

Planning Committee

Minutes of meeting held at County Hall,
Colliton Park, Dorchester on 26 July 2013.

Present:

Peter Hall (Vice-Chairman)
Steve Butler, David Mannings, Mark Tewkesbury and David Walsh.

Officers attending

Sam Fox-Adams (Team Leader – Development Management), Huw Williams (Principal Planning Officer), Phil Crowther (Solicitor), and Liz Eaton (Democratic Services Officer).

(Note: These minutes have been prepared by officers as a record of the meeting and of any decisions reached. They are to be considered and confirmed at the next meeting of the Planning Committee to be held on **6 September 2013**).

Apologies for Absence

63. Apologies for absence were received from Barrie Cooper, Lesley Dedman, Mervyn Jeffery, David Jones and Mike Lovell (Chairman).

Code of Conduct

64. There were no declarations by members of any disclosable pecuniary interests under the Code of Conduct.

Minutes

65.1 The minutes of the meeting held on 14 June 2013 were confirmed and signed.

65.2 Members questioned whether they could be identified within the text of the minutes. The Team Leader – Development Management would discuss this with the Head of Legal and Democratic Services and report back to the next meeting.

Reconstruction of the Creative Arts Block following severe damage by fire, Lytchett Minster School, Post Green, Lytchett Minster, Poole, Dorset, BH16 6JD

66.1 The Committee considered a report by the Head of Planning on application 6/2013/0284 for the reconstruction of the Creative Arts Block following severe damage by fire at Lytchett Minster School, Post Green Road, Lytchett Minster, Poole, Dorset, BH16 6JD.

66.2 Officers used a visual presentation showing site plans to explain in detail how the proposed Creative Arts Block would fit in with the surrounding Manor House. It was proposed the rebuild would be on a like-for-like basis utilising the surviving ground floor slab and underground services and would be built to the same size and appearance as that which existed previously.

66.3 Officers drew members' attention to the Update Sheet which showed that, Purbeck District Council had no objection subject to removal of the temporary building on expiry of permission of 6/2013/0099. Trees, nature conservation interests and neighbour privacy and amenity should be protected during construction. Development should include sustainable drainage measures and accord with sustainable design requirements of Policy D of Purbeck Local Plan Part 1.

66.4 Officers explained that retaining the building slab would mean it did not meet the highest sustainability standards but there would be considerable waste management issues and a reduction in sustainability in removing the slab. In any event, the proposal would comply with the Local Plan sustainability policy.

66.5 One member asked if the ground floor slab had been inspected and whether it would sustain the new building. Officers confirmed that the slab had been assessed and was sound to build on.

66.6 One member asked what caused the fire. Officers informed members that the building had been hit by a severe lightning strike which caused the fire. It was explained that the lightening conductors were made of aluminium as is modern practice and they had melted due to the abnormally severe lightening.

66.7 Members agreed it was good to see the original building design would be used for the rebuild.

Resolved

68. That planning permission be granted subject to prior consultation with the Secretary of State for Communities and Local Government in accordance with requirements of the Town and Country Planning (Consultation) (England) Direction 2009, and subject to the conditions set out in Section 9 of the report and the update sheet.

Reason for Decision

69. The reasons for granting planning permission were summarised in paragraph 6.27 to 6.31 of the report.

Review of Development Management Activities – First Quarter 2013/14

70.1 The Committee considered a report by the Head of Planning which updated members on the activities of the Development Management Team for the first quarter of the year 2013-14.

70.2 Officers informed members that a quarterly report was prepared in order for members to be appraised of the full workload of the Development Management Team and of the sites where applications were under consideration. Attention was drawn to paragraph 1.4 of the report which confirmed that officers were Confident that the County Council had met the requirements of the government's new Planning guarantee relating to determining major applications.

70.3 One member asked if work had started on Waddock Cross, planning application number 6/2013/0001, as he had noticed some activity on the site recently. Officers confirmed that they had not been informed that work had started on the site but it was a site where oil exploration had already taken place.

Noted

Questions

71. No questions were asked by members under Standing Order 20(2).

Meeting Duration
11.00 am – 12:15 pm