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NORTHERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON TUESDAY 19 DECEMBER 2023

Present: Cllrs Belinda Ridout (Chairman), Mary Penfold (Vice-Chairman), Jon Andrews, Toni Coombs, Les Fry, Brian Heatley, Carole Jones, Stella Jones, Val Potheary and David Taylor

Apologies: Cllrs Tim Cook and Emma Parker

Officers present (for all or part of the meeting):

Lucy Bruce (Conservation and Design Officer), Philip Crowther (Legal Business Partner - Regulatory), Jane Green (Planning Officer), Joshua Kennedy (Apprentice Democratic Services Officer), Pete Markham (Planning Officer), Hannah Smith (Development Management Area Manager (North)) and Megan Rochester (Democratic Services Officer).

51. Declarations of Interest

No declarations of disclosable pecuniary interests were made at the meeting.

52. Minutes

The minutes of the meeting held on Tuesday 21st November 2023 were confirmed and signed.

53. Registration for public speaking and statements

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

54. Planning Applications

Members considered written reports submitted on planning applications as set out below.

55. P/FUL/2023/02639 - Turks Garage, Marnhull Road, Hinton St Mary

With the aid of a visual presentation including plans and aerial photographs, the Case Officer identified the site and explained the proposal and relevant planning policies to members. Photographs of the location plan, proposed floor plans and elevations were shown. Details of the conservation area, nearby listed buildings and the history of the site were provided. The presentation also included information regarding footpaths and public rights of ways. Members were also

informed that there had been no objections from highways regarding site access and parking. The Area Manager also discussed the proposed materials and discussed the planning considerations. The recommendation was to refuse.

Public Participation

The agent spoke in support of the proposal. He praised the applicant for engaging with officers and felt that the proposal encouraged biodiversity. Mr Moir discussed the loss of unemployment and the enhancement of the conservation areas well as the immunity space which was considered adequate. The agent informed members that the proposal would have a positive impact to the area and would be a good use of an abandoned building. He referred to policy 25 of the local plan and commented on the lack of objections. He hoped members would support.

The Parish Council spoke in support of the proposal. She discussed the housing mix of Hinton St Mary and the number of residents. She discussed the conservation area and noted the material concerns. Cllr Wright felt that the existing site doesn't enhance the village and felt that the development met the guidance and noted that there were no objections from residents.

Members questions and comments

- Clarification regarding comments made from residents.
- Confirmation on pathway ownership and rights of way as well as harm to the Conservation Area.
- Questions regarding cladding.
- Risk of chemical contamination
- Clarification on overlooking of listed buildings and neighbouring properties.
- Question regarding pre application advice that was sought.
- Amenity area of the rear of the property and plantation requirements.
- Members felt that the existing building was causing visual harm to the area and the proposal would be an improvement to the area.
- No harm to the setting of the listed buildings.
- Members felt that the amenity area was considered acceptable.
- Design and materials do not mitigate the existing level of harm.
- Construction method plan.
- Concerns regarding lack of amenity space.

Having had the opportunity to discuss the merits of the application and an understanding of all this entailed; having considered the officer's report and presentation; the written representatives; and what they had heard at the meeting, a motion to overturn the officer's recommendation for refusal and a recommendation to **grant** planning permission, was proposed by Cllr Carole Jones, and seconded by Cllr Les Fry subject to conditions.

Decision: To overturn the officer's recommendation and grant planning permission subject to conditions and to delegate condition wording to officers after the meeting in consultation with the Chairman and Vice-Chair.

56. **P/HOU/2023/03822- 2 Long Street, Cerne Abbas**

With the aid of a visual presentation including plans and aerial photographs, the Case Officer identified the site and explained the proposal and relevant planning policies to members. Photographs of the existing and proposed front, side, and rear elevations as well as roof plans were shown. Members were also provided with details of the proposed staircase, front door, and interior plans. The officer's presentation also included impacts on amenity, heritage assets and scale, design, impact on character and appearance. The recommendation for planning application P/HOU/2023/03822 was to refuse and the officer's recommendation for application P/LBC/2023/03823, listed building consent was to refuse.

