

	<p style="text-align: center;">STURMINSTER MARSHALL PARISH COUNCIL PLANNING COMMITTEE</p> <p style="text-align: center;">Minutes of the Meeting of the Planning Committee held on Thursday 5th April, 2018 at 7.30pm in The Memorial Hall</p> <p>Present: Cllr Mrs S Cade Cllr B Parratt, Cllr H Palmer; Cllr A Godfrey; Cllr L Seare; Cllr Fookes; Cllr H Knock; Cllr M Steel</p> <p>Also Present: Clerk Mrs Alison Clothier; Cllr R Cook; Cllr Steve Butler; Mrs J Lynch (EDDC); Mr G Foyle (EDDC).</p>	
1	<p><u>APOLOGIES</u></p>	
2	<p><u>DECLARATIONS OF INTEREST</u></p> <p>There were no declarations on interest.</p>	
3	<p><u>MINUTES</u></p> <p>The minutes of the Planning Meeting held on Thursday 8th March 2018 were signed as true record of the meeting by the Chairman.</p>	
4	<p><u>ONGOING MATTERS</u></p> <p>Churchill Close Conservation Area – the Clerk has contacted EDDC about the Conservation Area Review and this would have to come out of the Parish Council budget. Clerk has requested a quote from Forum Heritage.</p>	
5	<p><u>PLANNING APPLICATIONS</u></p> <p>3/18/0351/FUL 45 High Street, Sturminster Marshall Demolition of the Churchill Arms and the erection of 10 dwellings (2no 2 bedroom houses and 8no 3 bedroom houses) with associated parking, access and landscaping.</p> <p>The Parish Council OBJECTS to planning application 3/18/0351/FUL (45 High Street) for the following reasons:</p> <ul style="list-style-type: none"> • This application would result in the loss of a popular local facility. The Churchill Arms has been serving the village since 1860 (it was marked on the definitive map in 1887) and provides an important local meeting place for a variety of sports teams, as well as being a drinking pub for local people. The two other pubs in the village are food orientated and do not offer the same opening hours. The Worlds End pub, mentioned in the planning statement, is a 10 minute drive away. The loss of this facility would result in a substantial decline in the range and quality of facilities and services for local people and, as such, the application is contrary to Policy LN7 and PC5 of the East Dorset Core Strategy. • The layout of the new properties brings the building line forwards on the High Street. This will give a more enclosed feeling to this part of the village, which is currently quite open. This detrimental effect on the streetscene is contrary to Policy HE2 of the East Dorset Core Strategy. • The application proposes 1 ¾ parking spaces per household. This is not enough for modern standards and will result in even more parking on the High Street. This part of the village is already congested with people parking to use the shop and the school and the addition of more cars will be dangerous. The application is contrary to Policy KS12 of the East Dorset Core Strategy. • There is no provision for bin storage in the proposed application – this will cause 	

