

EAST DORSET DISTRICT COUNCIL

PLANNING COMMITTEE

Minutes of the Meeting held on 6th October, 2009 at 9.30 a.m.

Present:-

Councillor M. R. Dyer - Chairman

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

289. Apologies for Absence

Apologies for absence were received from Councillors P. W. Richardson and S. S. Tong (Vice-Chairman).

290. Declarations of Interest

Councillor Mrs P. A. Hymers declared a personal interest in Minute No. 294 (Schedule of Planning Applications) Planning Application 3/09/0627/FUL (Priest's House Museum, 23 High Street, Wimborne) and remained present.

Councillor D. B. F. Burt declared a personal and prejudicial interest in Minute No. 294 (Schedule of Planning Applications) Planning Application 3/09/0627/FUL (Priest's House Museum, 23 High Street, Wimborne) and left the room during the discussion and voting thereon. Councillor D. B. F. Burt also declared a personal interest in Planning Application 3/09/0745/COU (Brook Road Trading Estate, Brook Road, Wimborne) and remained present.

Councillor S. G. Flower declared a personal interest in Minute No. 294 (Schedule of Planning Applications) Planning Application 3/09/0745/COU (Brook Road Trading Estate, Brook Road, Wimborne) and remained present.

Councillor Mrs T. B. Coombs declared a personal interest in Minute No. 294 (Schedule of Planning Applications) Planning Application 3/09/0745/COU (Brook Road Trading Estate, Brook Road, Wimborne) and remained present.

Councillor I. J. Monks declared a personal interest in Minute No. 294 (Schedule of Planning Applications) Planning Application 3/09/0659/FUL (Rijan, Daggons Road, Alderholt) and remained present.

291. 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.

292. Minutes

The Minutes of the meeting held on 8th September, 2009 were confirmed

and signed as a correct record.

293. Presentations by the Public

Representations by the public to the Committee on individual planning applications are detailed in Minute 294 below. There were no questions, petitions or deputations received on other items on this occasion.

DELEGATED BUSINESS

294. Schedule of Planning Applications

A report was submitted, 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. 3/09/0627/FUL

Retention of Free Standing Wooden Construction Shed. Priest's House Museum, 23 High Street, Wimborne.

GRANTED AS PER THE OFFICER RECOMMENDATION.

2. 3/09/0659/FUL

Demolish Existing Dwelling and Erect a Terrace of Three Dwellings and One Detached Dwelling as Amended by Drawing 2009-19-02A received on 08.09.2009. Rijan, Daggons Road, Alderholt.

Public Speaking:

Alderholt Parish Councillor William Ham advised the Committee that the Parish Council objected to the development on this site. Parish Councillor Ham raised concerns about the overdevelopment of the site and the visual impact of the development. It was reported that the Parish Council did not believe the design of the dwellings to be in keeping with the characteristics of other properties in the village. Parish Councillor Ham advised the Committee that car parking provision was not sufficient and the access point was dangerous; leading straight on to the main road. Parish Councillor Ham also objected to the small garden areas which were not suitable for young families and asked Members to have regard to neighbour objections when determining the planning application.

Miss Evans, the applicant's agent informed the Committee that the proposed dwellings provided a balance between the cottages located on Station Road, Alderholt and the adjacent property to the west, South Lodge. Miss Evans advised that the design of the buildings, with Victorian characteristics, complimented the style of houses already located in the village. Miss Evans informed the Committee that through the design they were trying to encourage quality detailing and

materials, coupled with a modern layout and energy efficient homes. Miss Evans further advised the Committee that they had worked with the Highways Engineers to ensure the safe access point and secure parking courtyard within the site. Miss Evans reported that the proposed dwellings were set back from the road with green space at the front for use by future occupants. Miss Evans asked Members to approve the application.

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. Plans and particulars showing the finished floor levels, related to ordnance datum or fixed point within the site, of the ground floor of the proposed building(s), (and as appropriate the closest adjacent building beyond the site) shall be submitted to, and approved in writing by the Local Planning Authority and development shall not be commenced until these details have been approved, unless otherwise agreed in writing. All works shall be undertaken strictly in accordance with the details as approved.
4. 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(s), porch, garden shed, greenhouse, garage or car port shall be erected nor any hardstanding area extended without express planning permission first being obtained.
5. Details of the proposed fenestration, to include full joinery details at a scale of not less than 1:10 shall be submitted to and agreed in writing by the Local Planning Authority prior to any development commencing on site. All works shall then be undertaken strictly in accordance with the details as approved.
6. 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.

