

STURMINSTER MARSHALL PARISH COUNCIL PLANNING COMMITTEE

Minutes of the Meeting of the Planning Committee held on Thursday 7th March 2024 7.30pm at the Memorial Hall

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

Also present: Mrs A Clothier (Clerk)

1 **APOLOGIES**

Cllr A Godfrey

2 **DECLARATIONS OF INTEREST**

3 **MINUTES**

The minutes from the previous meeting on the 1st February 2024 were approved

4 **ONGOING MATTERS**

5 **PLANNING APPLICATIONS**

P/FUL/2024/00441 Meadow Farm, Meadow Farm Lane, Corfe Mullen

Creation of a new access and stopping up of three existing accesses to include an interconnecting farm track at Meadow Farm

OBJECTION.

The Parish Council are in agreement with the objection from Corfe Mullen Town Council as follows:

- The application site boundary shown in red on the location plan is less than 0.1 hectares, however, the whole site shown in blue should be taken into consideration when assessing the application.
- On the basis that the whole site is over 0.1 hectares, the application should follow the Dorset Biodiversity Appraisal Protocol and include an Ecological Impact Assessment and Biodiversity Plan or a Landscape Ecology Management Plan.
- There is a public right of way footpath E37/26 running through the site.
- The application does not demonstrate the proposal complies with NPPF para 110 (b) and that safe and suitable access can be achieved for all users.
- The application does not demonstrate the proposals would not result in an unacceptable or severe impact in safety or capacity terms, in accordance with NPPF para 111, or that any such impacts can be cost effectively mitigated to an acceptable degree, in accordance with NPPF 110 (d).

The proposal is contrary to policies within the Christchurch and East Dorset Local Plan Part 1 – Core Strategy (2014) as follows:

- KS11: Visibility splay and no safe access to the site from the existing A31 transport network.
- ME1: Removal of the hedgerow impacting on the habitats and species with measures to avoid or adequately mitigate the harm to biodiversity relating to new native hedging and tree/shrub planting not visible.
- ME6: No evidence of a flood management strategy and delivery plan due to the area being susceptible to groundwater flooding.

	<p>The Parish Council would also add that a Flood Risk Assessment should be required as there are concerns about the impact of the proposal on flooding on the A31.</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. As amended by plans rec'd 18/12/23 to provide cycle storage & amend access to High Street OBJECTION. The comments in the Parish Council's previous objection still stand. It is felt that the visibility for the access will be impaired by parked cars on the High Street. This access is in close proximity to the school, shop and industrial estate and this is a busy section of the road.</p>	
6	<p><u>TREE APPLICATIONS AND TPOS</u></p> <p>P/TRT/2024/00583 Stour House 45 Kings Street Sturminster Marshall Dorset BH21 4BL T1 Copper Beech: Reduce lateral limbs growing towards property by 1.5 metres. Crown thin by 10% (no cuts exceeding 40mm diameter). Remove 3 lowest primary limbs growing towards Churchill Close. T2 Mulberry: Overall reduction by 1.5 metres. T3 Mulberry: Overall reduction by 1.5 metres. T4 Mulberry: Overall reduction by 1.5 metres. NO OBJECTION. The application form states that these trees do not have TPO's however Parish Council records show that they historically did so this needs to be checked.</p> <p>TPO/2024/0006 Land at E394860 & N99818, Churchill Close, Sturminster Marshall, BH21 4BQ. T1 – Cypress</p>	
7	<p><u>PLANNING DECISIONS RECEIVED</u></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. WITHDRAWN</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 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>	
8	<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</p>	

	<p>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/2023/02370 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 dwelling NO OBJECTION</p> <p>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</p> <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</p> <p>9 <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) APPEAL DISMISSED</p> <p>10 <u>ENFORCEMENT ACTION</u></p> <p>Awaiting Results on:-</p> <ul style="list-style-type: none"> i) Trafalgar Cottage – this case has now been closed by enforcement as it is considered de minimus. ii) Gladwish – fencing and plot marked out – making contact with owner iii) Juniper Cottage – hardstanding. Caravan now moved. iv) Bartons Ground – structures – no update <p>11 <u>CORRESPONDENCE</u></p> <ul style="list-style-type: none"> • Dorset Local Plan – the Local Plan timetable is under revision • Open Letter to Spencer Flower regarding the Dorset Local Plan – this was noted. <p><u>PARISH MATTERS</u></p> <p>The meeting closed at 9.38pm</p> <p>Signed.....Chairman. Dated.....</p>
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