

**EAST DORSET DISTRICT COUNCIL**

**PLANNING COMMITTEE**

Minutes of the Meeting held on 17th July, 2007 at 9.30 a.m.

Present:-

Councillor Mike Dyer - Chairman

Councillor Pauline Reynolds - Vice-Chairman

Present: Councillors David Cozier, Spencer Flower, Jean Hazel, Stewart Hearn, Pete Holden, Anne Holland, Pat Hymers, Boyd Mortimer, Peter Richardson, Simon Tong, Don Wallace and Ann Warman.

Also in  
attendance: Councillor David Packer

107. Apologies for Absence

Apologies for absence were received from Councillors Derek Burt and Toni Coombs.

108. Declarations of Interest

Councillor Pat Hymers declared a personal interest in Minute No. 112 (Schedule of Planning Applications) Planning Application 3/07/0221/COU (The Leaze, King Street, Wimborne) and remained present.

Councillor Ann Warman declared a personal interest in Minute No. 112 (Schedule of Planning Applications) Planning Application 3/07/0612/FUL (Land at 102 – 122 Ringwood Road, Longham, Ferndown) and refrained from voting thereon.

109. Background Papers

The Chairman informed the Committee that in addition to any specific background papers referred to, the relevant background papers for written reports and agenda items comprise of replies to consultations, objections and representations; relevant structure and Local Plans; and the file of the Council's related policies, copies of which had been available for inspection by Members prior to the meeting.

110. Minutes

The Minutes of the meeting held on 19th June, 2007 were confirmed and signed as a correct record.

111. Presentations by the Public

Representations by the public to the Committee on individual planning applications are detailed in Minute 112 below. There were no questions, petitions or deputations received on other items on this occasion.

**DELEGATED BUSINESS**

112. Schedule of Planning Applications

The Chief Executive submitted a report, a copy of which had been circulated to each Member and a copy of which appears as Appendix 'A' to these Minutes in the Minute Book.

Members of the Committee were requested to consider the planning applications contained within the schedule and to receive details of any withdrawn or requested deferred applications, if any.

**RESOLVED that the applications contained in this schedule be determined or otherwise dealt with in accordance with the Head of Planning and Building Control's recommendation.**

1. 3/07/0221/COU  
Creation of a Cricket Pitch and Cricket Pavilion, Practice Facilities, Car Parking and New Access Arrangements. The Leaze, King Street, Wimborne, Dorset.

Public Speaking:

Mr Atlay informed Members that he was the Chairman of Keep Wimborne Town Green and opposed the relocation of the cricket pitch to The Leaze. Mr Atlay felt that the proposal site was an inappropriate location for the cricket pitch as it was in close proximity to a row of residential houses on Julian's Road and also next to an archaeological conservation site. He raised concerns of the close distance to the houses and over sailing cricket balls that may enter into the properties causing disturbance. Mr Atlay made reference to other applications across the Country where similar proposals had been previously approved but then where play had ceased due to over sailing balls entering residential properties and causing damage. Mr Atlay felt that a similar situation may occur at this site and therefore opposed the application.

Mr Laws introduced himself as the President and as a Trustee of the Wimborne Cricket Club. Mr Laws explained that he was speaking on behalf of Wimborne Cricket Club whom all supported the application and relocation of the Cricket Pitch to the Leaze. Mr Laws felt that the new site would provide better facilities and a bigger pitch for the players. Mr Laws felt that the new facilities would help the club progress and provide coaching for the growing number of promising younger players. He addressed concerns about over sailing cricket balls, stating that at the current site no balls had been hit nor reached the equivalent distance of the Julian's Road houses that are located next to the proposed development site. Mr Laws minded Councillors to approve the application.

GRANTED AS PER THE OFFICER RECOMMENDATION.

2. 3/07/0374/FUL  
Demolish Existing Property and Construct 2 New Detached Houses

(Existing Vehicle Access Altered) As Amended by Plans Received 22.06.07 and 28.06.07. 31 Park Homer Drive, Colehill, Wimborne.

