

SHERBORNE TOWN COUNCIL

PLANS COMMITTEE

1 October 2018

At a meeting of the PLANS COMMITTEE held at the Council Chamber, The Manor House, Sherborne on Monday 1 October 2018 at 7.00 pm.

Present: Cllr K Pike - Chairman
Cllrs J Carey, S Greene, A Hall, M Hall, J Warburton 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 Andrews, D Birley, 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 Hall also declared an interest in Item 6 as he is in discussion with District Council Officers on various items within the Local Plan.

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 3 September 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/18/001445 (Full)

Remove section of existing stone wall to make new vehicular entrance including dropped kerb, build pillars & install wooden gates.

DEVANHA, NORTH ROAD

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

The Town Council has no objection.

5.2 WD/D/18/001735 (Full)

Erection of rear extension, annexe extension, front porch and installation of balcony
16 SPRINGFIELD CRESCENT

It was PROPOSED by Cllr Pike and SECONDED by Cllr M Hall and AGREED (6 in favour and 1 abstention) that:

The Town Council objects to this application as it considers it to be over development of the site and it would have a detrimental impact on the neighbouring properties.

5.3 WD/D/18/001840 (Full)

Erection of two, four storey extensions. Fell Beech tree and divert private driveway.
MULLINER HOUSE, SHERBORNE GIRLS, BRADFORD ROAD

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

The Town Council has no objection, but it suggests that a suitable location is found to plant a replacement Beech Tree.

5.4 WD/D/18/001846 (Variation of Condition)

Sub-divide 1 The Gardens to form an additional dwelling (Removal of conditions 3 & 4 of planning approval 1/D/13/000929)
1 THE GARDENS, LENTHAY ROAD

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

The Town Council has no objection.

5.5 WD/D/18/001848 (LBC)

Move stud partition and replace giving more room to kitchen. Replace door (Retrospective). 13 HOUND STREET

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

The Town Council has no objection.

5.6 WD/D/18/001858 (Full)

Installation of roof lantern window
5 SPRINGFIELD CRESCENT

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

The Town Council has no objection.

5.7 WD/D/18/001870 (LBC)

External alterations for re-decoration & new signage
GEORGE HOTEL, HIGHER CHEAP STREET

5.8 WD/D/18/001871 (Advertisement)

Display of 1no. illuminated hanging sign, 3no. traditional sign-written displays (painted directly onto building), 1no. amenity sign, 1no. directional sign, 1no. non-illuminated display case & 1no.illuminated lantern
GEORGE HOTEL, HIGHER CHEAP STREET

It was PROPOSED by Cllr Warburton and SECONDED by Cllr Carey and AGREED (5 in favour and 2 abstentions) that:

The Town Council has no objection.

5.9 WD/D/18/001892 (LBC)

Internal alterations to reconfigure elements of the floor plan layout to the ground and first floor. Replacement of the existing divided window to the west wall of the utility room with a single window within the existing opening dimensions.

THE OLD BANK HOUSE, LONG STREET

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

The Town Council has no objection.

5.10 WD/D/18/001909 (LBC)

Erection of new railings and gate to front pedestrian access

ABBOTS FEE, GREENHILL

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

The Town Council has no objection.

5.11 WD/D/18/001944 (Full)

External alterations to the existing office building, relocation of new bicycle and refuse stores and the erection of new gates.

CASTLE COURT, 1 COLDHARBOUR BUSINESS PARK.

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

The Town Council has no objection.

5.12 WD/D/18/001947 (Full)

Erection of single storey extension to front of property

SOUTHERLY, 2 TINNEYS LANE

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

The Town Council has no objection.

5.13 WD/D/18/001968 (Full)

Change of use from B1a offices to C3 single domestic dwelling (resubmission)

GEORGIAN HOUSE, GREENHILL

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

The Town Council makes the same observation as that made to WD/D/17/002505, being no objection.

5.14 WD/D/18/001996 (LBC)

Internal alterations at first floor level to create new bathroom, divide one existing bathroom into two and change one existing bathroom into a bedroom and at second floor level create new bathroom in existing bedroom

ST GEORGES, WESTBURY

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

The Town Council has no objection but would like to see the use of 6 panel doors internally.

