

**STURMINSTER MARSHALL PARISH COUNCIL PLANNING COMMITTEE**

Minutes of the Meeting of the Planning Committee held on Thursday 9<sup>th</sup> June 2022 at 7.30pm at the Memorial Hall

Present: Cllr S Cade (Chair); Cllr H Palmer; Cllr M Steel; Cllr L Seare; Cllr Jackson; Cllr Purtill

Also Present: Clerk Mrs Alison Clothier

**APOLOGIES**

1 Cllr H Fookes; Cllr A Godfrey

2 **DECLARATIONS OF INTEREST**

There were none.

3 **MINUTES**

The minutes from the previous meeting were approved on the 5<sup>th</sup> May 2022.

4 **ONGOING MATTERS**

5 **PLANNING APPLICATIONS**

P/HOU/2022/01424 Coombe Cottages, Poole Road, Sturminster Marshall

Proposed extensions and alterations. New Garage.

The Parish Council wish to OBJECT to planning application P/HOU/2022/01424. This is a retrospective application in the Green Belt and the Parish Council considers that 1 and 2 Coombe Cottages are of significant heritage value. The access to the property has been widened and, contrary to what is stated in the planning application form, trees and hedges have been removed. Highways have not been asked to comment on the application but the Parish Council considers that the proposed gravel for the driveway will spill out onto the A350 and be extremely dangerous, particularly for motorbikes.

The extension to the property itself is significant and the Parish Council would question whether this is more than 50% of the original size of the dwelling. It is considered that the proposed application would result in disproportionate additions over and above the size of the original building and the development is therefore harmful to the Green Belt by definition. As no justification has been provided to represent the very special circumstances necessary to overcome this harm, the proposal is therefore contrary to saved Policy GB3 of the East Dorset Local Plan 2002. The extensions will make the size of the property disproportionate to the attached property next door and would not be in keeping with this setting. The proposed windows are UPV grey frames which are not sympathetic to the leaded windows there at present. There is no ecological survey including a bat survey. The application is therefore contrary to Policy HE2 of the East Dorset Core Strategy.

The new garage is very large and the Parish Council would like to see a condition imposed on this to prevent it from being converted for any other use

6 **PLANNING APPLICATIONS TO RATIFY**

P/PADM/2022/02991 45 High Street, Sturminster Marshall, Wimborne

To allow for redevelopment

	<ul style="list-style-type: none"> <li>• The Parish Council believes that this building has never been used as a dwelling and that its last use was as a drinking establishment (Class A4) therefore the prior approval process cannot be used.</li> <li>• The Parish Council has nominated this building as an undesignated heritage asset to Dorset Council and would like to see the outcome of this assessment before this application is decided. When looking at the appeal for the planning application to redevelop the site, the Planning Inspector agreed with the Council's assessment of the building and site as a non-designated heritage asset. The inspector noted that "The building itself is a prominent and distinctive feature within this part of the village. It retains historical and communal value, and a significant part of its original character, despite the removal of signage". We would therefore suggest that this indicates a good chance that the building would be allocated as part of this process.</li> <li>• If the demolition does go ahead the Parish Council would ask that movements of heavy vehicles be restricted to times outside of school and pre-school pick up and drop off – e.g. only between 10-11.30 and 4-5.</li> </ul>	
7	<p><b><u>PLANNING DECISIONS RECEIVED</u></b></p> <p>3/21/1148/FUL HENBURY FARM, DORCHESTER ROAD, STURMINSTER MARSHALL, WIMBORNE, BH21 3RN To upgrade the existing agricultural and residential access to Henbury Farm along an existing access track from the A31 <b>WITHDRAWN</b></p>	
8	<p><b><u>PLANNING DECISIONS AWAITED</u></b></p> <p>3/1998/1065 Henbury Plantation, Old Market Road Determination of conditions for Mineral Site</p> <p>3/2013/0962 Henbury Plantation, Old Market Road Extraction of Minerals. <b>NO OBJECTION BUT A REQUEST FOR EARTHWORKS TO BE PROTECTED AND ARCHAEOLOGICAL SURVEY TO BE CONDUCTED PRIOR TO START OF WORKS.</b></p> <p>3/2013/0963 Henbury Plantation, Old Market Road Waste Processing and Associated Operations. <b>NO OBJECTIONS BUT A REQUEST THAT A CONDITION BE ADDED THAT ONLY RAW MATERIALS ARE SOLD AND NOT PROCESSED PRODUCTS WITH A LIMITATION ON ANCILLARIES.</b></p> <p>3/20/0890/FUL St Marys Church, Church Street, Sturminster Marshall Upgrading of store to WC with associated external alternations to existing window and door openings. New roof to store to match existing but 100m higher. <b>NO OBJECTION</b></p> <p>3/20/0891/LB St Marys Church, Church Street, Sturminster Marshall Upgrading of store to WC with associated external alternations to existing window and door openings. New roof to store to match existing but 100m higher. <b>NO OBJECTION</b></p> <p>3/21/0869/FUL BARROW HILL FARM WIMBORNE ROAD LYTCHETT MATRAVERS Erection of agricultural barn to include secure machinery store, hay/straw loft and welfare, regularisation of hardcore laid access and yard area <b>OBJECTION</b> <i>Public health comment added.</i></p>	

