

EAST DORSET DISTRICT COUNCIL

PLANNING COMMITTEE

Minutes of the Meeting held on 19th May, 2009 at 9.30 a.m.

Present:-

Councillor M. R. Dyer - Chairman
Councillor S. S. Tong - Vice-Chairman

Present: Councillors D. B. F. Burt, Mrs T. B. Coombs, S. G. Flower, P. Holden, Mrs A. Holland, Mrs P. A. Hymers, I. J. Monks, Mrs P. A. Reynolds, P. W. Richardson and D. J. Wallace.

39. Apologies for Absence

Apologies for absence were received from Councillors Mrs J. M. Hazel, S. C. Hearn, B. E. Mortimer and Mrs A. Warman.

40. Declarations of Interest

Councillor P. W. Richardson declared a personal interest in Minute No. 45 (Schedule of Planning Applications) Planning Application 3/09/0193/COU (Three Legged Cross Veterinary Surgery, Welwyndale, Verwood Road) and remained present.

41. 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.

42. Minutes

The Minutes of the meetings held on 28th April, 2009 and 11th May, 2009 were confirmed and signed as correct records.

43. Presentations by the Public

Representations by the public to the Committee on individual planning applications are detailed in Minute 44 below. There were no questions, petitions or deputations received on other items on this occasion.

DELEGATED BUSINESS

44. 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within the schedule and to receive details of any withdrawn or requested deferred applications, if any.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. 3/09/0024/FUL

Rear and Side Extensions. Convert Extended Roof space to Living Accommodation – As amended by plans received 22 April 2009. 28 West Moors Road, Ferndown, Dorset.

GRANTED AS PER THE OFFICER RECOMMENDATION.

2. 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.

Public Speaking:

Mr Malcolm Brown, the applicant's agent informed Members that the application before them was to retain the railway track, station building and railway store. Mr Brown advised Members that the track and ancillary builds had been developed to house the unique and famous American trains that would attract people to the Garden Centre. Mr Brown felt that the officer decision had been influenced by an appeal decision of another local Garden Centre. Mr Brown questioned why the buildings were detrimental and inappropriate development in the green belt and asked what harm they caused physically. Mr Brown made reference to the Moors Valley Country Park train and railway attraction and argued that the sites were not that different, except that Plowmans offered a smaller scale attraction.

Mr Victor Plowman, the applicant informed Members that he had a vision for the Garden Centre, being that he wanted it to show gardeners what they could achieve within their own gardens. Mr Plowman also stated that he had always wanted to plant trees on and around the site. Mr Plowman informed Members of the wonderful opportunity he was given to purchase the famous trains and showcase them in Dorset. He advised that gardeners would be able to see the planted trees around the site by riding the trains. Mr Plowman stated that the trains would attract all types of people as well as provide jobs and employment in the future. Mr Plowman also advised that he had plans to improve and expand the garden centre in the future. Mr Plowman asked that a compromise be reached in order for the application to be granted.

REFUSED AS PER THE OFFICER RECOMMENDATION.

3. 3/09/0193/COU

Change of Use of Existing Steel Framed Building to Part of Veterinary Surgery (By Erecting a Freestanding Hydrotherapy Pool Structure within the Steel Framed Building). Three Legged Cross Veterinary

Surgery, Welwyndale, Verwood Road.

GRANTED subject to the removal of Planning Condition 3 "Prior to the hydrotherapy pool being brought onto the site, the unauthorised gravel car park extension (hatched green on submitted plan) shall be taken up and material removed from the site. The area shall then be graded with top soil and seeded with meadow grass."

4. 3/09/0264/FUL

First Floor Extension to Provide Bedroom and En- Suite above Existing Double Garage. 7A Firside Road, Corfe Mullen, Wimborne.

GRANTED subject to no new material representations being received before the end of the consultation period.

5. 3/09/0273/FUL

Installation of 24m Telecommunications Mast to include 3 Antennae and 2 Transmission Dishes and Ground Based Equipment Compound. Land to the West Of, Station Road, West Moors.

WITHDRAWN – at the request of the applicant.

Voting: Applications 1, 3 & 4 – Unanimous
Application 2 – Nem. Con. (4 Abstentions)

Councillor P. W. Richardson declared a personal interest in Planning Application 3/09/0193/COU (Three Legged Cross Veterinary Surgery, Welwyndale, Verwood Road) and remained present.

45. 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.

46. 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 10.43 a.m.

CHAIRMAN