

EAST DORSET DISTRICT COUNCIL

PLANNING COMMITTEE

Minutes of the Meeting held on 16th June, 2009 at 9.30 a.m.

Present:

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

Present: Councillors Mrs T. B. Coombs, S. G. Flower, S. C. Hearn, P. Holden, Mrs A. Holland, Mrs P. A. Hymers, B. E. Mortimer, P. W. Richardson, D. J. Wallace and Mrs A. Warman.

78. Apologies for Absence

Apologies for absence were received from Councillors Mrs J. M. Hazel, I. J. Monks and Mrs P. A. Reynolds.

79. Declarations of Interest

The Head of Planning and Building Control (Mr M. Hirsh) declared a personal and prejudicial interest in Minute 83 (Schedule of Planning Applications) Planning Application 3/09/0238/FUL (44 Rowlands Hill, Wimborne) and took no part in the processing of the application and left the room during the discussion and voting thereon.

80. 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.

81. Minutes

The Minutes of the meeting held on 19th May, 2009 were confirmed and signed as a correct record.

82. Presentations by the Public

Representations by the public to the Committee on individual planning applications are detailed in Minute 83 below. There were no questions, petitions or deputations received on other items on this occasion.

DELEGATED BUSINESS

83. 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were requested to consider the planning applications contained within the schedule and to receive details of any withdrawn or requested deferred applications, if any.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. 3/09/0157/FUL

Erect Detached Bungalow with Integral Garage (as Amended by Plans Received 22 May 2009 to Allow Greater Distance to the North East and South East Boundaries). Land Adjoining 'Hideaway', Happy Bottom, Corfe Mullen.

Public Speaking:

Mr Powell, a neighbour of the proposed development, objected to the proposal. Mr Powell informed Members that the access lane was maintained by residents, had a variety of surfaces and a number of pot-holes. It was a very narrow lane and vehicles often travelled at inappropriate speeds. The development's proposed entrance was situated on a bend and, in Mr Powell's view, the proposed vehicle turning space on site was insufficient. Mr Powell also believed that the proposed development would not be in keeping with the character of the area.

Members of the Planning Committee did not agree with the recommendation of the Head of Planning and Building Control. Members of the Committee were of the opinion that the position and footprint of the development was an inappropriate development that was out of character with the area.

REFUSED.

The character of the area surrounding the application site is defined in large measure by dwellings of varying scale and design set in plots that are surrounded by established vegetation that contribute to the areas semi-rural appearance. The proposal, on account of its restricted plot size, site coverage and siting close to the plot boundaries, is unacceptable as it would impinge significantly on the character of the area and the lane in particular. The effect of the proposed bungalow would be exacerbated by the need to remove vegetation on the site to accommodate the bungalow together with fencing alongside the lane to form a splayed access and hardsurfaced opening, which would have a harsher and more urban appearance within this semi-rural location. Furthermore, there would be little space available on the site to carry out any effective landscaping. The proposal would therefore result in unacceptable harm to the character and appearance of the area and be contrary to Policies HODEV1 and DES8 of the East Dorset Local Plan 2002

2. 3/09/0223/COU

Installation of New Access Across Field with Addition of Gravel Ramp (Part Retrospective). Bindon Grange, Holt Lane, Holt.

GRANTED AS PER THE OFFICER RECOMMENDATION.

3. 3/09/0238/FUL

Demolition of Existing Blocks of Flats and Redevelop to Create 8 Apartments with 8 Semi-Basement Car Parking Spaces as Amended by Plans Received 21 May 2009 and Additional Plans Received 21 May 2009 and 28 May 2009. Glen Ashton, 44 Rowlands Hill,

Wimborne.

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. Prior to commencement of works on site, details and scaled sections of all external fenestration and joinery, including barge-boards, garage doors and windows, including 100mm deep reveals, shall be submitted to and agreed in writing by the Local Planning Authority and shall be installed and thereafter retained in that form, unless otherwise agreed in writing by the Local Planning Authority.
4. Full details of the appearance and location of any kitchen and bathroom flue vents (together with any venting required in connection with the basement car park) shall be submitted to and agreed by the Local Planning Authority before any work on site is commenced. In this respect regard should be had to minimising any external impact on the external walls and roof of the building and where possible located discreetly. The approved scheme shall thereafter be installed and retained as approved unless otherwise agreed in writing by the Local Planning Authority.
5. Before any equipment, materials or machinery are brought onto the site for the purposes of demolition or development, a pre-commencement site meeting between the Tree Officer, Arboricultural Consultant, and Site Manager shall take place to confirm the schedule of tree work and protection of the trees on site in accordance with the Arboricultural Method Statement and Tree Protection Plan prepared by Mark Hinsley Arboricultural Consultants (dated 16th March 2009). The tree protection shall be positioned as shown before any equipment, materials or machinery are brought onto the site for the purposes of 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. The landscaping scheme as indicated on the approved plan number 3059b shall be implemented in its entirety within six months of the completion of construction works on the flats hereby approved and shall be thereafter maintained for a period of five years during which time any species found to be dead damaged or dying shall be duly replaced and hence the whole scheme shall be retained.
7. Prior to the commencement of works on site a construction management plan shall be agreed in writing with the Local Planning Authority, identifying the means of construction, any mitigation