6. WEST DORSET, WEYMOUTH AND PORTLAND LOCAL PLAN

Members considered a report with recommendations from the Local Plan Working Group. The following points were raised:-

- 6.1 Members would like clarification on how the figure were calculated to provide the population base figure as there is some debate as to whether this figure was inflated if assessed during term time, they request that should be included in the wording of the comment.

Question 1-i	The local plan review will cover the period from 2016-2036. The start date reflects when the most up-to-date household projections (2014-based) were published and the end date is as recommended by the inspector of the currently adopted local plan. Do you agree that the local plan review should cover the period 2016 to 2036?		
STC Response	Supports	Objects	Neutral - Yes
STC Comment	Please can WDDC provide clear evidence that the 2014 base figures were accurate.		

- 6.2 Members were concerned as to who should prepare any future Master Plan and would this burden fall on to the Town Council? Cllr Hall suggested that it would definitely be a Town Council responsibility.

Paragraph 16.7.1	The future long-term growth needs of Sherborne will be met through the development of three areas to the west of the town. These sites will be master planned to enable the coordinated development of the three sites and the delivery of new homes, employment land and infrastructure for the town.		
STC Response	Supports - Yes	Objects	Neutral
STC Comment	Absolutely support the need for a Master Plan that covers all three development sites which can be split down into second tier plans and so on.		

- 6.3 Cllr M Hall queried Item 16.7.2 pointing out that the body which considers school development would not include SAST or any schools. Despite that Members agreed that the statement below should remain unchanged and that SAST should be involved in future.

Paragraph 16.7.2	As part of the development, new junctions and road linkages will be necessary to serve the development areas and to help relieve traffic congestion on the existing road network. Further school provision will be necessary including expanded primary provision at Sherborne Abbey Primary School and further provision at the Gryphon School.		
STC Response	Supports - Yes	Objects	Neutral
STC Comment	Absolutely support the need for further school provision but this must be done working in conjunction with Sherborne Area Schools Trust (SAST).		

6.4 Cllr Carey was very concerned by Item 16.4-vii as he believed that it would impact too severely in Sherborne as there are school buildings at many points within the Town centre as well as those on the perimeter of the town. He was also concerned it may impact on Pack Monday Fair. He considered this sort of sanction not be within the remit of local government and an overuse of Government powers. Members of the Working Group agreed they had looked at it from the perspective of mobile catering units and agreed to change the comment in response to this section to state that ‘Members do not support this policy, but if it should be adopted, then it should be extended to include mobile hot food catering units.’

Question 4-vii	A new policy is being proposed to restrict hot food takeaways within easy walking distance of schools and other areas where children congregate. Do you have any views on new Policy ECON7?		
STC Response	Supports – Yes	Objects	Neutral
STC Comment	This policy should be extended to include a similar restriction for mobile catering units		

6.5 Cllr A Hall raised item 16.7.15 and wanted to make it clear within the STC response that any new road created to access the new estate should not link with Lenthay Road, as that would encourage excessive use of that already busy road.

Paragraph 16.7.15	Land south of Bradford Road will be developed to provide around 490 new homes and at least 5 Ha of employment land. The main point of access for the site will be via the development to the north of Bradford Road giving direct access to the A30. A road will be provided through the development connecting to Lenthay Road as an alternative access to Sherborne Abbey Primary School.		
STC Response	Supports - Yes	Objects	Neutral
STC Comment	As part of the process of developing a Master Plan additional parking for the school needs to be incorporated into the design.		

The changes to the Local Plan Response were agreed as above and it was PROPOSED by Cllr Pentolfe and SECONDED by Cllr Warburton and AGREED (6 in favour and 2 non votes) that:

- i) Notes the content of the Working Group Report.**
- ii) Approves the prepared responses, with amendments suggested above, to the Local Plan Review Preferred Options Consultation Document.**
- iii) Delegates authority to the Town Clerk to submit the prepared responses by the closing date of 8 October 2018 subject to the final approval of Sherborne Town Council at the Town Council meeting scheduled for Monday 22 October 2018.**

The meeting closed at 8.30 p.m.

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Chairman