

MAR Kenyon
DORSET COUNTY COUNCIL

MEMORANDUM

From --

..... North Area Planning Officer
COUNTY HALL, DORCHESTER

| | |
|-------------------------|----|
| Dr | To |
| 22 AUG 1969 | 20 |
| County Planning Officer | |

..... County Planning Officer

MY REF. RWE/VM

YOUR REF. AHK/IH/255 G/CAA

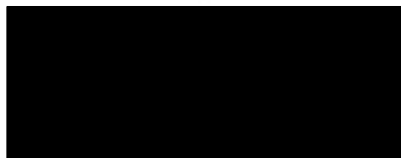
DATE 20th August, 1969.

SUBJECT

Conservation Areas - Marnhull.

I append two maps, the first giving basic information, and the second suggestions for your consideration together with a list of trees and an explanation covering the suggestions. The size and loose formation of Marnhull in itself poses several problems, the principle one being how much to include.

This I have tried to meet by dividing the village into two old ribbon developments and excluded the growing areas of new development, firmly keeping an open area in the middle without which the village character of the separate sections would disappear.


Area Planning Officer.

List of Trees Suitable for Preservation (contd.)

25. 3 Horse Chestnuts.
26. Copper Beech
27. Deodar.
28. One small group + 13 other prominent Elms.
29. Elm trees and large Cedar type trees in the hedgerows around O.S. ~~29~~ 139.
30. One row + 7 separate Elms.
31. Elm trees surrounding O.S. 85.

EXPLANATORY MEMORANDUM

Boundary of the Conservation Area

1. On the principle that "the jewel without the setting lacks interest", I have included the land on either side of the approach from the South, the large open area of pasture in between New Street and Burton Street and an area South of Love Lane which being rising ground acts as a back-cloth to the scene.

The land rises in a North and South direction from the valley which runs from Sackmore Lane to Pillwell so that Burton Street and New Street are both equally elevated and get good views over the open middle land. From Sackmore Lane and the higher end of Church Lane, the open area South of Love Lane is prominent. Marnhull is really three villages with outpost groups.

Article IV Directions

2. The areas enclosed in blue lines are of vital importance in retaining the village character of the several separate parts of the village and should not be allowed to be developed for housing or industry. An Article IV direction should be placed thereon in respect of agricultural buildings which represent a possible threat. This area could be reduced by the exclusion of the fields South West of Cross Tree Farm but I should be sorry to see large modern asbestos buildings on the site. I am not sure whether O.S. 77, 78 and 79 should be included. These at present form paddocks to Clock House and Street Farm, which is not operative as a farm any more. At some future date the land might become incorporated in farm holdings and large white buildings would detract

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APPROVED LAND (cont)

- B. Land adjoining the Crown Hotel has been approved for development for five houses.
- C. Outline approval was given to Sturminster R.D.C. for the development of land between two lots of Council Houses on New Street. The detailed application is at present under consideration.
- D. Outline approval was given by the PR and GP to a very undesirable proposal for backland development by the Sturminster R.D.C. on O.S. 508 New Street by building Old Peoples Homes. The Church Commissioners refused to sell the land. I consider this permission should be revoked to prevent its use for any other purpose.

Future Development

- 10. Apart from about six odd sites in Burton Street, there are several areas suitable for infilling totalling something under six acres. This should be enough to meet individual demands. The further extension of the village by large estate development should cease when the two approved sites to the North and West of the conservation area have been developed to allow the new population to be assimilated.

There is, in fact, no reason to further enlarge the village, the roads and sewers are inadequate and there is no likelihood of industrial employment except in the event of Gillingham, Shaftesbury and Stalbridge growing very quickly.



North Area Planning Officer