

SHERBORNE TOWN COUNCIL

PLANS COMMITTEE

3 December 2018

At a meeting of the PLANS COMMITTEE held at the Council Chamber, The Manor House, Sherborne on Monday 3 December 2018 at 7.00 pm.

Present: Cllr K Pike - Chairman
Cllrs J Andrews, D Birley, J Carey, 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 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 declared an interest in Item 5.7

2.3 Cllr A Hall declared an interest in Item 5.7

2.4 Cllr Andrews declared an interest in Item 5.7 stating that he would not discuss the item nor vote due to pre-determination.

3. MINUTES

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

The Minutes of the Plans Committee meeting held on 5 November 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

As there were members of the public present who wished to speak in relation to Agenda Item No. 5.7 only it was PROPOSED by Cllr Pike and SECONDED by Cllr Andrews and AGREED unanimously that:

The order of the agenda should be amended and Agenda Item No. 5.7 considered as the first planning application.

5.7 WD/D/18/002619 (Full)

Partial demolition of stone boundary wall to the west of the site demolition of the stone boundary wall to the north of the site and erection of visual arts venue
LAND SOUTH OF THE PADDOCK GARDEN, OLD MARKET PLACE

After a brief introduction by Cllr Pike, it was then PROPOSED by Cllr Pike and SECONDED by Cllr Warburton and AGREED unanimously **to suspend Standing Orders to enable members of the public to speak in relation to Agenda Item No. 5.7.**

Six members of the public spoke. The first expressed concern about the ARUP parking report noting that the usual criteria ARUP use of 85% had not been applied in the report for this application. This criteria is considered crucial and has been applied by ARUP itself in reports prepared for other clients. He considered that without this, the ARUP report is flawed and this cannot be ignored when considering the application.

A resident then asked Cllr Pentolfe questions relating to the parking issues in Sherborne and a response was provided.

A representative of the Sherborne Society of CPRE spoke referring to the 2015 Local Development Plan Policy **ECON5 (iii)** which states *'Major tourism attractions should preferably be located within the towns and will be expected to provide adequate visitor facilities, such as parking and toilets, rather than relying on community facilities in the area'*, but while the proposed gallery provides adequate toilets, there is no extra parking provision. He suggested the acquisition and use of the pet shop and garages currently adjacent to the site, which if demolished, would provide extra parking space and would remove the need to destroy the west wall of the Paddock Garden. He also noted that the Business Plan relating to the Arts Centre has not been presented, a requirement as per paragraph 4.5.8 of the 2015 Local Development Plan. He questioned the viability of the project referring to AEA Consulting's 'Operating Feasibility Study' and the projected visitor numbers being over optimistic. He suggested that the Council should not approve this project without a detailed feasibility study and the risk of losing the 'green heart of Sherborne'. He stressed that the CPRE are not against the concept per se of an Arts Centre in Sherborne.

A member of Sherborne Society CPRE drew members attention to the quality of the design of the proposed Arts Centre, noting that the previous proposal was partially concealed by the rear wall of Paddock Garden but with this removed the proposed Gallery will impinge on the garden and be fully visible from Sherborne House. He considered the design to be third rate modernism, not fit for the heart of Sherborne. He considered that Sherborne House itself would be an ideal location for an Arts Centre.

A resident spoke against the proposal stating she considered the design to be inappropriate with no regard for the historical concept of the site and its surroundings.

A resident spoke suggesting the applicants explore the use of alternative sites which would offer better facilities, such as parking provision and avoid the controversy surrounding the current site.

With no further requests from resident wishing to speak it was then **PROPOSED** by Cllr M Hall and **SECONDED** by Cllr Birley and **AGREED** unanimously: **To reinstate Standing Orders.**

Cllr Pike wished to ask questions of the Director of the Paddock Project, so it was **PROPOSED** by Cllr Andrews and **SECONDED** by Cllr A Hall and **AGREED** unanimously: **To again suspend Standing Orders.**

Cllr Pike then asked the following questions:-

- What had happened to the proposed 80 cover high end restaurant? - The Director explained that the style/concept of the food/beverage offer is yet to be determined except that locally sourced produce will be supplied. The offer will be price sensitive rather than high-end and may be contracted out.
- How will the sedum roof be maintained in a drought? - The Director conceded not to be an expert but was sure that a maintenance plan will be put in place to keep it healthy.
- Why is damage by the ash tree in Old Market Car Park, to a listed wall which you want to demolish, put forward as a reason for felling the tree. - The Director replied that the tree is causing damage to the wall and this is the reason it is to be felled. A replacement will be planted.
- Why is there a need to knock down the south wall of the Paddock Garden and encroach upon the garden predicated on the survival of the handsome chestnut tree which has already lived about 180 of its probable 200 years even though it is fairly sound. Building further south would, of course, take the structure nearer to the wall of the Chairman of the Sherborne Arts Trust, large garden? -

The Director indicated that the Chestnut Tree is in good health and there has always been a desire to retain it and create a quiet space for reflection.

