

EAST DORSET DISTRICT COUNCIL

PLANNING COMMITTEE

Minutes of the Meeting held on 11th September, 2007 at 9.30 a.m.

Present:-

Councillor Mike Dyer - Chairman

Councillor Pauline Reynolds - Vice-Chairman

Present: Councillors Derek Burt, Spencer Flower, Jean Hazel, Stewart Hearn, Pete Holden, Boyd Mortimer, Peter Richardson, Simon Tong and Ann Warman.

184. Apologies for Absence

Apologies for absence were received from Councillors Toni Coombs, David Cozier, Anne Holland, Pat Hymers and Don Wallace.

185. Declarations of Interest

There were no declarations of interest made on this occasion.

186. 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.

187. Minutes

The Minutes of the meeting held on 14th August, 2007 were confirmed and signed as a correct record.

188. Presentations by the Public

Representations by the public to the Committee on individual planning applications are detailed in Minute 189 below. There were no questions, petitions or deputations received on other items on this occasion.

DELEGATED BUSINESS

189. 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were requested to consider the planning applications contained within the schedule and to receive details of any withdrawn or requested deferred applications, if any.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. 3/07/0548/FUL
Temporary Visitors Centre Exhibition Hall and Workshops.
Wimborne Minster Model Town, 16 King Street, Wimborne.

GRANTED AS PER THE OFFICER RECOMMENDATION.

2. 3/07/0702/OUT
Remove Existing Barn and Replace with Dwelling. Land Opposite,
21-27 Leigh Lane, Colehill, Wimborne.

Public Speaking:

Mrs Guy, speaking on behalf of the applicant, informed the Committee that she supported the proposed build at 21-27 Leigh Lane. Mrs Guy gave a brief history to the site and explained that the proposed dwelling would provide much needed space for the applicant's family. Mrs Guy noted that there was some confusion regarding boundary lines of the plot and green belt land, however she stated that the proposed build would be on a small parcel of land in an already built up residential area and therefore not of great detriment to the surrounding area.

Councillor Johnson addressed the Committee on behalf of Colehill Parish Council. Councillor Johnson noted that although the Parish Council generally supported the retention of the Green Belt, it was felt that this proposed build was not out of keeping and would be suitably placed within the village. Furthermore, Councillor Johnson added that the dwelling would provide much needed affordable housing in the area and that access to the site was suitable and not hazardous as suggested in the report.

REFUSED AS PER THE OFFICER RECOMMENDATION.

3. 3/07/0750/FUL
Two Storey Front Extension. 3 Coppers Close, Alderholt,
Fordingbridge.

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 first floor side window on the north west elevation of the extension shall be glazed with obscure glass and shall be either 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, no further fenestration or door shall be installed in the said elevation without express planning permission.

4. Both in the first instance and upon all subsequent occasions the first floor bedroom window proposed on the south - east elevation shall have the lower half of the glazed area fitted with obscure glass. Details of the way in which this window opens shall be submitted to and approved in writing by the Local Planning Authority in which respect it will be expected that by design it will minimise the potential for overlooking the adjacent garden at 4 Copper Close. The window shall thence be installed in accordance with the agreed details and thereafter retained. Furthermore, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no further fenestration shall be inserted at first floor in the said elevation without express planning permission.

4. 3/07/0769/FUL
Demolish Existing Dwellings and Erect 12 Dwellings Consisting of 3 Blocks of 4 Flats Each (as amended by plans received 14/08/07).
70-72 Wareham Road, Corfe Mullen, Wimborne.

GRANTED AS PER THE OFFICER RECOMMENDATION.

5. 3/07/0770/FUL
Erection of Replacement Gates and Fence to Rear and Side Access (Retrospective). Tivoli Theatre, 19-27 West Borough, Wimborne.

GRANTED AS PER THE OFFICER RECOMMENDATION.

6. 3/07/0792/FUL
Extend Church to Form Meeting and Committee Rooms, Kitchen Store and Toilets (Demolish Existing Meeting Room). Horton Heath Methodist Church, Burts Lane, Mannington.

GRANTED AS PER THE OFFICER RECOMMENDATION.

7. 3/07/0883/FUL
Convert Building to Form Reception, Toilets, Games Area, Store and Café (Revision of Application Number 3/06/0085). Caravan Site, Church Farm, High Street, Sixpenny Handley.

GRANTED AS PER THE OFFICER RECOMMENDATION.

8. 3/07/0925/REM
Care Village and Community and Recreation Facilities. St Leonards Hospital, 241 Ringwood Road, St Leonards.