	<p>unacceptable harm to the character and appearance of the area and will be contrary to Policy HE2 of the East Dorset Core Strategy.</p> <ul style="list-style-type: none"> • Sturminster Marshall has considerable issues with flooding and, if this application is approved, the Parish Council would wish to see a condition that a SUDs system has to be installed on site, and this should not be amended after the application is approved. Sewerage is also an issue in the village and there is concern about the capacity of the system as pumping works have recently been carried out in the village. • Should the application be approved, the Parish Council would also like to see a condition regarding no extra lighting on site. • There is no affordable housing on the site and the values of these properties are likely to be out of reach for local people. The Parish Council would have liked to see some shared ownership properties proposed as part of the application. • The Parish Council has supported the application for the Churchill Arms to be made an Asset of Community Value. • If this application goes to committee the Parish Council would respectfully request that Members conduct a site visit. <p>3/18/0473/FUL Herons Green, Dorchester Road, Sturminster Marshall Demolish existing 3no barns and erect 3no 4 bedroom dwellings with associated access, parking and landscaping</p> <p>The Parish Council OBJECTS to planning application 3/18/0473/FUL (Herons Green). The proposal would represent inappropriate development in the Greenbelt and would be contrary to Policy KS3 of the East Dorset Core Strategy. The Parish Council also considers that the design of the new dwellings are not in keeping with the character of the area and therefore the application is contrary to Policy HE2 of the East Dorset Core Strategy.</p> <p>3/18/0344/HOU Cantilena, Wimborne Road, Lytchett Matravers Rear extension and raise ridge height to provide accommodation in the roof space with dormer windows; remove existing single garage and replace with double garage</p> <p>The Parish Council OBJECTS to application 3/18/0344/HOU (Cantilena, Wimborne Road) as the proposal represents inappropriate development in the Greenbelt and is contrary to Saved Policy GB3 of the East Dorset Local Plan 2002. The design and style of the proposal is out of keeping with the street scene and is contrary to Policy HE2 of the Core Strategy.</p> <p>3/18/0522/FUL 9 Kings Street, Sturminster Marshall Erection of 1 No four bed dwelling after demolition of existing NO OBJECTION</p> <p>3/18/0410/FUL 64 Churchill Close, Sturminster Marshall Demolish part of existing dwelling and garden house and erect a two storey extension to create 1no. 2 bed and 1no. 3 bed semi-detached houses, erect a detached 2 bed bungalow</p> <p>The Parish Council OBJECTS to planning application 3/18/0410/FUL (64 Churchill Close) on the following grounds:</p> <ul style="list-style-type: none"> • The development of the bungalow in particular constitutes over development of the site and is contrary to Policy HE2 and LN2 of the East Dorset Core Strategy. This portion of the land is within the Conservation Area. • The Parish Council does not feel enough parking is offered with this development – the Housing Association needs to be contacted as this will impact on the parking for their properties. The proposal is contrary to Policy KS12 of the East Dorset Core Strategy. 	
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	<p>3/18/0577/HOU Heatherbank, Rushall Lane, Sturminster Marshall Rear extension and partial loft conversion</p> <p>The Parish Council would like further information on planning application 3/18/0577/HOU (Heatherbank, Rushall Lane) before reaching a decision. There is no description of what will happen to the garage and there is also no biodiversity survey attached to the application.</p> <p>3/18/0753/FUL Beech Lodge, Dullar Lane, Sturminster Marshall Sever plot and erect 2 no 3 bedroom chalet style bungalows with associated parking and detached garages. NO OBJECTION</p>
6	<p><u>PLANNING DECISIONS RECEIVED</u></p>
	<p>3/18/0141/FUL Sandstones, Balls Lane, Sturminster Marshall Demolish existing dwelling and garage and erect 2no 4 bedroom houses with modified access. PERMISSION GRANTED</p> <p>3/18/0229/FUL 'The Red House Paddock', 140 High Street, Sturminster Marshall, BH21 4BA Erect 1no 3 bedroom single storey oak framed dwelling PERMISSION REFUSED</p> <p>3/17/3472/FUL Land adjacent to Henbury Manor, Sturminster Marshall The erection of an agricultural livestock building PERMISSION GRANTED</p>
7	<p><u>PLANNING DECISIONS AWAITED</u></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>3/16/0179/HOU Trafalgar Cottage, Back Lane, Sturminster Marshall Erection Of Garden Shed NO OBJECTION – query erection of wooden gates</p> <p>3/13/0681/FUL Mapperton Farm Mapperton Almer Blandford Forum Dorset DT11 9ER Proposed temporary (30 years) change of use from agriculture to agriculture and solar photovoltaic farm with associated static arrays of photovoltaic panels together with cabins to contain inverter cabinets and transformers and a cabin to house a substation, with perimeter deer fencing, landscaping and ecological enhancements. As amended by plans rec'd 23/3/2015 to reduce area for photovoltaic panels - Application reconsidered following quashing of the initial decision. OBJECTION. SUBMITTED COMMENTS STILL APPLY.</p> <p>3/17/0138/FUL Henbury Farm Dorchester Road Sturminster Marshall Dorset BH21 3RN Upgrade the existing agricultural and residential access to Henbury Farm along</p>

	<p>an existing access track from the A31</p> <p>OBJECTION</p>	
	<p>3/17/3473/FUL Land adjacent to Henbury Manor, Sturminster Marshall</p> <p>The siting of a temporary agricultural workers dwelling</p> <p>OBJECTION</p>	
8	<p><u>APPEALS</u></p>	
	<p>3/17/1332/FUL Sturminster Marshall Golf Club, Moor Lane, Sturminster Marshall</p> <p>The siting and erection of a marquee to host events associated with the use of the Golf Club together with other fund raising activities. Temporary consent for 5 years.</p>	
9	<p><u>ENFORCEMENT ACTION</u></p> <p>Awaiting Results on:-</p> <ul style="list-style-type: none"> ii) Newton Peverill Manor Barn – planning application forthcoming. iii) Millmoor Farm iv) 14 King Street – Structure in Greenbelt 	
10	<p><u>CORRESPONDENCE</u></p> <p>CIL Letter – Parish Councillors noted the content of the letter from East Dorset District Council about the distribution of CIL money.</p> <p><u>PARISH MATTERS</u></p> <p>The meeting closed at 8.47pm</p> <p>Signed.....Chairman. Dated.....</p>	