Public Participation

The agent spoke in support of the proposal. He highlighted that the existing property had been neglected and the current condition was not liveable. Mr Stone informed members of the applicants' intentions and highlighted that the original staircase didn't conform with regulations. A relocation of the staircase would improve the interior. The agent felt that the proposal supported evolution and felt that the alterations needed outweighed the harm. He noted that there would be no impact to the street scene and hoped the committee would support the application.

The applicant addressed committee and informed them of their intentions of making a family home. Mr Gueterbock highlighted the sites heritage and informed members that the proposed changes were in accordance with the NPPF. He respected the work of planners, but changes were needed. It was a modest extension which would make it fit and comply with the 21st century whilst providing safe first floor access.

Cllr Jill Haynes spoke in support of the proposal. She noted that she was surprised by the interior and did not agree with the officer's recommendation for refusal. Cllr Haynes felt that the public benefit outweighed any concerns and that moving the staircase was essential. She noted that Historic England raised no objections and that the rear of the building needed work. This was a property that needed to be lived in and it was essential that someone that cared would bring it back to use. Cllr Haynes urged the committee to support the application.

Members questions and comments

- Clarification regarding the listed building in the conservation area and the historical use.
- Clarification regarding the building footprint.
- Members felt that the proposal was an improvement and development was needed.

- Confirmation on the level of harm if approved.
- Alterations are considered to provide better living conditions and would be a public benefit that outweighed the less than substantial harm.

Having had the opportunity to discuss the merits of the application and an understanding of all this entailed; having considered the officer's report and presentation; the written representatives; and what they had heard at the meeting, a motion to overturn the officer's recommendation to refuse and **grant** planning permission, was proposed by Cllr Les Fry, and seconded by Cllr Carole Jones subject to conditions.

Decision: To overturn the officer's recommendation and grant permission and to delegate condition wording to officers after the meeting in consultation with the Chairman and Vice-Chair.

57. **P/LBC/2023/03823 - 2 Long Street, Cerne Abbas**

Having had the opportunity to discuss the merits of the application and an understanding of all this entailed; having considered the officer's report and presentation; the written representatives; and what they had heard at the meeting, a motion to overturn the officer's recommendation to refuse and **grant** planning permission, was proposed by Cllr Valerie Pothecry, and seconded by Cllr Brian Heatley, due to there being no substantial harm to the significance of the asset.

Decision: To overturn the officer's recommendation and grant permission subject to conditions.

58. **P/HOU/2023/06349 - 10 Herrison Road Charlton Down**

With the aid of a visual presentation including plans and aerial photographs, the Case Officer identified the site and explained the proposal and relevant planning policies to members. Photographs of the rear of the property, existing and proposed plans as well as views from the bridge of Herrison Road were included. Members were informed of the key planning considerations, particularly highlighting the impacts on visual and neighbouring amenities. The Case Officer informed members that the Parish Council wished to make no comments and the recommendation was to approve subject to conditions set out in the officer's report.

Public Participation

There was no public participation.

Members questions and comments

- There were no questions or comments from members.

Having had the opportunity to discuss the merits of the application and an understanding of all this entailed; having considered the officer's report and presentation; the written representatives; and what they had heard at the meeting, a motion to **approve** the officer's recommendation to grant planning permission as recommended, was proposed by Cllr Les Fry, and seconded by Cllr Stella Jones.

Decision: To grant the officer's recommendation for approval subject to conditions set out in the officer's report.

59. **Urgent items**

There were no urgent items.

60. **Exempt Business**

There was no exempt business.

Decision Sheet

Duration of meeting: 2.00 - 4.08 pm

Chairman

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Northern Area Planning Committee
Tuesday 19th December 2023
Decision List