Public Speaking:

Mr Kenyon, resident at 29 Park Homer Drive informed Members that he opposed the proposed development of this site. Mr Kenyon felt that the proposed build was out of character with the other bungalows along the road and not in keeping with their linear design. Mr Kenyon went on to raise concerns over the removal of greenery at the front of the site in order to permit two driveways into the site. Mr Kenyon stated that he did not oppose to the development of this site but felt that a more sensitive approach and design was required to keep it in character with the rest of the road.

GRANTED AS PER THE OFFICER RECOMMENDATION.

3. 3/07/0476/COU  
Storage of Vintage Cars and Caravans in part of Agricultural Barn (Retrospective). New Manor Farm, Emley Lane, Hinton Martell.

Public Speaking:

Councillor Barbara Willis of the Vale of Allen Parish Council addressed the Committee on the proposed application. Councillor Willis explained to Members that the applicant had once farmed Manor Farm but due to poor health could no longer work, and therefore needed to find an alternative income. She informed Members that in recent months storage of the vintage cars and caravans had occurred through the southern access of the barn and that this had been a discreet and successful procedure. However, Mrs Willis voiced the concerns of the Parish Council and asked that two further conditions be applied to permit access to the site solely from the southern entrance and also to make the permission personal to the applicant at this time if the application were minded to be granted.

GRANTED AS PER THE OFFICER RECOMMENDATION.

4. 3/07/0501/FUL  
Erection of Bungalow Subject to Agricultural Occupancy Conditions. M and R Nursery, 292 Station Road, West Moors, Ferndown.

Subject to the unconditional revocation of the planning permission for the existing mobile home. Upon satisfactory completion of this, planning permission will be granted.

GRANTED.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. Details and samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority before any on-site work commences. All works shall be undertaken strictly in accordance with the details as approved.
3. The occupation of the dwelling shall be limited to a person solely

or mainly working, or last working, in the locality in agriculture, horticulture or forestry or a widow or widower of such a person, and to any resident dependants.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 and any subsequent re-enactment thereof no porch, garage or car port or extensions to the dwelling shall be erected without express planning permission first being obtained.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any subsequent re-enactment thereof no windows, roof lights, doors or any other openings shall be inserted at first floor level or in the roof of the dwelling hereby permitted unless otherwise agreed in writing by the Local Planning Authority.

6. Within two months of the completion and occupation of the dwelling hereby granted planning permission the existing mobile home the subject of permission ref. 3/06/0510 shall be removed from the site and no mobile home shall be returned to the site of M and R Nurseries.

7. Prior to the commencement of the development details of a vehicle turning area shall be submitted to and approved by the Local Planning Authority and the turning area shall be provided before occupation of the dwelling and it shall subsequently be retained to the satisfaction of the Local Planning Authority.

8. Before the development is commenced, proposals for the landscaping of the site, to include provision for the retention and protection of existing trees and shrubs, if any, thereon, together with any means of enclosure proposed or existing within or along the curtilage of the site shall be submitted to and approved by the District Planning Authority by means of a large scale plan and a written brief. All proposed and existing trees and shrubs shall be correctly described and their positions accurately shown. Upon approval such new planting shall be carried out during the planting season October/March inclusive, in accordance with the appropriate British Standards for ground preparation, staking, etc., in BS4428:1989 (1979), immediately following commencement of the development. The landscaping shall thereafter be maintained for five years during which time any specimens which are damaged, dead or dying shall be replaced and hence the whole scheme shall thereafter be retained.

5. 3/07/0582/FUL  
Extension to Ground Floor Living Room, Conversion of Roof Space to Create Two Additional Bedrooms. 15 Ridgeway, West Parley, Ferndown.
- 

DEFERRED - At the request of the Head of Planning and Building Control, in order to notify and consult an additional neighbour of the proposed development.

6. 3/07/0612/FUL  
58 Bedroom Dementia Care Home As Amended by Plans Received  
28.06.07. Land at 102 – 122 Ringwood Road, Longham, Ferndown.