Public speaking:

Dr Williams informed the Committee that he was the Chairman of the Cricket Club that was situated on this site. Dr Williams explained the history of the site and noted that it was now used by patients and staff on Sunday afternoons for leisure and enjoyment purposes. Dr Williams further explained to the Committee that for these reasons the Cricket Pitch must be maintained and easily accessed, as indeed some patients may be in wheelchairs. Finally, Dr Williams asked that the needs of the Cricket Club users were taken into consideration and that appropriate storage, car parking and vehicular access was provided around the club.

Subject to the completion of a Heathland Mitigation Contribution payment, inclusion of additional conditions relating to the Cricket Club vehicular access and car parking and proposed minor changes to the layout, issue of the decision be delegated to the Head of Planning and Building Control.

GRANTED.

1. The details of tree protection for the Victory Oak shall be implemented in accordance with the statement submitted by letter dated 23 August 2007.

2. Notwithstanding the submitted plans, further details are to be provided of the access arrangements and car parking for the cricket ground and cricket pavilion. These details shall be submitted to the Local Planning Authority for consideration prior to the commencement of any work related to the demolition of the existing cricket club building or the construction of the new pavilion. The scheme shall then only be laid out in accordance with these approved details and thereafter retained.

NOTE:

1. The applicant is informed that this decision constitutes an approval of reserved matters under Condition 1 of the planning permission granted by Notice dated 9 July 2004 under Application No. 3/04/0067 and does not, by itself, constitute a planning permission. Furthermore, it does not discharge the obligation under Conditions 3, 5, 6, 7, 12, 15, 19, 20, 21, 22, 27 and 30 to submit additional details prior to the commencement of development.

9. 3/07/0942/FUL
Extend Chalet Bungalow Including Front and Rear Dormers. 6
Badbury View, Wimborne, Dorset.

Public speaking:

Mr Henderson addressed the Committee on behalf of a neighbour who opposed the development. Mr Henderson explained the relationship and position between the neighbours bungalow and proposed application site. He noted that the proposed extension would overlook and invade the privacy of the garden at number 8 Badbury View. Mr Henderson informed the Committee that the build would be oppressive and obstruct natural light entering the garden at No. 8 during certain times in the day. Mr Henderson stated that the Neighbour strongly objected to the extension as it would undoubtedly have a detrimental effect on her property.

Mr Burry informed Members that he was the applicant of the proposed extension to 6 Badbury View. He informed the Committee that he had worked closely with the Planning Department to design the extension and that it would be keeping with the immediate area. Mr Burry felt that the extension was of moderate size and would provide extra space in the family home. Lastly, Mr Burry noted that the build complied with planning policy and that the windows facing

8 Badbury View would be obscure glazed to prevent overlooking.

The Head of Planning and Building Control informed Members that application proposal no longer included the replacement of a single storey garage; it solely dealt with the extension to the main property.

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 protection of the protected trees on and adjacent to this site shall be carried out in accordance with the Tree Call Consultancy Arboricultural Method Statement dated the 21st April 2007. Protective fencing, in accordance with BS5837:2005 Trees in Relation to Construction fig.2, shall be positioned as shown on plan TCP/60207 Appendix 2a 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.
4. Both in the first instance and upon all subsequent occasions the high level window to the lounge on the north elevation of the dwelling 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, no further fenestration or door shall be installed in the said elevation without express planning permission.

NOTE:

1. Should the applicant wish to remove or undertake any other work to any of the protected trees highlighted within the report, they will need to submit a Tree Preservation Order application.
2. 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.

10. 3/07/0961/FUL
Alterations and Extensions to Toilet Block to Include Covered Walkway and External Access to First Floor Ranger Office. Moors Valley Country Park, Visitors Centre, Horton Road.

GRANTED AS PER THE OFFICER RECOMMENDATION.

11. 3/07/0965/FUL
Extensions to Garage to Create New Bedroom and Ensuite, Extended Utility Room and New Chimney. 17 Queenswood Drive, Ferndown, Dorset.

GRANTED AS PER THE OFFICER RECOMMENDATION.

Voting: Application 1, 3, 4, 5, 7 & 11 – Unanimous
Application 2 – Nem. Con. (2 Abstentions).
Application 6 – Nem. Con. (4 Abstentions).
Application 8 – 10: 1
Application 9 – 7: 2 (1 Abstention).
Application 10 – Nem. Con. (1 Abstention).

190. 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.

191. 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 11.50 a.m.

CHAIRMAN