Application Reference: P/FUL/2023/02639

Application Site: Turks Garage Marnhull Road Hinton St Mary Dorset DT10 1NG

Proposal: Conversion of garage and MOT bay to 2 no. dwellings

Recommendation: Refuse

Decision: grant with the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

FB8449/103 Street Scene/Context Plan - Proposed

FB8449/100 Location, Block & Site Plans

FB8449/101 Front Dwelling Proposed Elevations & Floor Plans

FB8449/102 Rear Dwelling Proposed Elevations & Floor Plans

FB8449/104 104 Existing Plans & Elevations - 24-05-23.pdf

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Prior to the commencement of the development hereby approved the following information shall be submitted to and agreed in writing by the Local Planning Authority: 1) a 'desk study' report documenting the site history. 2) a site investigation report detailing ground conditions, a 'conceptual model' of all potential pollutant linkages, and incorporating risk assessment. 3) a detailed scheme for remedial works and measures to be taken to avoid risk from contaminants/or gases when the site is developed. 4) a detailed phasing scheme for the development and remedial works (including a time scale). 5) a monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of time. The Remediation Scheme, as agreed in writing by the Local Planning Authority, shall be fully implemented before the development hereby permitted first comes in to use or is occupied. On completion of the development written confirmation

that all works were completed in accordance with the agreed details shall be submitted to the Local Planning Authority.

Reason: To ensure potential land contamination is addressed.

4. Before the development hereby approved commences a Construction Method Statement (CMS) must be submitted to and approved in writing by the Planning Authority. The CMS must include:

- the parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- delivery, demolition and construction working hours

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: To minimise the likely impact of construction traffic on the surrounding highway network.

5. Prior to commencement of development details of the surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority and the approved drainage scheme shall be completed before occupation of the development.

Reason: To avoid drainage problems as a result of the development with consequent pollution or flood risk. Reason: To avoid drainage problems as a result of the development with consequent pollution or flood risk.

6. Before the development is occupied or utilised the first 5.00 metres of the vehicle access, measured from the rear edge of the highway (excluding the vehicle crossing - see the Informative Note below), must be laid out and constructed to a specification submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that a suitably surfaced and constructed access to the site is provided that prevents loose material being dragged and/or deposited onto the adjacent carriageway causing a safety hazard.

7. Before the development hereby approved is occupied or utilised the turning/manoeuvring and

parking shown on Drawing Number FB8449/100 must have been constructed. Thereafter, these areas, must be permanently maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon.

8. The development hereby permitted must not be occupied or utilised until a scheme showing precise details of the proposed cycle parking facilities is submitted to the Planning Authority. Any such scheme requires approval to be obtained in writing from the Planning Authority. The approved scheme must be constructed before the development is occupied and, thereafter, must be maintained, kept free from obstruction and available for the purpose specified.

Reason: To ensure the proper construction of the parking facilities and to encourage the use of sustainable transport modes.

9. The detailed biodiversity mitigation, compensation and enhancement/net gain strategy set out within the approved Biodiversity Plan certified by the Dorset Council Natural Environment Team on 01/09/2023 must be implemented in accordance with any specified timetable and completed in full (including photographic evidence of compliance being submitted to the Local Planning Authority in accordance with section J of the Biodiversity Plan/ the LEMP) prior to the substantial completion, or the first bringing into use of the development hereby approved, whichever is the sooner. The development shall subsequently be implemented entirely in accordance with the approved details and the mitigation, compensation and enhancement/net gain measures shall be permanently maintained and retained.

Reason: To mitigate, compensate and enhance/provide net gain for impacts on biodiversity.

10. Prior to development above damp proof course level, details and samples of all external facing materials for the walls and roofs, to include the cladding which shall be natural timber, shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall proceed in accordance with such materials as have been agreed.

Reason: To ensure a satisfactory visual appearance of the development.

11. Prior to the installation of any windows or external doors, a schedule and detailed drawings and sections (at a scale of 1:5, 1:10 or 1:20 as appropriate) of all new windows/doors in the development; including additional information relating to (i) the method of opening, (ii) the depth of the reveal from the face of the wall and (iii) the product number where the window is supplied from a manufacturers standard range (copy of catalogue to be included) shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with such details as have been agreed.

Reason: To ensure a satisfactory visual appearance of the development.

Application Reference: P/HOU/2023/03822

Application Site: 2 Long Street Cerne Abbas DT2 7JF

Proposal: Erect two single storey and two first floor extensions to rear.

