

Northern Area Planning Committee
Written Submissions
25 May 2021

Item 4a – WD/D/20/002080 – Sherborne House, Newland, Sherborne, DT9 3JG

Sherborne Town Council

Sherborne Town Council is delighted that Sherborne House may be brought back to life after many years of being empty and unused. This historic building will no doubt benefit from the proposed regeneration and enhancement proposals, which will help to preserve and maintain this wonderful building for the benefit of residents and visitors in the years to come.

Sherborne Town Council has highlighted insufficient information and several observations regarding both infrastructure and the lack of a comprehensive Business Plan, during the recent planning process.

The lack of an up-to-date traffic management plan relating to Sherborne House, specifically covering road access and parking, together with the lack of a construction traffic management plan were identified. Also, the importance of an input from Wessex Water, especially regarding the sewage capacity. Consideration should also be given to a no-parking zone directly in front of Sherborne House.

Concern has been expressed about the loss of trees within the grounds of the house. Members suggest that for every tree felled, a contribution should be sought to enable the equivalent number of trees to be planted elsewhere within the town. Whilst not strictly a planning concern, Members support the use of a more environmentally friendly, low carbon approach when selecting various internal finishing's, along with sources of heat and light.

The Town Council are aware of local unease about the potential noise aspect of various events taking place on site and request consideration of a planning condition regarding late night noise to incorporate stricter finishing times, certainly within the garden and outdoor areas.

The Town Council acknowledges a potential future conflict of interest. The Sherborne House project as presently envisaged, may in future take events, business, and customers away from the council-run Digby Hall.

The Town Council welcomes this application to be considered by the Northern Area Planning Committee.

Mr Pitman, SPASE Ltd. – Statement from Agent and Applicant

Sherborne House has been without a use for some 27 years and is in desperate need of refurbishment, and importantly a new sustainable long-term vision for the future.

Sherborne House Trust 2018 have secured funding and are committed to fully restore this Grade I Listed Building and so remove it from the Historic England At Risk register. Using expert advice, and extensive experience in the commercial world, we believe we have a proposal where the building will be self-sustaining, but more importantly a great local and regional facility for Sherborne.

The Planning Officer's report provides a clear picture of an application which is well considered and complies with all planning policy. The limited harm identified (as required by the NPPF) is less than substantial and at the lower end of this scale, whilst the proposals significantly benefit and outweigh that harm by providing (amongst other things) public access through the proposed reuse.

A robust and sustainable business plan has been provided to the planning authority, who, with Historic England's specialist economic consultant, all approve.

Wessex Water have approved an application in parallel to this application for the sewer diversion scheme.

The development design team take the construction traffic management of the works seriously and will comply fully with the planning conditions to provide the construction traffic management plan prior to the construction works, for the planning authority's comment and approval.

The supporting Access Statement confirms that there is sufficient parking and access provision for this scheme. The Council Highways Officers raise no objection.

The application takes great measures to meet the requirements of all statutory and third-party interests, and champions and places at the forefront the heritage which is of outstanding national importance. The complexity and importance of the proposal has taken over 2-and-a-half years of detailed negotiation and consultation since the freehold acquisition and will lead to a comprehensive restoration of the historic fabric to Sherborne House, as shown in the detailed room schedules.

Since falling out of use, Sherborne House has singularly failed to raise money for any repurpose and deserves this chance to be reborn with a sustainable and long-term future. We commend this project to you.

Item 4b – WD/D/20/002081 – Sherborne House, Newland, Sherborne, DT9 3JG

The statements for Item 4a relate to this application.