Subject to the receipt of a satisfactory arboricultural methodology statement and completion of a legal agreement in respect of a Travel Plan, issue of decision be delegated to the Head of Planning and Building Control.

GRANTED.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. Details and samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority before any on-site work commences. All works shall be undertaken strictly in accordance with the details as approved.
3. The use of the building hereby approved shall be as a Dementia Care Home only, and for no other use within Class C2 of the Town and Country Planning (Use Classes) Order 1987 or any re-enactment, without express planning permission first being granted.
4. Before the development is commenced, proposals for the landscaping of the site, to include provision for the retention and protection of existing trees and shrubs, if any, thereon, together with any means of enclosure proposed or existing within or along the curtilage of the site shall be submitted to and approved by the District Planning Authority by means of a large scale plan and a written brief. All proposed and existing trees and shrubs shall be correctly described and their positions accurately shown. Upon approval such new planting shall be carried out during the planting season October/March inclusive, in accordance with the appropriate British Standards for ground preparation, staking, etc., in BS4428:1989 (1979), immediately following commencement of the development. The landscaping shall thereafter be maintained for five years during which time any specimens which are damaged, dead or dying shall be replaced and hence the whole scheme shall thereafter be retained.
5. The area marked as "Landscaped Area" on the site plan (Drawing No.2711-PL-101 Rev.A) shall be laid out in accordance with Condition 4 above and shall, thereafter, be retained as an open space.
6. Plans and particulars showing the alignment height and materials of all walls and fences and other means of enclosure, shall be submitted to, and approved in writing by, the Local Planning Authority, and development shall not be commenced before these details have been approved. Such details as may be agreed shall be implemented in their entirety prior to the first occupation of the building to which these elements relate, maintained for a period of five years and any structural or decorative defect appearing during this period shall be rectified and the enclosure shall thereafter be

retained.

7. Details of any external lighting to be installed shall be submitted to and approved in writing by the Local Planning Authority before any installation is carried out. The installation shall then be implemented precisely in accordance with these agreed details which shall then not be varied without express written permission.

8. Visibility splays at the access with an x dimension of ^IN; metres and a y dimension of ^IN; metres such that a vehicular user of the access can see the entire road width for the entire distance y, shall be provided concurrently with the access and shall be retained thereafter.

9. Before the development comes into use and notwithstanding provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any order revoking and re-enacting that Order nothing over 0.6 of a metre in height above the level of the carriageway shall be permitted to remain, be placed, built, planted or grown on the land designated as visibility splays on the plan.

10. No development shall begin until details of a scheme for the provision of surface water run-off limitation incorporating sustainable drainage principles, as detailed in the Flood Risk Assessment (Upton McGougan Ltd - Sept 2006 and follow-up letter dated 4 December 2006) and as shown on the amended plan (Surface Water Drainage Strategy and Flood Routing, Drawing No. 225.0009-100 Rev. P5), has been submitted to and approved by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details and timetable agreed.

NOTE:

1. The proposal includes the diversion/re-alignment of a watercourse, a new bridge and a new outfall structure, details of which will require the prior formal consent of the Environment Agency under the terms of the Land Drainage Act 1991. The need for this consent is over and above the need for planning consent. Early consideration of this obligation is recommended since it may take up to two months to determine consent. Applicants should contact Gary Cleaver on 01258 483434 to discuss the scope of our controls.

2. There must be no interruption to the surface water drainage system of the surrounding land as a result of the operations on the site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively and that riparian owners upstream and downstream of the site are not adversely affected.

3. A strip of land 4 metres wide adjacent to the top of the watercourse bank should be left clear of all buildings, structures, fences and trees to facilitate access, essential maintenance and possible future improvements. Ground levels should not be raised within this area.

4. To enhance the value of the watercourse for wildlife and as an attractive landscape feature the following points should be incorporated:

- i) Banks should be softly engineered
- ii) Consider utilising spoil to restore a nearby hedgebank, or creating a new one.
- iii) No spoil should be tipped within 7 metres of any watercourse, floodplain or area with natural vegetation.
- iv) Vegetation should be of native species only.

