

STURMINSTER MARSHALL PARISH COUNCIL PLANNING COMMITTEE

Minutes of the Meeting of the Planning Committee held on Thursday 1st February 2024 7.30pm at the Memorial Hall

Present: Cllr Cade (Chair)); Cllr Jackson; Cllr M Steel; Cllr L Seare; Cllr A Godfrey; Cllr H Palmer; Cllr Purtil

Also present: Mrs A Clothier (Clerk)

1 **APOLOGIES**

Cllr H Fookes

2 **DECLARATIONS OF INTEREST**

3 **MINUTES**

The minutes from the previous meeting on the 4th January 2024 were approved

4 **ONGOING MATTERS**

5 **PLANNING APPLICATIONS**

P/FUL/2023/06212 15 Churchill Close, Sturminster Marshall

Demolish existing garage, sever land and erect a detached dwelling with shared vehicular access and on site car parking

OBJECTION.

Sturminster Marshall Parish Council objects to planning application

P/FUL/2023/06212 on the following grounds:

- The proposed development constitutes over development of the site and does not fit into the character of the local area in terms of scale, visual impact and relationship to nearby properties. The design is mainly render on a brick plinth which does not fit into the street scene. Churchill Close is a good example of a post war housing development around a village green. This type of development is rare, and as such should be preserved. The over development of this plot would compromise the character of this part of the village. The Submitted Neighbourhood Plan sets the following design principles for development in Churchill Close:
'This area has a very distinct character linked to the immediate post-war period that is considered to be unique to the village. Further built development or replacement dwellings within this area is not encouraged, as it is likely to compromise the unique, planned character of this estate. The following key principles should be used as a guide: – Any development should respect the unique character of the planned 1950s estate, including the characteristic building line, height, rhythm and materials, and the use of communal green spaces'.
- The Parish Council is also concerned about highway safety of the entrance to the proposed development as there will be cars parked either side of the junction making visibility difficult. The Parish Council also feels that the access is inadequate as there is no provision for turning.
- Additionally, there is no place for storage of bikes or bins. Finally, no mention has been made of the Groundwater Flooding in this location.

As such we feel that the application does not accord with Policies HE2 and KS11 of the Christchurch and East Dorset Core Strategy.

	<p>P/FUL/2023/04055 Newton Peveril Farm, Sturminster Marshall Replacement agricultural barn NO OBJECTION</p> <p>P/CLP/2023/06619 Land adjacent to Vines Close House The erection of a 1m fence positioned adjacent to the A31, then the erection of a separate 2m fence positioned 1m behind the lower front fence. Both fences shall be separate building operations. Planting of hedging will be carried out in the 1m gap between the fences, and along the long of their structure. COMMENT – the Parish Council would like reassurance that National Highways has been consulted on this application and that they are content with the site lines. Once the hedge is established the Parish Council would like to see the front fence removed. Finally, it is queried whether a planting plan is needed with the application.</p>	
6	<p><u>PLANNING DECISIONS RECEIVED</u></p> <p>P/FUL/HOU/2023/06129 144 High Street, Sturminster Marshall Replacement conservatory of the same size, footprint and height PERMISSION GRANTED</p> <p>P/RES/2023/06294 97 & 99 High Street Sturminster Marshall Wimborne BH21 4AT Reserved matters seeking consent for Appearance, Scale and Landscaping in respect to approved outline application P/OUT/2021/04873 (Access and Layout to demolish a pair of semi-detached bungalows and replace with 5 x 3 bedroom dwellinghouses) PERMISSION REFUSED</p> <p>P/HOU/2023/05488 Brigadoon, Back Lane, Sturminster Marshall Erect two storey rear extension, single storey side/rear extension including garage. Form new hipped roof with raised ridge height and 2 no. chimneys. Erect front porch. Carry out external alterations. (Demolish garage, porch and chimney.) PERMISSION REFUSED</p> <p>P/HOU/2023/04836 Coombe Farm Cottages Poole Road Sturminster Marshall Poole BH21 3RR Proposed extensions and new garage (retain works already carried out) PERMISSION GRANTED</p>	
7	<p><u>PLANNING DECISIONS AWAITED</u></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. NO OBJECTION BUT A REQUEST FOR EARTHWORKS TO BE PROTECTED AND ARCHAEOLOGICAL SURVEY TO BE CONDUCTED PRIOR TO START OF WORKS.</p> <p>3/2013/0963 Henbury Plantation, Old Market Road Waste Processing and Associated Operations. 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.</p>	

	<p>P/FUL/2023/06020 Churchill Arms 45 High Street Sturminster Marshall BH21 4AS Erection of 8 dwellings with associated access, parking and landscaping OBJECTION</p> <p>P/FUL/2023/02957 Land Rear of 34-35 Churchill Close Sturminster Marshall BH21 4BH Demolish garage and outbuilding, sever land and erect four dwellings with associated access and parking OBJECTION</p> <p>P/HOU/2023/06618 26B Churchill Close Sturminster Marshall Wimborne BH21 4BQ Create a ground floor front extension to the main bungalow with a roof conversion that includes dormers. Extend garage to the side and front, raise the roof to provide an annex that is associated to the main house. OBJECTION</p> <p>P/FUL/2023/02370 Winnitoba Blandford Road Sturminster Marshall Wimborne BH21 4AG Sever plot and erect 1no four bedroom detached house OBJECTION</p> <p>P/PPRD/2023/07484 Riverside House, Back Lane, Sturminster Marshall Demolition of the existing NO OBJECTION</p>
8	<p><u>APPEALS</u></p>
	<p>Sturminster Marshall Golf Club, Moor Lane, Sturminster Marshall Erect two storey extension to form enlarged restaurant and function room (revised scheme)</p>
9	<p><u>ENFORCEMENT ACTION</u></p> <p>Awaiting Results on:-</p> <ul style="list-style-type: none"> i)Trafalgar Cottage – awaiting update as to owners intensions ii) Gladwish – fencing and plot marked out – making contact with owner iii) Juniper Cottage – hardstanding. Site visit carried out and in contact with owners iv) Bartons Ground – structures – no update
10	<p><u>CORRESPONDENCE</u></p>
11	<p><u>PARISH MATTERS</u></p> <p>The meeting closed at 9.20pm</p> <p>Signed.....Chairman. Dated.....</p>