measures for noise and disturbance to neighbouring properties, and methods of removal of soil and rubble from the site, including details of washing of vehicle wheels, parking of contractor's vehicles and management of any intervention of traffic movements on Rowlands Hill. Upon approval the details of the management plan shall be implemented until the construction is complete.

8. The development hereby permitted shall not be brought into use until the access, turning space 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. A vertical close-boarded fence with concrete posts shall be constructed along the northern boundary of the site as shown on the approved landscape drawing no: 3059b, prior to commencement of construction on site and thereafter retained.
10. Before the development hereby permitted is commenced, proposals for the hard landscaping shall be submitted to and approved by the Local Planning Authority. Such approved works shall be completed in all respects before the final completion of the development and thereafter retained.
11. Prior to commencement of works on site details of the materials and design, at a scale of 1:10, of the feature window on the north elevation of the proposed flats shall be agreed in writing by the Local Planning Authority. It shall then be constructed and retained as approved.
12. The building shall be constructed at the levels shown on the survey drawing 200511-021 unless otherwise agreed in writing by the Local Planning Authority.
13. All vehicles leaving the site during the construction period shall be in a condition such that they do not deposit mud or other debris on the public highway.
14. For avoidance of doubt and notwithstanding the landscape banking shown on the west elevation (drawing number 200511/020.2), the existing levels on the northern side of the building shall be retained in perpetuity together with the retaining wall.
15. There shall be no gates hung so as form obstruction to the vehicular access serving the site.

NOTE:

This Council has had regard to Planning Policy Guidance Note 15 relating to Conservation Areas in the determination of this application.

4. 3/09/0286/FUL
Ground Floor Front and Side Extension and First Floor Side Extension.
27 Highfield Road, Corfe Mullen.

Public Speaking:

Mr Mead, who owned the property adjacent to the proposed development, objected to the proposal. Mr Mead explained to

Members that an extension to 27 Highfield Road by a previous occupier back in the 70's was built right up to the boundary with Mr Mead's property. As a result, the view from all windows of Mr Mead's property that looked out on to 27 Highfield Road was completely dominated by this extension. Members were informed that this extension was built under permitted development rights that existed at that time. Mr Mead was of the view that the proposed extension would cause further obstruction and block even more light in to his property.

Members of the Planning Committee did not agree with the recommendation of the Head of Planning and Building Control. Members of the Committee were of the opinion that the height, bulk and proximity to the boundary with Mr Mead's property would result in a severe loss of outlook from his east facing windows whilst also causing loss of light.

REFUSED.

1. The proposed first floor extension on the western side of the dwelling, would on account of its height, bulk and proximity to the boundary with 51 Albert Road, result in a severe loss of outlook for the east facing windows in 51 Albert Road and loss of light. These impacts are considered unneighbourly and detrimental to the amenities of the occupants of 51 Albert Road. The proposal is therefore contrary to Policy DES8 of the East Dorset Local Plan 2002 as it is incompatible with its surroundings in terms of its relationship with neighbouring properties

5. 3/09/0326/FUL

Raise and Extend Roof to Provide First Floor Accommodation in Roof Space to Include Dormer Windows. 8 Owls Road, Verwood.

Public Speaking:

Mr Taylor, the applicant, explained to Members that he had a disabled child who needed certain requirements that were not identified at the time the family moved in to the bungalow. Their only options were to move house or to develop additional accommodation in their roof space as proposed.

Mrs Noding, a neighbour, supported the application. Whilst acknowledging those neighbours who had objected to the proposal, Mrs Noding explained to Members that many bungalows in the road had been extended in one form or another. Mrs Noding believed that refusal could have a negative impact on value and sales potential of houses in the area.

GRANTED AS PER THE OFFICER RECOMMENDATION.

Voting: Application 1 – 5:6

Application 2,3,4 & 5 - Unanimous

(Mr M Hirsh (Head of Planning & Building Control) declared a personal and prejudicial interest in Planning Application 3/09/0238/FUL (Glen Ashton, 44 Rowlands Hill, Wimborne) and took no part in the processing of the application and left the room during the discussion and voting thereon.)

84. 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.

85. 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.

Members were further informed that paragraph 5.1 of the report had been included in error and that this paragraph should be disregarded.

The meeting ended at 11.15 a.m.

CHAIRMAN