7. 3/07/0649/FUL  
Removal of Temporary Classrooms and Erection of Replacement Classrooms. Dumpton School, Deans Grove House, Deans Grove.

Public Speaking:

Mr Webster informed Members that he was a School Governor and speaking on behalf of the Headmaster who was unable to attend the Committee. Mr Webster advised Members of the need for a new permanent classroom to replace the existing dilapidated buildings. He explained that the new classroom would be utilised as a Science block and provide much needed facilities for the pupils. He noted that the school had a national reputation and shared facilities with other local schools to promote partnership working.

Mr Crammond, the applicant's agent informed Members that the School had addressed the issues that had arisen from the previous application and had put forward the new revised proposal. Mr Crammond explained that the building had been reduced in size and bulk and positioned in a way so that it would not cause any harm or loss of openness to the green belt. Lastly, Mr Crammond advised that there had been no objections to the proposed development.

There were no further speakers on this application.

Subject to the receipt of a Tree Protection Plan and any associated condition, issue of the decision be delegated to the Head of Planning and Building Control.

GRANTED.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. Details and samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority before any on-site work commences. All works shall be undertaken strictly in accordance with the details as approved.
3. Plans and particulars showing the finished floor levels, related to ordnance datum or fixed point within the site, of the ground floor of the proposed building(s), (and as appropriate the closest adjacent building beyond the site) shall be submitted to, and approved in writing by the Local Planning Authority and development shall not be commenced until these details have been approved, unless

otherwise agreed in writing. All works shall be undertaken strictly in accordance with the details as approved.

4. Before the development is commenced, proposals for the landscaping of the site, to include provision for the retention and protection of existing trees and shrubs, if any, thereon, together with any means of enclosure proposed or existing within or along the curtilage of the site shall be submitted to and approved by the District Planning Authority by means of a large scale plan and a written brief. All proposed and existing trees and shrubs shall be correctly described and their positions accurately shown. Upon approval such new planting shall be carried out during the planting season October/March inclusive, in accordance with the appropriate British Standards for ground preparation, staking, etc., in BS4428:1989 (1979), immediately following commencement of the development. The landscaping shall thereafter be maintained for five years during which time any specimens which are damaged, dead or dying shall be replaced and hence the whole scheme shall thereafter be retained.

5. Prior to the building hereby permitted being brought into use, the two existing buildings shown to be removed on Site Plan Drawing No.ST180-01b shall be removed from the site in their entirety.

8. 3/07/0652/FUL  
Demolition of Existing Block of Flats and Redevelop, Creating 8 No. Semi – Basement Car –Parking Spaces and 8 No. Two Bedroom Flats. Glen Ashton, 44 Rowlands Hill, Wimborne.

WITHDRAWN – at the request of the applicant.

Voting: Application 1 – 11:1 (1 Abstention)  
Application 2 – 8: 4  
Application 3 – 11: 1  
Application 4 – Nem. Con (1 Abstention)  
Application 5, 6, 7 & 8 – Unanimous.

Councillor Pat Hymers declared a personal interest in Planning Application 3/07/0221/COU (The Leaze, King Street, Wimborne) and remained present.

Councillor Ann Warman declared a personal interest in Planning Application 3/07/0612/FUL (Land at 102 – 122 Ringwood Road, Longham, Ferndown) and refrained from voting thereon.

113. To inform Members of Delegated Decisions

The Chief Executive submitted a report for information, a copy of which had been circulated to each Member and a copy of which appears as Appendix 'B' to these Minutes in the Minute Book.

Members noted of the delegated decisions listed below.

114. Outcome of Appeals and New Appeals Lodged

The Chief Executive submitted a report for information, a copy of which

had been circulated to each Member and a copy of which appears as Appendix 'C' to these Minutes in the Minute Book.

To inform Members of notified appeals and appeal decisions and to take them into account as a material consideration in the Planning Committee's future decisions.

Members noted the outcome of the appeal decisions in the submitted report.

The meeting ended at 11.45 a.m.

CHAIRMAN