

**EAST DORSET DISTRICT COUNCIL**

**PLANNING COMMITTEE**

Minutes of the Meeting held on 14th August, 2007 at 9.30 a.m.

Present:-

Councillor Mike Dyer - Chairman

Present: Councillors Derek Burt, Toni Coombs, David Cozier, Spencer Flower, Stewart Hearn, Pete Holden, Anne Holland, Pat Hymers, Boyd Mortimer, Peter Richardson and Ann Warman.

140. Apologies for Absence

Apologies for absence were received from Councillors Pauline Reynolds (Vice-Chairman), Jean Hazel, Simon Tong and Don Wallace.

141. Declarations of Interest

Councillor Spencer Flower declared a personal interest in Minute No. 145 (Schedule of Planning Applications) Planning Application 3/07/0721/FUL (206-210 Station Road, West Moors, Ferndown) and remained present.

Councillor Derek Burt declared a personal and prejudicial interest in Minute No. 145 (Schedule of Planning Applications) Planning Application 3/07/0760/COU (51 Edmondsham Road, Verwood, Dorset) and left the room during the discussion and voting thereon.

142. 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.

143. Minutes

The Minutes of the meeting held on 17th July, 2007 were confirmed and signed as a correct record.

144. Presentations by the Public

Representations by the public to the Committee on individual planning applications are detailed in Minute 145 below. There were no questions, petitions or deputations received on other items on this occasion.

**DELEGATED BUSINESS**

145. 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were requested to consider the planning applications contained within the schedule and to receive details of any withdrawn or requested deferred applications, if any.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. 3/07/0582/FUL  
Extension to Ground Floor Living Room, Conversion of Roof Space to Create Two Additional Bedrooms. 15 Ridgeway, West Parley, Ferndown.

GRANTED AS PER THE OFFICER RECOMMENDATION.

2. 3/07/0595/FUL  
Alterations and Extension to Farmhouse, Alterations to Convert Existing Buildings to Stables, Farm Office, Garages and One Unit of Holiday Accommodation (as amended by plans received 04/07/07). Holt Lodge Farm, Horton Heath, Horton.

Public speaking:

Mr Thompson, the applicant's agent, informed the Committee of the extensive restoration project that was hoping to take place at this site. Mr Thompson advised that the early 17<sup>th</sup> Century Farmhouse and outbuildings would be sympathetically renovated from their current dilapidated and waterlogged state. Mr Thompson summarised the three main beneficial points to the application: first the site would be completely restored and renovated, second, the development would allow the farm to diversify and change use which would ultimately bring employment to the area, and last, that the applicant would employ green and eco-friendly technology to allow for sustainable development and living on the site.

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 holiday let accommodation shall be used solely for holiday purposes and shall not be used at any time as a separate permanent unit of residential accommodation. Any family or group occupying the building shall not do so for any more than 28 days in any calendar year.
4. Full details of the bat and owl mitigation measures shall be submitted to and approved by the local planning authority before the commencement of any work on the outbuildings and shall be subsequently retained.

NOTE:

This permission relates only to the development within the red line and it does not convey any acceptance, either implicit or explicit, of any of the proposals which are shown outside the red line.

The reed bed sewage treatment plant will need the approval of the Environment Agency.

The dovecot does not form part of this application having been withdrawn from this submission by letter dated 2 July 2007 from Peter Thompson Architects.

3. 3/07/0596/LBC  
Alterations and Rear Extension (as amended by plans received 04/07/07). The Farmhouse, Holt Lodge Farm, Horton Heath.

GRANTED AS PER THE OFFICER RECOMMENDATION.

4. 3/07/0721/FUL  
Erect 2 Shops, 10 Flats and 2 Semi-Detached Dwellings (Demolish Existing Buildings). 206-210 Station Road, West Moors, Ferndown.

