

EAST DORSET DISTRICT COUNCIL

PLANNING COMMITTEE

Minutes of the Meeting held on 28th April, 2009 at 9.30 a.m.

Present:-

Councillor M. R. Dyer - Chairman

Councillor Mrs P. A. Reynolds - Vice-Chairman

Present: Councillors D. B. F. Burt, S. G. Flower, Mrs J. M. Hazel, P. Holden, Mrs A. Holland, Mrs P. A. Hymers, I. J. Monks, B. E. Mortimer, S. S. Tong, D. J. Wallace and Mrs A. Warman.

602. Apologies for Absence

Apologies for absence were received from Councillors Mrs T. B. Coombs, S. C. Hearn and P. W. Richardson.

603. Declarations of Interest

There were no declarations of interest made on this occasion.

604. 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.

605. Minutes

The Minutes of the meeting held on 31st March, 2009 were confirmed and signed as a correct record.

606. Presentations by the Public

Representations by the public to the Committee on individual planning applications are detailed in Minute 607 below. There were no questions, petitions or deputations received on other items on this occasion.

DELEGATED BUSINESS

607. 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 were requested to consider the planning applications contained within the schedule and to receive details of any withdrawn or requested deferred applications, if any.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. 3/08/1407/FUL

Construct New Vehicular Access (As Revised by Plans Received 4th February, 12th February and Revised Application Forms Received 2nd March, 2009) Bedborough Farm, Uddens Drive, Wimborne.

Public Speaking:

Mrs Johnson informed the Committee that the application made no reference to the huge amount of increased traffic now using the access road to Bedborough Farm. Mrs Johnson advised the Committee that these increases had occurred since the change of use of the Farm to accommodate the development of a range of new business enterprises. Mrs Johnson informed the Committee that the proposed new access warranted some improvements to her property in terms of possible noise reductions and visual impact however, the new proposed access would be sited closer to a dangerous bend in the road. Mrs Johnson noted that this new access would not be seen by vehicles turning off the A31 and into the road. In summary, Mrs Johnson stated that she felt the matter was not a case of a providing a new access but rather the determination of the applicant to continue to accommodate a the range of different business enterprises on the site, some of which were not within planning laws. Mrs Johnson asked Members to reject the application.

Mr Munro, the applicant's agent informed the Committee that the application complied with both local and national policy and met the approval and requirements of the Highways Officers and Trees Section. Mr Munro noted that the Planning Officers had recommended the application for approval. Mr Munro further noted that the visibility from the current access was poor and the new access would be safer. Mr Munro explained that the existing access would be replanted with a good species of trees as to be agreed with the applicant. Finally, Mr Munro asked Members to approve the application on its merits and not on what may or may not happen to the site in the future.

GRANTED AS PER THE OFFICER RECOMMENDATION.

2. 3/09/0096/FUL

Demolish Existing Garage, Sever Plot and Erect Semi Detached 2 Bedroom House. 134 Bridle Way, Colehill, Wimborne.

Public Speaking:

Doctor Dye informed the Committee that he objected to the application. Doctor Dye clarified that 134 Bridle Way was in fact a 4 Bed property and not a 3 Bed property as listed in the application. Furthermore, Doctor Dye argued that a 2 Bed property would not be in keeping with the area and it would look out of place in the location. Doctor Dye questioned whether the land at the rear of the property that would be used as garden space for the proposed property was actually in the ownership of the applicant. Doctor Dye also raised concerns about parking. Doctor Dye asked Members to refuse the application as it

would set a bad precedent in a good area.

Colehill Parish Councillor KD Johnson informed the Committee that the Parish Council did not support this application. Parish Councillor Johnson advised the Committee that Bridle Way formed part of the newest estate in Colehill which had a high density, compact and mixed character of housing. Parish Councillor Johnson further advised the Committee that the majority of streets had off road parking and if the application went ahead it would not be in keeping with the current design and layout. Parish Councillor Johnson noted that there were 11 letters of objection to the application and it should be refused.

GRANTED AS PER THE OFFICER RECOMMENDATION.

