

SHERBORNE TOWN COUNCIL

PLANS COMMITTEE

1st March 2010

At a meeting of the PLANS COMMITTEE held at The Manor House, Newland, Sherborne on **1st March 2010 at 7 pm.**

Present: Cllr J Smith – Acting Chairman
Cllrs J Andrews, K Batten, M Boustead, S Cook, D Gurzynski and K Pike.

In attendance: Cllr M Snowden
Mrs S Woodford

In the absence of the Chairman, Councillor Smith chaired the meeting.

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Greene and Rhodes.

2. MINUTES

The Minutes of the Plans Committee meeting held on the 1st February were taken as read, approved as a correct record, and signed by the Chairman.

3. DECLARATIONS OF INTEREST

There were no declarations of interest.

4. DECISIONS

The Chairman submitted details of decisions made by the Development Control Committee in respect of applications previously considered by the Committee.

5. APPLICATIONS

It was agreed to vary the order of the agenda and suspend Standing Orders and to allow Mr Justin Patterson of Boon Brown Architects to speak on items 5.2 and 5.3, Sherborne School for Girls. Mr Patterson gave assurance that there was little change to item 5.2 since he detailed their proposals at a plans committee meeting in July of last year, except they no longer intend to include the provision of 8 coach houses. There will be little impact on the trees, with the majority remaining and the creation of a buffer of newly planted trees. The proposed apartments are spacious, with adequate parking and recycling provision.

Item 5.3 is for outline permission only. It is proposed that there will be adequate green spaces within the development, with the building line on Bradford Road being maintained and a green space maintained along Horsecastles Lane. It is proposed that the section of the development fronting Horsecastles Lane may contain a feature building at the top end, with the provision of an archway over the footpath to a pedestrian crossing over Horsecastles Lane (the existing footbridge will be removed).

In total 39 dwellings are proposed with 2 parking spaces per dwelling. In accordance with S106 agreement, 35% of the combined total number of dwellings within 5.2 and 5.3 will be affordable housing; all of which will be incorporated in 5.3. Some of these may be in a block, but the majority will be peppered around the site.

A spokesperson for the “Sherborne Girls Development Action Group” outlined their objections to 5.2 with particular concerns about lack of amenity space, possible parking overspill into Bradford Road, the close proximity of the entrance into the flats and the entrance into the new development, recycling provision and housing density. Many of their objections to 5.3 were not considered relevant at this stage, as the application is for outline permission and the plans are only indicative, although they were particularly concerned with the proposed feature building on the corner of Horsecastles Lane/Bradford Road and the density of housing within the site.

Standing Orders were reinstated.

5.2 1/D/10/000075

Convert boarding house to 22 apartments & make external alterations
ALDHELMSTED EAST, SHERBORNE SCHOOL FOR GIRLS,
BRADFORD ROAD

No objection

5.3 1/D/10/000076

Residential development including new vehicular access from Bradford Road
and pedestrian access from Horsecastles Lane (outline)
LAND AT BRADFORD ROAD, SHERBORNE SCHOOL FOR
GIRLS, BRADFORD ROAD

The Town Council have no objection in principle but suggest the following points:

- **That a caveat is included restricting the proposed dwellings to no more than 2.5 storeys.**
- **The sufficient provision is made for drainage and exhaust from the site.**
- **That any trees which have to be felled are replaced with a similar species.**
- **To give consideration from the highway safety perspective to the close proximity of the two entrances into Bradford Road.**

It was again agreed to vary the order of the agenda and suspend Standing Orders to allow Mr Andy Miles of Boon Brown Architects to speak on item 5.6. Mr Miles explained that the only revision to the existing permission is the provision of solar panels and ground floor heat pumps, the proposals are otherwise the same as those approved under 1/D/2009/0430.

Standing Orders were reinstated.

5.6 1/D/10/000221

New boarding house, alter vehicular access & form two play areas
(Revised scheme - include solar panels/ground water heat pumps)
WESTCOTT HOUSE, HORSECASTLES

No objection

5.1 1/D/09/2070

Retain modified access & upgraded track
LAND ADJACENT TO TRENT PATH LANE, BARTON FARM,
MARSTON ROAD

No objection

- 5.4 1/D/10/000186**
Two storey extension
21 CLANFIELD
No objection
- 5.5 1/D/10/000205**
Replacement windows
1 THE OLD SCHOOL PLACE
No objection
- 5.7 1/D/10/000232**
Single storey extension
38 ST CATHERINES CRESCENT
No objection
- 5.8 1/D/10/000266**
Conservatory
124 LENTHAY ROAD
No objection.
- 5.9 Certificate of Lawfulness – 1/E/2004/0583 –** Masonic Hall, Digby Road.
Application seeking confirmation that development permitted under planning permission 1/E/04/0583 may continue.
No objection

6. AMENDED AND ADDITIONAL PLANS

Members were advised of the following amended and additional plans:

- 6.1 2009/1710 – Additional Plan** Extension to existing store to provide additional sales and back-up area, revisions to car park layout and amendments to landscaping.
J Sainsbury PLC, Ludbourne Road.
- 6.2 2009/1956 – Amended Plan** Two dwellings, garage and pedestrian access. Guildown, 119 Acreman Street.
- 6.3 2009/2050 – Amended Plan** Use as car park and drying area. Car Parking at 5 - 12 Richmond Green.
- 6.4 2009/2071 - Amended/Additional Plan** New building to house steam engine and form paved area. Castleton Waterwheel Museum, Osborne Road.
- 6.5 2010/0088 – Amended Plan** Form pitched roof and extension. 18 Westbridge Park.

7. APPEALS

Members were notified of an Appeal on the following application:-

- 7.1 1/D/08/1780 (APP/F1230/A/10/2122134)** 11 dwellings, garages & vehicular access. Land at Richmond Road.

Chairman