APPLICATION

6.1 WD/D/18/0366

Erection of single storey rear extension and detached annex building. Loft conversion and balcony.
Re-roof garage with pitched roof.
16 Springfield Crescent.

7. TRANSPORT, PARKING AND HIGHWAYS

7.1 Speed of vehicles travelling on the A30 through Sherborne

Members were asked to consider a letter from a resident of Sherborne regarding safety concerns in relation to the A30 as it passes through Sherborne.

It was PROPOSED by Cllr Andrews and SECONDED by Cllr Hogben to suspend Standing Orders to enable the resident who had written in to the council to outline her concerns. She has young children and lives in a house which is directly up against the road and is seriously concerned about the speed at which the traffic passes her home and the potential danger this poses to her young family. She suggested a 20 mph speed limit be imposed on the A30 as it runs through Sherborne extending into the old part of the town. She confirmed that the Department of Transport has confirmed that the imposition of a 20 mph limit can reduce traffic by up to 1/3rd and make the town a more healthy environment.

A second resident who lives a little further along the A30 at Coldharbour read out a pre-prepared letter describing her similar concerns. She cited a number of collisions which have already taken place on the road through the town that have resulted in vehicles mounting the pavement, such an incident could obviously cause a fatality should a pedestrian, especially a child be hit.

It was then PROPOSED by Cllr Hogben and SECONDED by Cllr Andrews to reinstate Standing Orders. Members were very sympathetic to the problems described by the two residents. However, they noted that these concerns have been raised in the past and brought to the attention of the County Council, but as Cllr Andrews confirmed, to implement such a speed limit takes a lot of time and is costly and it has to be policed. Noted that the Town Council's Speed Indicator Devices could be deployed along the A30 with the permission of DCC and with the erection of suitable poles, if none are already in place.

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

Sherborne Town Council support the suggestion to impose speed restrictions on the A30, extending into the older part of Sherborne and will forward it's support to Dorset County Council Highways.

The meeting closed at 7.45 p.m.

.....
Chairman