

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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