Public speaking:

Mr Etchingham, the applicant's agent, advised the Committee of the background to the site. He explained that the site was in a prominent position in the village of West Moors on the edge of the central area and would retain two shop units. Mr Etchingham went on to explain that the depth of the site permitted the building of two semi detached houses and a communal garden space at the rear. He advised that the design was not out of keeping with the street scene and although there would be an increase in traffic flow, the access and visibility to the site would all comply with advice. The scheme had been revised following an earlier submission taking into account the advice of the Architect's Panel.

Councillor Alex Clarke, District Councillor and Ward Member expressed his concerns of inadequate car parking at the rear of the site. Councillor Clarke advised that Station Road was a distributor road through West Moors as the area did not have a by-pass and therefore was always very busy. Councillor Clarke felt that the proposed development would cause a significant increase in traffic and car parking leading to congestion and disruption on the hectic road. Councillor Clarke stated that there needed to be adequate parking provision on the site before any development could go ahead.

The Committee did not agree with the recommendation of the Head of Planning and Building Control. Members of the Committee were of the view that the design of the proposed development did not fulfil the need for affordable housing and was contrary to HODEV 5. It was concluded that a scheme with a better use of the land to the rear could provide more units as could a revised sub-division of the proposed building. Furthermore, Members felt that the delivery lorries serving the shops to the front of the site had no adequate

parking or turning space and would therefore cause congestion and disruption along Station Road and that there was insufficient parking for the flats

REFUSED.

1. The scheme is contrived in that it fails to provide, by design, any affordable housing and therefore seeks to avoid the requirements of Policy HODEV 5 of the East Dorset Local Plan and the Council's Supplementary Planning Guidance on Affordable Housing (SPG 28).

2. The proposal, as submitted, fails to provide the minimum on site parking and servicing facilities for the two shop units to load and unload clear of the highway and therefore fails to accord with Policy TRANS 10 and TRANS 13 of the East Dorset Local Plan.

5. 3/07/0723/FUL

Rear Extension and Loft Conversion. Colindere, Waterloo Road, Corfe Mullen.

Public speaking:

Mrs Fielding, informed the Committee that having sought the advice and guidance of the Planning Department and being told that that her informal submission was supported by officers, she was upset to hear that the formal application had been refused. Mrs Fielding proceeded to advise the Committee that the Planning Department had contacted her and explained that there had been some confusion over the planning policy and consequently the Officer Recommendation had changed to refusal. Mrs Fielding advised that the property had been bought with the planning permission approval in mind and was due to house three generations of her family. She explained that the extension was not as large as identified in the Committee report and requested that the Councillors approve her application.

The Committee did not agree with the recommendation of the Head of Planning and Building Control. Members of the Committee considered that the proposed development was not excessive having regard to this particular property, but that even if it was, given the circumstances outlined in this case, there was reason to grant the permission. In agreeing the principle Members accepted the advice concerning potential overlooking from the first floor of the proposal.

GRANTED.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2. The materials and finishes to be employed on the external faces of the development, hereby permitted, shall be identical in every respect to those of the existing building unless otherwise first agreed in writing by the Local Planning Authority.

3. Both in the first instance and upon all subsequent occasions the

roof window on the south elevation shall be glazed with obscure glass and shall either be a fixed light or hung in such a way as to prevent the effect of obscure glazing being negated by reason of overlooking. Furthermore, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any subsequent re-enactment, no further fenestration or door shall be installed in the roof of the south elevation without express planning permission.

NOTE:

The applicant is advised that for applications such as this, which involve works to the roof of the existing property where bats may be present, Natural England has advised that the development should not proceed unless and until it has been demonstrated that the works would not have an adverse impact on bats which are a protected species. In this regard, the applicant is advised to contact Natural England to arrange for the building on the site to be surveyed by a suitably qualified person (a free service for householders). Further information may be found on the following website [www.naturalengland.org.uk](http://www.naturalengland.org.uk).

6. 3/07/0725/FUL  
Erect 2 Bungalows and Construct Vehicular Access. Land to the Rear of Chimes, Station Road, Verwood.