- Cllr Pike asked why the benefactor, Friends of Sherborne House Trust and Sherborne Arts Trust can't create an arts center in Sherborne House and Gardens which have been languishing for 20 years – to say that a Grade 1 listed building cannot be used is simply un-true. Think of The Pallant in Chichester, Holbourne Hall in Bath and countless other listed houses which are hanging paintings without trouble: environmental control is usually possible. - The Director confirmed that Sherborne House is in the early stages and any proposals will be influenced and limited by Historic England.

Cllr A Hall questioned why the water drainage plan showed a surface water drain running across the Paddock Garden and a gravity fed foul sewage pump proposed to be placed in Paddock Garden, as no discussion has taken place with the Town Council. She was also concerned that the garden designer chosen by the project planners did not appear to know his plants and some of the proposals were very questionable with climbing plants in the wrong places. The Director stated that any modifications to the garden would only be done with the approval of the Council.

It was then PROPOSED by Cllr Andrews and SECONDED by Cllr Pentolfe and AGREED unanimously: **To reinstate Standing Orders.**

Cllr A Hall raised concerns regarding policy ECON9 of the (preferred options) Local Development Plan and the need for the provision of parking. She referred to ENV12 (Landscape and Townscape setting) and ENV14 (i-ii) (Design and Positioning of Buildings) of the (preferred options) Local Development Plan and the current proposal is not cohesive with ENV12 & ENV14 and its surroundings. Cllr A Hall also mentioned the importance that plant movement in Paddock Garden must take place at the correct time of year.

Cllr Warburton welcomed the idea of an Arts Centre. She preferred the original design but having spoken to residents and schools she has received positive responses with most in favour of the proposal. She conceded that car parking, planting in Paddock Garden and the buildings design need to be given much further consideration and she was concerned about access provision for people with a disability.

Cllr Birley was in favour of the application for the Paddock Gallery, noting that although the Business Plan is yet to be made public, those pursuing the project would not invest so much money and time unless they were confident it was viable. He drew members attention to the local support from schools, business community and public. Cllr Birley also stressed that council members were elected to represent the views of the public and he felt that there is much public support for the project.

Cllr M Hall felt that a project such as this would be beneficial to the Town but the proposals as submitted require considerable improvement and more work in relation to the building design, car parking, traffic management and the difficulties with coach access to the site. He was concerned about the lack of detail within the site clearance plan and how that would affect the daily operation of the car parks, Paddock Garden and the safety of users.

Cllr Pike considered that the proposed design is a third-rate building and not worthy of the important location and will be detrimental to Sherborne House and other listed building within the neighbourhood.

Cllr M Hall suggested that the Committee were in possession of enough information to show support for the project but clearly there was insufficient detailed information to enable the Committee to make an informed decision and coupled with the serious reservations expressed by Councillors the Committee should recommend that the application is considered by WDDC's Development Control Committee.

It was then PROPOSED by Cllr Carey and SECONDED by Cllr Birley and AGREED (6 in favour, 1 against and 1 non-vote) that:

Sherborne Town Council supports this concept of a Gallery on this site but due to numerous and serious concerns requests that this application is considered by the WDDC Development Control Committee with specific reference to the following points to be taken into account:

- i) The lack of consideration within the ARUP report to the 85% criteria for car park use.**
- ii) Reference to ECON5(iii) of the 2015 Local Development Plan and ECON9 of the (preferred options) Local Development Plan with regards to the provision of car parking space for tourist attractions.**
- iii) The lack of the provision of a Business Plan which is contrary to paragraph 4.5.8 of the 2015 Local Development Plan and 4.5.10 of the (preferred options) Local Development Plan.**
- iv) Lack of clarification regarding water drainage proposals and foul sewage disposal via Paddock Garden as these works have not been discussed or agreed by the Town Council.**
- v) Non compliance with ENV12 (i -iii) of the (preferred options) Local Development Plan with regard to Landscape and Townscape Setting.**
- vi) Non compliance with ENV14 (i-ii) of the (preferred options) Local Development Plan with regard to Design and Positioning of Buildings and the current proposal not being cohesive with its surroundings.**
- vii) Lack of clarity on the plans re provision of disabled access– this should be included.**
- viii) Insufficient details in the site clearance plan regarding proposed site clearance detailing how this will not interfere with the daily operation of the car parks and Paddock Garden.**
- ix) The design of the building is considered to be of poor quality and an inadequate modern design not in keeping within the surroundings and in such close proximity to a Grade 1 Listed Building, Sherborne House.**
- x) The lack of clarity regarding timing within the ecology survey limiting plant movement not to be between March and August of the given year.**

5.1 WD/D/18/002484 (Full)

Formation of new vehicular access and parking area
CAMERON, THE AVENUE

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

The Town Council has no objection.

5.2 WD/D/18/002489 (Full)

Erection of two storey extension
12 ST CATHERINES CRESCENT

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

The Town Council objects to this application for the following reasons:

- i) Impact on the neighbouring property**
- ii) Impact on the neighbour's amenity**

5.3 WD/D/18/002501 (LBC)

Replacement of rear window
ALPINE, THE GREEN

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

The Town Council has no objection.

5.4 WD/D/18/002518 (Full)

Erection of single storey side extension.
52 RIDGEWAY

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

The Town Council has no objection.

5.5 WD/D/18/002519 (Full)

Erection of two storey side extension.
12 WYDFORD CLOSE

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

The Town Council has no objection but draws attention to the loss or parking due to the use of the drive area, which will increase roadside parking in the area.

5.6 WD/D/18/002569 (LBC)

Internal and external alterations to facilitate the replacement of a window with double glazed doors.
COBBLERS, GREENHILL

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

The Town Council has no objection.

5.8 WD/D/18/002645 (Modification)

Modification of planning obligations on section 106 agreement dated 20.12.13 and deed of variation dated 18.6.18 (pp. 1/D/11/001658 & 1/D/11/001659)
BARTON FARM, 64 - 74 AMORS DROVE

This application is of a legal nature and although submitted to the Town Council for consideration, it was agreed that as there were no available documents the Committee would not discuss it.

5.9 WD/D/18/002650 (Advertisement)

Display of non-illuminated fascia sign and vinyl lettering signs to the windows.
91 CHEAP STREET

It was PROPOSED by Cllr Andrews and SECONDED by Cllr Carey and AGREED (6 in favour, 1 abstention and 1 objection) that:

The Town Council has no objection.

5.10 WD/D/18/002674 (Full)

Demolition of attached garage and conservatory and erection of rear extension and attached garage
52 ST MARYS ROAD

It was PROPOSED by Cllr A Hall and SECONDED by Cllr Warburton and AGREED (7 in favour and 1 abstention) that:

The Town Council has no objection.

6. WITHDRAWN APPLICATION

The Committee noted that the following application had been withdrawn:

6.1 WD/D/18/002177 (LBC)

Partition off an area in a first-floor bedroom to create a shower room with a toilet and sink
45 HOUND STREET

STC resolved: The Town Council has no objection.

7. TRANSPORT, PARKING AND HIGHWAYS

7.1 Lenthay Road – Westbridge Park Parking

The Committee considered a letter submitted to the Town Council from a resident for consideration in relation to the increasing problems of parking in the Lenthay / Westbridge park area.

After consideration of the parking and traffic problems in the area surrounding the Abbey Primary School and the impact on residents, the parents, children and other road users it was agreed to engage with the current initiative in hand with the Sherborne Area Schools Trust who are endeavouring to improve the safety of schools and children with regards to the highway.

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

Sherborne Town Council requests that the Clerk informs Dorset County Council (Local Highways Officer) of the issues in the area and requests that DCC contact and work with the SAST Highway Safety Team (with assistance from Cllr Warburton who is part of this initiative) and take into account the lack of parking provision in the area surrounding Abbey Primary School and the need of the school to close it's gates in order to ensure the safety of the children, with a view to finding a safer alternative.

The meeting closed at 8.50 p.m.

.....
Chairman