7. The existing natural tree screen/hedgerow along the western boundary of the site shall be retained and reinforced where necessary in accordance with a scheme to be submitted to and approved by the Local Planning Authority. Any such reinforcement shall be carried out during the planting season October/March inclusive following the first occupation of the adjacent building maintained for a period of five years during which time any plants that are found to be dead or dying shall be replaced.
 8. The loft area to be provided over the carports shall be maintained in the condition shown in Drwg 2009-19-02A unless agreed in writing by the Local Planning Authority.
 9. 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 and Site Manager shall take place to confirm the protection of the trees in accordance with the letter provided by Alderwood Consulting Ltd Protection Plan, ref: D935AIAL1, dated the 8th July 2009. The protection of the trees on and adjacent to this site shall be carried out in accordance with the letter provided by Alderwood Consulting Ltd Protection Plan, ref: D935AIAL1, dated the 8th July 2009. The tree protection shall be positioned as shown on drawing no: 2009-19-01 Plan JF1 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 excavations be made without the written consent of the planning authority.
 10. The sight line shown on the amended plan received on the 30 September 2009 shall be laid out prior to any of the construction works on the dwellings commencing and thereafter retained so that at all times nothing over 600mm in height (when measured in relation to the adjacent carriageway level) is allowed to grow or any construction installed that would obstruct visibility.
 11. The proposed brick wall adjacent to Daggons Road shown on the amended plan received on the 30 September 2009, shall be constructed prior to the first occupation of units 1, 2 or 3 and thereafter retained intact such that no pedestrian access may be gained through it to Daggons Road.
 12. The parking and manoeuvring areas shall be laid out in their entirety prior to the first occupation of any dwelling and thereafter retained.
3. 3/09/0711/HOU
Erection of First Floor Rear Extension above Existing Ground Floor Extension. 23 Phelipps Road, Corfe Mullen, Dorset.

Public Speaking:

Mrs Young explained the family needs for the modest extension and the efforts they had made with their neighbour before the application

was submitted.

GRANTED AS PER THE OFFICER RECOMMENDATION.

4. 3/09/0745/COU

Change of Use of Land and Buildings to General Industrial (Class B2) and Storage or Distribution (Class B8) together with Recladding of Industrial Units and Perimeter Fencing, as amended by Plans received 28.08.09. Brook Road Trading Estate, Brook Road, Wimborne.

Public Speaking:

Mr Undery, the applicant's agent informed the Committee that the incorrect site plan had been shown in the Officer's presentation and that the revised site plan repositioned one of the storage containers away from the entrance gates. Further to satisfactory conditions and planning permission, Mr Undery advised the Committee that his client would proceed with the purchase of the two sites from this Council at the previously agreed price.

GRANTED.

1. The development to which this permission relates must be begun not later than the expiration of five years beginning with the date of this permission.
2. The layout of the containers at the southern site, shall be positioned as shown on the amended plan received on 21 September 2009 (Drawing No: 50809B) and thereafter retained as agreed, unless otherwise agreed in writing.
3. The storage containers hereby approved for the southern site shall not exceed 3 metres in height and shall be finished in dark green colour.
4. The industrial units on the northern site shall be used for B2 or B8 purposes and the southern site shall be used for B8 purposes as defined by the Town and Country Planning Use Classes Order 1987.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any subsequent enactment or re-enactment thereto, no enlargements, shall be undertaken to the buildings without express planning permission first being obtained.
6. The parking and manoeuvring facilities, as shown on amended plan received on 21 September 2009 (Drawing No: 50809B) shall be completed in all respects in accordance with those details before the development is brought into use and shall be maintained as such thereafter.
7. The proposed pallisade fence and entrance gates for the southern site hereby approved shall be no more than 2.4 metres in height, constructed in accordance with the approved details and thereafter retained in dark green unless otherwise agreed in writing with the Local Planning Authority.
8. No goods, plant or material shall be deposited or stored in the open

or displayed for sale in the open on the northern site, with the exception of the south east corner as identified on the approved plan surrounded by 2 metre high fencing, which shall be erected within 6 months of the date of this permission and thereafter retained. No goods, plant or material shall be deposited or stored in the open or displayed for sale in the open on the southern site with the exception of the approved containers and the parking of vehicles, without the prior consent in writing of the Local Planning Authority.

Voting: Applications 1 & 3 – Nem. Con. (1 Abstention)
Application 2 – 11: 1 (1 Abstention)
Application 4 – 10: 1 (1 Abstention).

Councillor Mrs P. A. Hymers declared a personal interest in Planning Application 3/09/0627/FUL (Priest's House Museum, 23 High Street, Wimborne) and remained present.

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295. To inform Members of Delegated Decisions

A report was submitted 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.

296. Outcome of Appeals and New Appeals Lodged

A report was submitted 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 10.30 a.m.

CHAIRMAN