

**SHERBORNE TOWN COUNCIL**

**PLANS COMMITTEE**

**April 2020**

**DRAFT – SUBJECT TO CONFIRMATION**

The meeting of the PLANS COMMITTEE to be held at the Council Chamber, The Manor House, Sherborne on Monday 6 April could not take place due to the restrictions imposed by Government during the Covid 19 pandemic. The plans were deliberated by the Committee via email and the majority view is recorded below.

*In correspondence:* Cllr B Taylor – Chairman, Cllrs J Carling, V Coleridge-Matthews, M Crossman, A Hall, J Pentolfe and J Warburton

*Collated by:* Mr S Shield (Town Clerk), Mrs S Woodford (Civic Administrator)

**1. APOLOGIES FOR ABSENCE**

No correspondence received from Cllrs J Carey and S Greene.

**2. DECLARATIONS OF INTEREST AND DISPENSATION REQUESTS**

There were no declarations of interest.

**3. MINUTES**

It was AGREED that:

**The Minutes of the Plans Committee meeting held on 2 March 2020 were taken as read.**

**4. DECISIONS**

Decisions made by the Development Control Committee in respect of applications previously considered by the Committee were noted.

**5. APPLICATIONS**

**5.1 WD/D/20/000376**

Erection of single-storey reception and classroom building, new entrance gate and renovation works to the existing buildings including a new rooflight.  
HARBOUR VALE SCHOOL, SIMONS ROAD

AGREED 7 in favour and 2 non votes that:

**The Town Council has no objection but wishes to see the inclusion of photovoltaic panels and the provision of a Construction/Traffic Management Plan. It also queries the siting of bins for waste disposal.**

**5.2 WD/D/20/000451**

Alterations to facilitate the conversion of a bedroom to bathroom  
118 YEOVIL ROAD

AGREED 7 in favour and 2 non votes that:

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

**5.3 WD/D/20/000455**

Installation 3 no ground source heat pumps, 18 no boreholes and associated pipework (retrospective).

SHERBORNE GIRLS, BRADFORD ROAD.

AGREED 7 in favour and 2 non votes that:

**The Town Council has no objection and actively supports this application.**

**5.4 WD/D/20/000464**

Development of flexible B1, B2 and B8 commercial floor space with associated parking and landscaping

BARTON VIEW BUSINESS PARK, SHEEPLANDS LANE,

AGREED 4 in favour, 1 objection, 2 abstentions and 2 non votes that:

**The Town Council has no objection but suggests the inclusion of the following:-**

- i) Parking areas to be of permeable material**
- ii) The provision of solar voltaic panels**
- iii) Provision for electric vehicles**
- iv) A Traffic Management plan to cover the duration of the construction**
- v) As the site is within a residential area, trading times should be compatible.**

**5.5 WD/D/20/000568**

Refurbishment of Bell Tower, repair and renewal of lead finishes all to match the existing design and in the same materials

SCHOOL HOUSE, ABBEY ROAD

AGREED 7 in favour and 2 non votes that:

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

**6. AMENDED PLANS**

**6.1 WD/D/19/002261**

Alterations & extension to existing building to facilitate the creation of 1no. retail unit and 3no. flats.

50 CHEAP STREET

**6.2 WD/D/19/002260**

Change of use of building from A2 (bank) to A1 & C3 (retail & residential). Erection of extension & alterations to create 1no retail unit & 3no. flats.

50 CHEAP STREET

AGREED 5 in favour, 1 objection and 3 non votes that:

**The Town Council has no objection subject to the approval of the Listed Buildings Officer as this is a significant building within Cheap Street.**

### 6.3 WD/D/20/000117

Erection of single storey rear extension (demolish existing conservatory); erection of two storey extension with juliet balcony; conversion of existing garage to provide ancillary living accommodation.