Public speaking:

Mrs Sargeant informed the Committee that she objected to the proposed development. Mrs Sargeant made reference to the original planning inspector appeal report stating that the proposed development didn't comply with certain points written within the report. She also raised concerns over traffic and safety issues and stated that the proposed dwellings were not in keeping with the character of the area. Mrs Sargeant advised the Committee that the development would cause an increase in noise and may have a detrimental effect on the trees bordering the site.

Mr Coulthard reiterated the comments of Mrs Sargeant but also added concerns over the general character and amenities within the area.

Mr Singleton, representing the applicant addressed the objections previously made by Mrs Sargeant and Mr Coulthard in relation the Appeal decision. Furthermore, Mr Singleton advised that the buildings were small and helped fulfil the need for affordable housing. The officer's report drew attention to the relevant parts of the Inspector's report which accepted two dwellings in principle. Mr Singleton summarised by asking that the Councillors approve the application in line with the planning officer recommendations.

The Committee did not agree with the recommendation of the Head of Planning and Building Control. Members of the Committee considered that the proposal of two dwellings on the site was contrived overdevelopment. Members noted a comparison between

the appeal plan and the application proposal, noting the latter came closer to the boundaries of the site, and voted to refuse the application.

REFUSED.

1. The proposed bungalows are sited close together and the built form also spreads to the plot's side boundaries and amounts to a contrived scheme being over-development of the site and contrary to Policy DES 8 of the East Dorset Local Plan.

NOTE:

This application is the subject of a unilateral undertaking in respect of heathland mitigation contributions.

7. 3/07/0730/FUL  
Detached Garage. Enfield, Higher Merley Lane, Corfe Mullen.

GRANTED AS PER THE OFFICER RECOMMENDATION.

8. 3/07/0760/COU  
Change of Use of Part of Dwelling to Nursery (Revised Application).  
51 Edmondsham Road, Verwood, Dorset.

Public speaking:

Mrs Kelly informed the Committee that she objected to the proposed development and was also speaking on behalf of a number of neighbours and residents close to the application site. Mrs Kelly advised that the nursery was not supported by the local people. She felt that the site had poor access and would have health and safety implications as it was situated parallel to a main road without any pavement. Mrs Kelly also raised concerns over the noise and general disturbance that would occur as a result of children playing outside.

Miss Gracie, the applicant, informed the Committee that she had worked with Children for 15 years. She explained that her application was honest and open and that neighbours had been approached to try and take their concerns into consideration. Miss Gracie advised that she had no intent to upset or cause disturbance to the neighbours. She explained that there were 300-400 children under the age of 5 in Verwood needing child care options. Lastly, Miss Gracie asked that the Committee approve her application and help her realise her dream to offer education and care for children in a Montessori setting in Verwood.

Mr Donachie, speaking in support of the application addressed the concerns raised by Mrs Kelly. He explained that the nursery would not contravene any planning policy relating to the green belt and that Miss Gracie would implement noise deflection methods to decrease any noise pollution to surrounding properties. Mr Donachie further advised that there was ample parking on the site for cars and that the Nursery Proprietor would ensure that parents took care when entering and exiting the site. Mr Donachie summarised by stating that the nursery would provide a worthy

service to the Verwood community.

REFUSED AS PER THE OFFICER RECOMMENDATION.

9. 3/07/0779/FUL  
Erect House with Double Garage (Demolish Existing Dwelling).  
Bodenham Cottage, 5 the Hollow, Sixpenny Handley.

The Head of Planning and Building Control informed Members that the Officer Recommendation had changed to one of approval due to recent negotiations and a further examination of the tree detail.

The original recommendation was one of refusal as it was felt that the proposed development would have a detrimental impact on the rooting environment of surrounding preservation trees. However, the Head of Planning and Building Control advised Members that the recent findings had shown that the root structure of the Yew Tree in question would not be damaged due to the way in which the growth and pruning of the tree had been carried out.

