

NORTHERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON TUESDAY 21 NOVEMBER 2023

Present: Cllrs Sherry Jespersen (Chairman), Tim Cook, Brian Heatley, Carole Jones, Val Potheary and Belinda Ridout

Apologies: Cllrs Mary Penfold, Jon Andrews, Les Fry, Stella Jones, Emma Parker and David Taylor

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

Andy Amery (Senior Planning Officer), Jim Bennett (Senior Planning Officer), Ross Cahalane (Lead Project Officer), Philip Crowther (Legal Business Partner - Regulatory), Joshua Kennedy (Apprentice Democratic Services Officer), Steve Savage (Transport Development Liaison Manager), Hannah Smith (Development Management Area Manager, North) and Megan Rochester (Democratic Services Officer).

40. Absence of Vice-Chairman

That Cllr Valerie Potheary act as vice-Chairman for the meeting in the absence of Cllr Mary Penfold.

41. Declarations of Interest

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

42. Minutes

The minutes of the meeting held on Tuesday 24th October were confirmed and signed.

43. 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.

44. Planning Applications

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

45. P/RES/2023/02376 - West of Shaftesbury Road (Land on Ham Farm), Land South of Gillingham, Shaftesbury Road, Gillingham

The Case Officer provided members with an update on the Sustainability Statement. 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 with the inclusion of the strategic allocation plan. Photographs of the site location, layout, location plan, outline approved plans and current proposed street scenes were shown. Images of existing site photographs and views from the eastern and western sides of the Principal Street. The Case Officer also discussed the inclusion of a mix of house types, the proposed landscaping, public open space, and the proposed Locally Equipped Area of Play LEAP. The proposed phasing plans as well as both private and visitor parking was also discussed. In addition to this, the loop road, and highways layouts, including traffic calming measures, cycle routes and footways were included in the officer's presentation. Details regarding large refuse and emergency vehicles access was also discussed.

In accordance with the Local Plan, the proposal was acceptable in terms of layout, scale, appearance, and landscaping. The development would not have led to significant harm to residential amenity. Therefore, there were no material considerations which would warrant refusal. The recommendation was to grant.

Public Participation

Mr G Jackson spoke as the agent. He thanked members for allowing him to speak at committee and highlighted the hard work and collaboration with officers. Mr Jackson informed members that they had been working hard to deliver the site due to its importance and sufficient time had been given. Mr Jackson also reiterated to members that the proposal complied with policies and neighbourhood plans and had a lot of benefits. The agent also highlighted the contribution towards the housing mix, affordable housing, open space, and tree planting. He felt as though the site would be a loveable residential environment which contributed to the creation of well-designed homes. He hoped members would support the officer's recommendation.

Members questions and comments

- Reassurance that conditions including traffic calming measures, footways, and cycle paths had been addressed and implemented.
- Questions regarding street lighting strategy for each phase.
- Confirmation on building materials, particularly the use of Render.
- Landscaping and Tree Planting removal. Members questioned whether the amount planted was greater than the amount lost.
- Referred to Section 106 which outlined the Landscaping Plan.
- Clarification on the number of LEAP facilities across the site and pedestrian links to local facilities.
- Confirmation of the sustainability statement, particularly Energy Efficiency Standards.
- Questions regarding the delivery of affordable housing provision.
- Members noted the work which had gone into the development from both officer's and developers.

- Noted the importance of the site to set the tone for future developments and were pleased with the proposal before them.

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** as recommended, was proposed by Cllr Valerie Pothecriy, and seconded by Cllr Belinda Rideout.

Decision: To grant the officer's recommendation for approval.

46. **P/FUL/2022/07360 - Lower Woodbridge Farm, Peaceful Lane, Kings Stag, DT10 2BD**

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 site location, proposed site layout plan and existing buildings were included. Members were informed that the proposal was situated within residential and other business units. The officer's presentation included comparisons of the existing and proposed elevations as well as details of the proposed site access. Members were informed that the site was outside flood zones 2 and 3. The key planning issues were also discussed, particularly Highways and parking issues as well as Landscape and Visual impacts. The recommendation was to grant, subject to conditions set out in the officer's report.

Public Participation

The Local Parish Council and Local Ward member addressed the committee. They informed the committee that the site was situated on a peaceful and picturesque lane which was used by walkers regularly. Cllr Hunt informed members that the proposal wasn't a redundant site and had been subject to an increase in traffic movements. She hoped members would consider conditioning working hours and not removing trees or hedging. The Local Ward member discussed concerns from residents regarding the level of traffic and highlighted the number of parking spaces. Cllr Legg felt that there were several issues with the site and approval would encourage industrial space. Both the Parish Council and Local Ward member felt as though further conditions were needed.

Members questions and comments

- Confirmation regarding building materials and colouring.
- Clarification regarding scale of floor space.
- Condition for service and delivery hours.
- Confirmation on impacts to other road users.
- Members were happy to support an application which had good diversification and supported small local businesses.

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**, was proposed by Cllr Belinda Ridout, and seconded by Cllr Valerie Pothecriy, subject to conditions set out in the report and the additional condition of:

Prior to the use hereby approved becoming operational, a servicing and delivery plan shall be submitted to the Local Planning Authority for written approval.

The plan shall include details of:

- The maximum size of vehicles to be used for deliveries and distribution.
- and amenity of the area, the amenity of nearby residential occupiers and having regard to the narrow, single-track width of Peaceful Lane, the grass verges of which are identified as a site of nature conservation interest. The hours during which deliveries to the site and distribution of finished product from the site will take place.
- the routing to and from the site for delivery and distribution vehicles

The use shall be operated strictly in accordance with the approved details.

Decision: To grant the officer's recommendation for approval, subject to conditions set out in the officer's report and the additional condition of the servicing and delivery plan.

47. **P/FUL/2023/05810 - Fairfield Car Park, Fairfield Road, Dorchester**

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. Aerial photographs of the site location and images of the existing site from different locations were included. Details of the site operations during market days were also provided. Members were informed that the proposal was an enhancement of pedestrian facilities and were shown indicative environmental improvement plans which would introduce biodiversity benefits. The proposal complied with the policies of the Development Plan, therefore, the recommendation was to grant, subject to conditions set out in the officer's report.

Public Participation

Mr C Peck addressed the committee and informed members that the proposal had the objective of creating safer access for pedestrians. The applicant felt as though the proposal had good links to the car park and local town centre. He highlighted that there was still other vehicular access, and the proposal would improve public open space. With the plan for future inclusion of tree planting. Mr Peck felt that the proposal would result in safer access and hoped members would support the officer's recommendation.

Members questions and comments

- Clarification on what traffic enforcements would be enforced.
- Concerns regarding new pedestrian access and crossing.

- Confirmation on cycle route and access.
- Clarification regarding parking restrictions for market traders.
- Reassurance that market traders had been consulted.
- Members praised the scheme and felt as though it was a good enhancement to Dorchester.

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 Carole Jones, and seconded by Cllr Tim Cook.

Decision: To grant the officer's recommendation for approval.

48. **Urgent items**

There were no urgent items.

49. **Exempt Business**

There was no exempt business.

Decision Sheet

Duration of meeting: 2.00 - 4.24 pm

Chairman

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