<p>3/21/0888/FUL Frog Lane Farm Frog Lane r/o Church Street Sturminster Marshall BH21 4BU Proposed replacement barn <b>OBJECTION</b> <i>Highways comment added – no objection</i></p> <p>P/OUT/2021/0487 97 High Street, Sturminster Marshall, BH21 4AT Demolish a pair of semi detached bungalows and replace with 5 x 3 bedroom dwelling houses <b>OBJECTION</b></p> <p>P/FUL/2022/00559 Millmoor Farm, Kings Street, Sturminster Marshall, BH21 4BN Conversion of barn to create a new dwelling (change of use to residential). The demolition and redevelopment of large barns to form a walled garden with a lean-to greenhouse and associated landscaping <b>NO OBJECTION</b></p> <p>P/CLE/2022/01555 1A Crumpets Farm Drive Lytchett Matravers Poole BH16 6AL Residential dwelling house, outbuilding and garage <b>NO COMMENTS</b></p> <p>P/FUL/2022/0717 Adjacent Unit 6 High Street Sturminster Marshall BH21 4DB Demolish Units 2, 3B, 3C 5, &amp; 5A and replace with 2 No units for B2, B8 or class E business use <b>NO OBJECTION</b> <i>Wessex Water comment added.</i></p> <p>P/FUL/2022/01188 4 High Close Sturminster Marshall Wimborne BH21 4BE Erect a dwelling with garage and form new access <b>OBJECTION.</b> <i>Agent has responded to objections</i></p> <p>P/HOU/2022/01718 Toliva, Back Lane, Sturminster Marshall, Wimborne, BH21 4BP Removal of 2 x derelict sheds and erection of 1 shed <b>NO OBJECTION.</b></p> <p>P/HOU/2022/01920 Porthallow Rushall Lane, Sturminster Marshall, Poole BH16 6AJ 2 storey side extension consisting of lounge and master bedroom <b>OBJECTION.</b> <i>Environmental Health document added.</i></p> <p>P/LBC/2022/02169 The Old Rectory, Great Coll Wood To Mapperton Lane, Winterborne Zelston Dorset, DT11 9ER Demolish front porch and erect new porch canopy with enlargement of existing steps <b>NO OBJECTION.</b> <i>Conservation Officer has requested more information</i></p> <p>P/HOU/2022/02282 The Old Rectory, Great Coll Wood To Mapperton Lane, Winterborne Zelston Dorset, DT11 9ER <b>NO OBJECTION.</b></p> <p>P/FUL/2022/02196 Woodlea Wimborne Road Lytchett Matravers Poole BH16 6HQ Demolish existing and construct new dwelling <b>NO OBJECTION.</b></p> <p>P/HOU/2022/02505 Brackendale, Rushall Lane, Sturminster Marshall, Poole Replacement dual pitched roof including the addition of gable end walls. <b>NO OBJECTION</b></p> <p>P/HOU/2022/02737 Vines Close House Dorchester Road</p>
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<p>9</p>	<p>Retain 2m high close board fence erected adjacent to the highway on land to the east of Vines Close House  <b>OBJECTION</b>  <i>Highways have no objection</i></p> <p><b><u>APPEALS</u></b></p> <p><b>Planning appeal 3/20/1427/FUL</b>          STURMINSTER MARSHALL GOLF CLUB, MOOR LANE, STURMINSTER MARSHALL, WIMBORNE, BH21 4BD          Erection of a 2 storey extension to form an enlarged restaurant on the ground floor, additional headroom in the existing first floor function room, stairwell access and terrace area. Alterations to the existing public highway including junction improvements</p>	
<p>10</p>	<p><b><u>ENFORCEMENT ACTION</u></b></p> <p>Awaiting Results on:-</p> <ul style="list-style-type: none"> <li>i)Trafalgar Cottage – pre application valid. Awaiting Conservation Officer’s comments</li> <li>ii) Golf Club – awaiting planning application</li> <li>iii) Barrow Hill – removal of caravan - awaiting planning application</li> <li>iv) Track, wall and gates at Mapperton – correspondence received from enforcement so say that this is still being investigated.</li> <li>vi 14 King Street – bund and hard standing. With Environment Agency and enforcement. The ditch has been filled with gravel.</li> </ul>	
<p>11</p>	<p><b><u>CORRESPONDENCE</u></b></p> <p>EN/2022/00104 – Slip and Slide on A31 – enforcement are aware of this and work has been stopped.          Planning Seminar – Local Plan is now delayed until the end of the year.</p>	
<p>12</p>	<p><b><u>PARISH MATTERS</u></b></p> <p>The meeting closed at 9.51pm</p> <p>Signed.....Chairman. Dated.....</p>	

