

DORSET COUNCIL - NORTHERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON TUESDAY 10 NOVEMBER 2020

Present: Cllrs Sherry Jespersen (Chairman), Mary Penfold (Vice-Chairman), Jon Andrews, Tim Cook, Les Fry, Matthew Hall, Brian Heatley, Carole Jones, Val Potheary and David Taylor

Apologies: Cllrs Emma Parker and Belinda Ridout

Also present: Cllr Shane Bartlett, Cllr Graham Carr-Jones and Cllr David Walsh

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

Bob Burden (Senior Planning Officer), Philip Crowther (Legal Business Partner - Regulatory), Simon McFarlane (Area Lead Planning Officer, Gillingham), Steve Savage (Transport Development Manager), Hannah Smith (Planning Area Manager), Gill Whitney (Technical Support Officer), Cass Worman (Planning Officer), George Dare (Democratic Services Officer Apprentice) and Fiona King (Democratic Services Officer)

11. Apologies

Apologies for absence were received from Emma Parker and Belinda Ridout.

There was an apology for absence also from Tim Cook for the morning session but he was present for the afternoon session.

12. Declarations of Interest

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

13. Minutes

The minutes of the meeting held on 15 September 2020 were confirmed and signed.

14. Public Participation

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.

15. Planning Applications

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

16. **WD/D/19/003097 - Land West of Charminster Farm, Between Wanchard Lane and A37, Charminster**

The Senior Planning Officer introduced an application for land West of Charminster Farm, between Wanchard Lane and A37, Charminster. The scheme sought to erect 82 dwellings on a 7.3ha site located adjacent to the existing approved Phase 2 site. A new vehicular access to the A37 principal road would be formed towards the south-west corner, allowing a spine road to be provided which would link with Wanchard lane to the north. The new A37 vehicular access would include a right turn lane on the A37.

The variation in the types of dwellings was highlighted, all were 2 storey, apart from 4 bungalows, there would be a mix of detached, semi-detached and terraced. A block of flats was also highlighted. It was noted that there would be 35% onsite provision for affordable housing.

As far as possible existing hedgerows and tress would be maintained. A significant element of the scheme was highlighted as the relocation of the allotments which were privately owned. There would also be provision for a number of additional allotments and a number of dedicated car parking spaces were also included for allotment holders

The scheme made ample provision for public open space and a locally equipped area of play.

Cycle storage areas were highlighted along with electric vehicle charging points that would be installed.

The main planning issues were highlighted to members along with the updated recommendation. An update sheet detailing the change was circulated to members prior to the meeting and is attached as an annexure to these minutes.

There was also a slight addition to the conditions in respect of highways. Highways officers had advised that off-site highway works would be needed regarding the improvement to the weir view junction.

The Transport Development Liaison Manager commented on the highway matters within the application. Highways were wholly satisfied with the proposed junction with the A37 junction. The internal road layout was also acceptable. The proposed car parking was in line with the guidance and therefore the Highway Authority recommended conditional approval.

An explanation from the Committee's legal adviser on the detail of the Section106 was given for members. A contribution had been suggested for restrictions along Wanchard Lane, which was not considered necessary for the development in planning terms. This could not be part of members' decision making. If the developer withdrew the offer any recommendation to grant would not be affected.

A number of written responses were received and are attached as an annexure to these minutes.

Local Member for Charminster

Cllr Taylor

Asked if the junction with Wanchard Lane would be shut down during the improvement works. The Transport Development Liaison Manager advised that the Traffic Regulation Orders (TRO) for improvement works were not part of this application and were not deemed as being essential to facilitate the development proposal, in highway terms. The Senior Planning Officer advised that there had been some discussions between the applicant and the Parish Council regarding the restriction of traffic in this area. It could be included in Section 106 but was not a material consideration in terms of this application.

Members comments and questions

Cllr Hall made reference to a water detention area (p 33 of the report) and an attenuation pond and asked for clarification. The Senior Planning Officer advised there was a small attenuation pond alongside the allotments and was referred to as attenuation and detention. Following a question about a high foul sewage risk and whether this risk had been mitigated, the officer advised that this had been discussed with Wessex Water and they were content with the solution.

In response to a question about the moving of allotments, the officer advised that the right way to handle this would be through the Section 106, for minimal disruption and to ensure appropriate facilities were provided. The Chairman highlighted the net planning gain for the allotment holders, i.e. water supply, better parking etc. The Officer confirmed there would be a significant enhancement over the existing allotment area and the applicant had had close ongoing dialogue with the allotment holders.

Cllr Fry whilst welcoming the car charging points was disappointed there were no other renewables mentioned in the application. The Officer advised that the applicant intended to use low flush WCs, energy efficiency construction principles and lighting etc but added that an informative on the consideration of further renewables could be included.

Cllr Heatley made a comment regarding the West Dorset Local Plan in respect of sustainable designs, the officer highlighted the sustainable construction principles which were quite stringent in the effective use of sustainable materials. Cllr Heatley felt there were grounds within this development for the applicant to demonstrate more use of sustainable/renewable energies as referenced in the National Policy Framework.