The Committee were informed that the neighbours and other consultees need not be notified of the change as their comments, which were of principle would not change as a result of the Officer Recommendation.

Members agreed to vote on the application at the present meeting.

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any subsequent re-enactment no further windows or doors shall be constructed in the ^IN; elevation(s) (such expression to include the roof and wall) of the extension/building hereby permitted, unless otherwise agreed in writing by the Local Planning Authority.
4. Both in the first instance and upon all subsequent occasions, the windows shall have painted timber frames, recessed inside 100mm reveals, with reconstituted stone sills, in accordance with the details set out on drawing no. 06/894/2C.
5. The protection of the trees on the site shall be carried out in accordance with the DJP Arboricultural Consultancy arboricultural metod statement, reference DJP/077/07-a. The tree protection shall be positioned as shown on drawing no. DJP/077/07 TPP rev: A dated 2nd August 2007, before any equipment, materials or machinery are brought onto the site for the purposes of the development. The tree protection shall be

retained until the development is completed and nothing shall be placed within the fencing, nor shall any ground levels be altered, nor shall any excavation be made without the written consent of the planning authority.

6. Visibility splays should be provided at the access onto The Hollow from a distance 2.4m back from the carriageway edge to each corner of the site frontage. Nothin greater in heigh than 0.6m above the adjacent carriageway level should remain, be built, placed, planted, or grown within the splay area.
7. Any entrance gates shall be hung so as to open inwards into the site.
8. The development hereby permitted shall not be brought into use until the access, turning space, garaging and parking shown on the approved plan has been constructed and these shall be maintained and be kept available for that purpose at all times.
9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any subsequent re-enactment thereof, no extension to the dwelling shall be erected without express planning permission first being obtained.
10. Both in the first instance and upon all subsequent occasions, the garage shall be used solely for the accommodation of private vehicles and for storage purposes ancillary to the domestic occupation of the dwelling hereby permitted. Further, and notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995, the garage shall be retained for this purpose and shall not be converted to any other domestic accommodation without express planning permission first being obtained.
11. 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.

NOTE:

In the interests of highway safety, provision shall be made to ensure

that no surface water drains directly from the site onto the highway.

The applicant is advised that notwithstanding this consent, Section 184 of the Highways Act 1980 requires the proper construction of vehicle crossings over kerbed footways, verges or other highway land. Before commencement of any works on the public highway the Area Highways Manager (East) should be consulted to agree on the detailed specification (for the type access(es)). He can be contacted at the Area Office (East), Stour Park, Blandford St Mary, Dorset, DT11 9LQ (Tel: 01258 450048).

The applicant and his successors are advised that the obstruction of the drive and/or turning space by the habitual parking of a second car, a boat, caravan, trailer or other obstruction will constitute an infringement of the condition relating to the construction and use of the turning space. Likewise such works as might otherwise after completion of the development be 'permitted development' shall not be so permitted if they negate or reduce the turning space or drive.

The applicant is advised that although no sign of bats were found when the bat survey was undertaken, care ought to be taken when working on and demolishing the existing building. Both national and European law protects bats and bat roosts and the law requires that, in the event that bats or evidence of their presence (e.g. droppings) are found during development work, work is stopped and English Nature is informed. Contractors should be aware of this legal requirement for bats.

Voting: Application 1 – 10: 1.  
Application 2, 3, 5, 7 & 9 – Unanimous.  
Application 4 – 8: 2 (1 Abstention).  
Application 6 – 5: 4 (2 Abstentions).  
Application 8 – 5: 6.

Councillor Spencer Flower declared a personal interest in Planning Application 3/07/0721/FUL (206-210 Station Road, West Moors, Ferndown) and remained present.

Councillor Derek Burt declared a personal and prejudicial interest in Planning Application 3/07/0760/COU (51 Edmondsham Road, Verwood, Dorset) and left the room during the discussion and voting thereon.

146. 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 the delegated decisions in the submitted report.

147. 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.

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

The meeting ended at 1.02 p.m.

CHAIRMAN