3. 3/09/0108/FUL

Retrospective Planning Application for the Erection of Two Structures (railway station and store) and the laying of Miniature Railway Track. Plowmans Garden Nursery and Plant Centre Ltd, 392 Christchurch Road, West Parley.

DEFERRED at the request of the Head of Planning and Building Control in order to gather further information on the application.

4. 3/09/0140/FUL

Erect Two Storey Front Extension, Two Storey and Single Storey Rear Extension including Balcony, Replacement Attached Garage and Front and Rear Rooflights to Facilitate Loft Conversion (As amended by plans received 12/03/09). 76 Lodge Road, Holt, Wimborne.

Public Speaking:

Mr Griffiths informed the Committee that he objected to the height of the 3 storey rear extension with the glazed apex gable. Mr Griffiths advised that 76 Lodge Road was greater in height than his own neighbouring property and approximately only a metre distance away. Mr Griffiths reported that the Parish Council had stated that the design of the property was dominant and bulky and could lend itself to overlooking neighbouring properties. Mr Griffiths noted that the Parish Council had suggested that the roof be hipped to prevent overlooking. Mr Griffiths advised that he concurred with this suggestion by the Parish Council. Mr Griffiths further noted that the bamboo growing in his garden currently screened his property from number 76 Lodge Road. However, Mr Griffiths explained that Bamboo had a life span of 10 years and once it had flowered it would then die and the screening would cease. Mr Griffiths asked that the applicant consider a hipped roof on the rear extension and he summarised reasons to support this change.

Mrs Isaacs informed the Committee that she supported the application to extend and modernise number 76 Lodge Road. Mrs Isaacs informed the Committee that she had lived at 78 Lodge Road for over 50 years and had witnessed 76 Lodge Road being built. Mrs Isaacs noted that the property was now dated and in need of modernisation and renovation. Mrs Isaacs stated that the occupants of 76 Lodge Road were kind and helpful people trying to make efficient use of space in

their property. Mrs Isaacs reported that the roof line was not affected by the extension and the proposed balcony was a common feature also found on other houses in the village. Mrs Isaacs stated that proposals would vastly improve the property.

Ms Edwards advised the Committee that her family had bought 76 Lodge Road 2 years ago with plans to extend and renovate the neglected property. Ms Edwards advised the Committee that her family were local people, having moved to Holt from Wimborne. Ms Edwards informed the Committee that she and her partner had taken a lot of advice from architects and the EDDC Planning Department when designing the extension. Ms Edwards further stated that the plans had been amended, revised and changed to try and accommodate concerns by neighbours and the Parish Council. Ms Edwards noted that 76 Lodge Road was very private and did not overlook neighbouring properties. Ms Edwards asked Members to approve the application in its current form.

GRANTED AS PER THE OFFICER RECOMMENDATION.

5. 3/09/0166/FUL

Demolition of Existing 10.0m x 3.0m Reception Unit and Replace with 1 no 12.1m x 3.0m Open Plan Single Storey Office and 1 no 3.6m x 2.7m Open Plan Unit, Connected to Main Unit with 1.8m x 600mm Link
(24B Haviland Road, Ferndown Industrial Estate, Wimborne.

GRANTED AS PER THE OFFICER RECOMMENDATION.

6. 3/09/0211/TEL

12M High Telecommunication Monopole with 3 Antennae Together with Ground Level Equipment Cabinet as Amended by Plans Received 14/04/09. Land at A348 Ringwood Road/ Wimborne Road, Tricketts Cross – Roundabout, Ferndown.

GRANTED AS PER THE OFFICER RECOMMENDATION.

7. 3/09/0227/TEL

15M Tall Telecommunication Monopole Mast with 3 Antennae on Top, Equipment Cabinet at Base as Amended by Plans Received 02/04/09 to install 300mm Diameter Transmission Dish Below Antennae. A31 Ringwood Road/ Monks Close, Lay By, West Moors.

GRANTED AS PER THE OFFICER RECOMMENDATION.

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

608. 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 listed in the submitted report.

609. 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 11.00 a.m.

CHAIRMAN