The Aea Planning Manager highlighted ENV13 and advised that policy requirements were not prescriptive, the list of energy matters supplied from the applicant satisfied this policy and met the requirements of it. It was beyond the scope of this application to impose a further condition. The Legal

Adviser highlighted that the MPFF was merely reflecting the legal position and that it was the Development Plan that took priority.

Cllr Fry made reference to the car parking provision and noted that 82% of garages were unlikely to be used and therefore asked for the exact number of car parking spaces that would be available. The Transport Development Liaison Manager advised that they do accept garages within the parking calculation but took the point that some people would choose not to park there. He was confident the layout proposed was sufficient to accommodate off street parking. The application complied with the Authority's guidance on car parking and he felt that on-street availability was high.

Cllr Andrews asked if there was anything in place to ensure the fertility of the soil when the allotments were moved. The Senior Planning Officer advised that the Section 106 handled such matters as soil quality. Cllr Andrews also asked about the weighting of the Local Plan as the development was outside the boundary. The Officer advised that the current situation was that there was a new emerging Dorset Local Plan, and currently the Authority did not have a 5 year housing supply and the development was very close to the boundary.

Cllr Jones made reference to the open space and asked who would be looking after this in the future and were there any recommendations to adopt the roads after completion. The Senior Planning Officer advised that the public open space would be ensured through the Section 106 through a management company but the Parish Council had expressed an interest. The Transport Development Liaison Manager advised that the Authority could not force a developer to offer a road for adoption but the developer has indicated these roads would be offered for adoption as roads in the other phases have already been adopted.

Cllr Potheary felt that the site was very attractive, was not over developed and therefore proposed approval.

Proposed: Cllr Val Potheary

Seconded: Cllr David Taylor

Decision

Delegate a That approval be delegated to the Head of Planning subject to:

1. entry into a s106 agreement to address affordable housing (35%), provision of public open space with management/maintenance details,
2. Re-location of allotments (with specification details);
3. Establishment of vehicular and pedestrian links with Phase 2/land to east;
4. Financial contributions towards extension of 30mph speed limit on Wanchard Lane;
5. A financial contribution towards enabling offsite works if offered by the developer which are:-
 - restriction of motor vehicle access along Wanchard Lane,
 - weight restriction along Weir View.
6. The inclusion of an Informative note that members would wish to see the developer make the site as sustainable as possible; and

7. To include additional highways condition.

17. **WD/D/19/001344, Land at, Littlefield, Sherborne**

Decision

This item be deferred.

18. **2/2020/0379/FUL West of Shaftesbury Road at Land South of Gillingham, Shaftesbury Road, Gillingham, Dorset**

The Area Lead, Gillingham introduced an application for the construction of a principal street, associated access, landscaping and infrastructure works.

Members were advised that the application was back before them due to the proposed minor amendments to the locations of hedgerow planting and hedgerow translocation. Therefore, the recommendation remained the same as presented at the 15 September 2020 Northern Area Committee meeting. The only change to the recommendation was the removal of the phrase '*and subject to no adverse comment from the Environment Agency.*' Further comment had now been received from the Environment Agency withdrawing their objection. A further update was that discussion with landowners had resulted in a proposed amendment to the hedgerow relocation areas and subsequent changes to conditions 4 and 12. The revised locations were more suitable for a local farmer to carry out his work.

Local Member

Cllr Val Pothecary

Noted the withdrawal of the objection and was content with the amendments.

Members comments and questions

Cllr Fry commented that as there would be no loss of hedgerow or habitat he proposed the recommendation.

Proposed: Cllr Les Fry

Seconded: Cllr Jon Andrews

Decision

That the application be approved subject to the conditions outlined in the appendix to these minutes.

19. **2/2020/0610/OUT - Greenfields , Marnhull, DT10 1HR**

The Planning Officer introduced an application to develop the land by the erection of 4 No. dwellings, parking spaces and creation of a new access (demolish existing dwelling and garage), (outline application to determine layout and access).

The Planning Officer highlighted to members that the site currently contained a detached bungalow which was located centrally in the plot, in generous grounds. Mature trees bordered the site, a Tree Preservation Order had been

made previously due to the significance of the trees and their contribution to the street scene.

The Officer highlighted the objections that had been raised by the Parish Council which were included in the report.

Key planning matters in the report were highlighted to members. The 3 trees with Tree Preservation Orders would be retained and there would be conditions in place to ensure this.

Local Member
Cllr Carr-Jones

The Parish Council had asked him to reiterate their objections to the application. However, there was a previous application in 2017 which had been approved. This application was for Outline consent at present, but when it came to reserved matters he asked that officers work with the Parish Council to resolve any potential issues that may arise.

Members comments and questions

Cllr Fry asked for clarification on the 2017 application. The officer confirmed it was exactly the same as was before members now. The reason it had been submitted again was that the permission had lapsed. Following a question about renewables, the officer advised that details of the design were with reserved matters and would be confirmed.

Cllr Cook asked if the hedging in the plans was indicative of what would be put in. The Officer advised it would be a mixture of both, some of the hedgerows were not in a great condition so there were a number of protection and maintenance conditions that would be in place.

Proposed: Cllr Les Fry
Seconded: Cllr Tim Cook

Decision

That the application be approved subject to the conditions outlined the appendix to these minutes.

20. **Urgent items**

There were no urgent items of business.

Duration of meeting: 10.00 am - 2.22 pm

Chairman

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