HONEYCOMBE, BRADFORD ROAD

AGREED 6 in favour and 3 non votes that:

**The Town Council has no objection.**

## **7. DORSET LOCAL PLAN – SETTLEMENT-HIERARCHY OPTIONS (RESPONSE FROM SHERBORNE TOWN COUNCIL)**

- 1) *The preferred approach to selecting villages for inclusion in the settlement hierarchy is to include all settlements of around 500 population or more and to give consideration to the number of facilities and journey time to nearby towns. Do you agree with this approach?*

STC agree with this approach in principal as there is a need to address the necessary requirement for additional housing throughout the county. This process would allow for the housing numbers to be equally shared across the county without swamping small villages and hamlets. This is in line with green ethics locally and county wide.

Development should be undertaken with local authority wishes and not necessarily the aspirations of developers being imposed on them.

- 2) *The main towns (Tier 1 and Tier 2 of the settlement hierarchy) play an important role in providing for their rural hinterland. These settlements will be the focus for growth thereby helping to reducing car-based travel. Do you agree with this approach?*

STC feels this is understandable and a sensible approach especially on the green ethics front.

- 3) *The assessment of facilities is based on having at least three important facilities. Which facilities do you think should be taken into account? E.g. Children's playground, shop, school, doctors, employment space, meeting place.*

STC feels that facilities should include Schools for all ages, GP Surgeries, Dental Practices, Shops, Community Centres and Young Provision.

- 4) *Acceptable journey time to nearby towns is considered to be up to 30 minutes by public transport or up to 15 minutes by car. Do you agree with this approach?*

STC agrees with this approach, although particularly in the North and West of the County, there is a real lack of public transport which needs to be addressed when assessing suitable sites for development. It is important to maintain local, regional and national linkages through public transport. Access to schools and medical provision is vitally important.

- 5) *Are there any concerns from a town council's perspective?*

STC have strong concerns over infrastructure capacity. The housing need for Sherborne itself needs to be fully addressed by the developer. There are Green ethical issues because of the distance between the new proposed sites and the centre of the town. STC has a real desire to ensure the quality of new housing stock as well as wider availability of homes for relatively low-income families.

It is felt that STC should have a significant involvement and some control regarding future local development.

6) *What do you consider is the current role of your town?*

STC should ensure that a safe environment is provided to residents together with appropriate housing and relevant supporting infrastructure to include green and recreational space. Such measures would help to enhance the quality of life for residents within the town, help preserve the identity and character of the town, provide schooling for all ages, as well as a support system for the elderly and vulnerable groups.

To assist in attracting employment to the town.

7) *What issues are your priorities? Eg. Climate change, town centre redevelopment, affordable housing, ageing population, economic prosperity, community led housing.*

STC should work alongside the developer to achieve a high standard and cohesive development.

Affordable housing for local people and starter homes for young families should be encouraged, along with the consideration for Town Council led housing. Improved economic prosperity accessible for all is crucially important.

New housing should be constructed with Solar PV panels as a minimum recommendation and with housing fully compliant in line with environmental guidelines.

The rejuvenation of the town centre itself is vital as well as the ability to socially cater for all age groups locally. At the same time, it is important to safeguard the town from over development and ensure that any new housing or commercial development has the necessary and appropriate infrastructure to make it work.

It is vitally important to maintain the character and appeal of the town. To enhance Cheap Street being a focal point of the town and to see every shop open for business.

To ensure that the towns crime figures remain low, thus making Sherborne a safe place to live, work and play.

### *Summary*

STC recognises the importance of working together to create a better Dorset for the benefit of everyone to enjoy. Working alongside other town and parishes, as well as Dorset Council will make us all stronger and assist the wider aspirations of the county.

Tackling key issues to include climate and ecological emergencies, as well as the general lack of public transport is crucial to local and regional future development.

STC welcomes a stronger voice in future housing plans much earlier in the planning process, along with the desire to make a greater alignment between the needs of the environment and national planning policy.

.....  
Chairman