

# **SHERBORNE TOWN COUNCIL**

## **PLANS COMMITTEE**

**7 January 2019**

At a meeting of the PLANS COMMITTEE held at the Council Chamber, The Manor House, Sherborne on Monday 7 January 2019 at 7.00 pm.

*Present:* Cllr S Greene - Chairman  
Cllrs J Carey, A Hall, M Hall 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 and J Warburton, apologies were also received from the Chair, Cllr K Pike, who was unable to attend due to ill health.

### **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

### **3. MINUTES**

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

**The Minutes of the Plans Committee meeting held on 3 December 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/18/002485 (Full)**

Erect 39 dwellings and associated works (partial revisions to planning application reference WD/D/18/000005)  
BARTON FARM DEVELOPMENT SITE, YEOVIL ROAD

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

**Sherborne Town Council objects to this application and makes the following observations:-**

- i) It welcomes the addition of an increase in affordable housing and 2 bed properties.**
- ii) It is concerned by the increased density of the proposed housing, which demonstrates a significant increase on the original Phase 3 plan.**
- iii) It observes that much of the evidential supporting information is out of date and therefore not relevant to the application.**

- iv) It is concerned about the positioning of the proposed homes, especially those adjacent to the long established existing homes in Marston Road where the residents will suffer severe loss of amenity and be overlooked.
- v) The new homes proposed for construction adjacent to Marston Road are not of the style or in keeping with those in Marston Road, which are generally large houses with big gardens.
- vi) The appearance and character of the development is not in line with the design brief and is detrimental to the character of an architecturally significant and historic town.
- vii) Lack of suitable infrastructure within the town to support continued development of the site at the proposed increased density.
- viii) The potential for flooding and the inadequacy of the sewerage system within the town.
- ix) That the Social Housing is grouped together rather than peppered over the whole site.
- x) The lack of traffic management proposals and road safety issues and requests that a 20 mile per hour limit should be imposed on the roads within the site prior to adoption.
- xi) It requests that the developer is required to provide grit bins and litter bins within the site.
- xii) It requests the application is determined by the Development Control Committee at a meeting held in Sherborne.

**5.2 WD/D/18/002720 (LBC)**

Internal and External Alterations to facilitate Change of use.  
91 CHEAP STREET

**5.3 WD/D/18/002725 (Full)**

Change of use from A1 (Retail) to A3 (Cafe & Restaurant) with associated internal and external alterations  
91 CHEAP STREET

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

**The Town Council has no objection subject to the observations of the Conservation Officer regarding the flue on the rear elevation and arrangements for air extraction.**

**5.4 WD/D/18/002766 (Full)**

Erect single storey rear extension.  
20 ST MARYS ROAD

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

**The Town Council has no objection.**

The meeting closed at 7.00 p.m.

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Chairman