

SHERBORNE TOWN COUNCIL

PLANS COMMITTEE

4 June 2018

At a meeting of the PLANS COMMITTEE held at the Council Chamber, The Manor House, Sherborne on Tuesday 4 June 2018 at 7.00 pm.

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

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.

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 May 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.

5. APPLICATIONS

5.1 **WD/D/18/000732 (LBC)**

Repaint existing shopfront woodwork, erect a second projecting sign & replace fascia signage
4 CHEAP STREET

5.2 **WD/D/18/000733 (Advertisement)**

Erection of fascia and projecting signs
4 CHEAP STREET

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

The Town Council has no objection

5.3 **WD/D/18/000811 (Outline)**

Erection of dwelling
4 WYNNES RISE

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

The Town Council has no objection

5.4 WD/D/18/000850 (Full)

Conversion of part of the ground, first floor and second floor to create 2 no. dwelling units and 1 no. two storey cottage unit retaining the business use on the principal element of the ground floor, with associated change of use from B1 to C3 and the replacement of the existing external staircase
18 CHEAP STREET

5.5 WD/D/18/000851 (LBC)

Conversion of part of the ground, first floor and second floor to create 2 no. dwelling units and 1 no. two storey cottage unit retaining the business use on the principal element of the ground floor, with associated change of use from B1 to C3, and the replacement of the existing external staircase
18 CHEAP STREET

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

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

5.6 WD/D/18/000874

Demolition of extension to house and garage buildings, erection of 6 dwellings and alterations to existing access.

LAND ADJOINING 28 KINGS ROAD

It was proposed by Cllr Pentolfe and SECONDED by Cllr Carey to suspend Standing Orders to enable the agent to speak in favour of the applications and take questions from Members. Three residents of Kings Road also spoke detailing the negative impact the proposed development will have on their properties and their quality of life, suggesting that the new properties will have windows which will look directly down onto their gardens and into their homes resulting in loss of light and amenity. They also expressed concerns about loss of security, the impact of high level lighting, loss of trees and an increase in traffic movements. They lamented the fact that the site had already been cleared of trees and vegetation with a significant loss of natural wildlife habitat. It was suggested that there should be planting schemes within the development to mitigate this loss of natural habitat and to provide screening. It was noted that the WDDC tree officer had not considered any of the existing trees or hedges to be worthy of a TPO or retention, but residents were concerned that any new planting would take years to mature leaving the site exposed in the interim.

It was then PROPOSED by Cllr Andrews and SECONDED by Cllr A Hall to reinstate Standing Orders. Some Members expressed concerned that should this application be refused then an application for a higher density might be made that would have even greater impact on the surrounding properties. Standing Orders were again suspended, PROPOSED by Cllr Pike and SECONDED by Cllr Carey, to enable the agent to explain the ownership of strip of land indicated on the map as being separate from the site, he confirmed it forms part of the site. It was then PROPOSED by Cllr Pike and SECONDED by Cllr Andrews to reinstate Standing Orders.

It was then PROPOSED by Cllr Andrews and SECONDED by Cllr M Hall and not agreed (3 in favour and 3 against, the Chairman also used her casting vote against the proposal) that the Town Council object to the application on the grounds of over development of the site.

It was then PROPOSED by Cllr Pike and SECONDED by Cllr Pentolfe and AGREED (3 in favour and 3 abstentions) that:

The Town Council support this application in principle but consider that the following provisions should be addressed within the permission if approved by WDDC.

- i) **Attention is given to hedgerow management, and that the retention and coppicing of the existing hedgerow is carried out where possible ensuring healthy rapid re-growth. Specifically the hedge to the east of the site bordering the Newlands Surgery which would benefit from being layed so that it can regenerate and continue as a haven for wildlife**

- ii) **New planting schemes are implemented in place of the proposed visitor parking bays to provide a screen between the new homes and the existing homes in Kings Road, with significant tree planting to the north of the site.**
- iii) **Provision of comprehensive habitat for Swifts and other wildlife is provided.**
- iv) **Low level lighting is used.**

5.7 WD/D/18/000886 (Full)

Change of use from builder's yard to furniture removals and store and erect perimeter fencing
BUILDERS YARD, CASTLE VILLA, OBORNE ROAD

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

The Town Council has no objection

5.8 WD/D/18/000899(Full)

Replacement of windows and external repairs
WALLACE HOUSE, SOUTH STREET

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

The Town Council has no objection

5.9 WD/D/18/000912 (Full)

Change of use of stores and office space on first floor and ancillary stores on second floor to residential. Demolition and replacement of existing flat roof stores/kitchen cellar with two storey extension for retail use on ground floor and residential on first floor. Refurbishment of retail units together with Single storey extension.
SWAN YARD, CHEAP STREET

5.10 WD/D/18/000913 (LBC)

Internal and external alterations to facilitate the use of the building for retail and residential use.
SWAN YARD, CHEAP STREET

It was PROPOSED by Cllr Andrews and SECONDED by Cllr A Hall to suspend Standing Orders to enable the agent to speak in favour of this application. He outlined the intended improvements to the site, which included the upgrade to the main façade within the Swan Yard to create an attractive retail area of independent retailers, making the premises facing on to Cheap Street a little larger and removing some of the 1970 features. Creating living accommodation on the upper floors and tidying up the outside storage areas. He then took questions from Members.

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

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

The meeting closed at 8.45 p.m.

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Chairman