Recommendation: REFUSE

Decision: **Grant, with the following conditions:**

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan

176/8 Block Plan

176/SK1 Existing Floor Plans

176/SK2 Existing Elevations

176/3 Existing & Proposed Roof Plan

176/4 Proposed Ground Floor Plan

176/5 Proposed First Floor Plan

176/6 Proposed Elevations

176/9 Existing & Proposed North East Elevation

176/7 Proposed Staircase

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The development shall be carried out in accordance with the approved Flood Risk Assessment.

Reason: In the interests of ensuring the risk of flooding is reduced and managed for the lifetime of the development.

4. Prior to development above damp proof course level, details and samples of all external facing materials for the wall(s) and roof(s) shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall proceed in accordance with such materials as have been agreed.

Reason: To ensure a satisfactory visual appearance of the development.

5. Prior to works to the windows, full 1:5 scale vertical and horizontal cross-section details of the proposed windows to include details of glazing bars, glazing and means of fixing, frame, sill and depth of reveal shall be submitted to and approved in writing by the Local Planning Authority. Works shall then proceed in accordance with the approved drawings.

Reason: in the interests of preserving the character and appearance of the listed building.

Application Reference: P/LBC/2023/03823

Application Site: 2 Long Street Cerne Abbas DT2 7JF

Proposal: Erect two single storey and two first floor extension to rear. Alterations internal and external to re-position stairs and renew slate roof covering and install insulation.

Recommendation: REFUSE

Decision: **GRANT**, with the following conditions:

1. The work to which this listed building consent relates must be begun not later than the expiration of three years beginning with the date on which the consent is granted.

Reason: This condition is required to be imposed by reason of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan

176/8 Block Plan

176/SK1 Existing Floor Plans

176/SK2 Existing Elevations

176/3 Existing & Proposed Roof Plan

176/4 Proposed Ground Floor Plan

176/5 Proposed First Floor Plan

176/6 Proposed Elevations

176/9 Existing & Proposed North East Elevation

176/7 Proposed Staircase

176/10 Proposed Entrance Door

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Prior to the removal of existing handrail, a method statement and schedule of works shall be submitted to and approved in writing by the Local Planning Authority. Details shall include a full and detailed specification of all materials to

be used in the works. The development shall be carried out only in accordance with the approved method statement and schedule of works.

Reason: To preserve the special architectural and historic interest of the listed building.

4. Prior to the removal of existing fabric, a method statement and schedule of works for making good of all new openings and walls shall be submitted to and approved in writing by the Local Planning Authority. Details shall include a full and detailed specification of all materials to be used in the works. The development shall be carried out only in accordance with the approved method statement and schedule of works.

Reason: To preserve the special architectural and historic interest of the listed building.

5. Prior to the use of any internal insulation, full details shall be provided to the local planning authority for approval in writing. The development shall be carried out in accordance with the approved details.

Reason: To preserve the special architectural and historic interest of the listed building.

Application Reference: P/HOU/2023/06349

Application Site: 10 Herrison Road Charlton Down DT2 9RJ

Proposal: Erect infill ground floor extension. Demolish conservatory and erect rear lean-to extension.

Recommendation: GRANT subject to conditions

Decision: **GRANT** of planning permission subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
2023/19/02 Proposed Elevations/Floor/Block Plans

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The external materials to be used for the walls and roof shall be similar in colour and texture to the existing building.

Reason: To ensure a satisfactory visual appearance of the development.

4. Details of 1. number of bat/bird box shall be submitted to and agreed in writing by the Local Planning Authority which shall be erected in accordance with the agreed details prior to first occupation or use of the development hereby approved. The bat/bird box shall be retained thereafter.

Reason: To enhance or protect biodiversity.

Informative Notes:

1. The net gain biodiversity measures required by condition 4 should accord with best practice guidance published on the Council's website
https://www.dorsetcouncil.gov.uk/w/species-and-habitat-advice-notes-and-guidance-sheets?p_l_back_url=%2Fsearch%3Fq%3Dspecies%2Band%2Badvice%2Bsheets

2. Informative: National Planning Policy Framework Statement

In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.

The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

- The applicant was provided with pre-application advice.

-The application was acceptable as submitted and no further assistance was required.

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