

DORSET COUNCIL - EASTERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON WEDNESDAY 29 MAY 2019

Present: Cllrs T Coombs (Chairman), A Brenton, C Brooks, R Cook, M Dyer, B Goringe, D Morgan, B Trite and J Worth

Apologies: Cllrs S Bartlett, B Ezzard and D Tooke

Also present: Cllr D Walsh

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

Lynda King (Development Management Manager), Alan Davies (Development Manager), James Brightman (Senior Planning Officer), Elizabeth Adams (Principal Planning Officer) and Elaine Tibble (Democratic Services Officer)

1. Election of Vice Chair for the meeting

Proposed by Cllr Coombs, seconded by Cllr Trite.

Decision: that Cllr Brooks be appointed Vice Chair for the duration of the meeting.

2. Declarations of Interest

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

3. 3/18/0996/OUT - Land to the north of Pardy's Hill, West of Sleight Lane, Corfe Mullen, BH21 3HW

The report detailing an outline application for a development of 9 affordable dwellings and associated access onto Pardy's Hill with all matters reserved was presented by the Senior Planning Officer.

He verbally reported the contents of the Update Sheet which had been circulated prior to the committee meeting.

An application for the site had previously been submitted for 12 dwellings and subsequently refused in 2017, on appeal the Inspector dismissed the appeal and the reasons were incorporated within the report. The revised application for 9 new homes was considered acceptable as there had been a 25% reduction in the number of dwellings and the reasons for the previous refusal had been addressed, the smaller application area was considered appropriate for the Green Belt area.

Oral representation in opposition to the application was received from Mr J Goddard, Mr R Lee and Cllr D Sowry-House on behalf of Corfe Mullen Parish

Council. Their main concerns focussed on the site not being in a sustainable area which would necessitate the ownership of cars as public transport in the area was poor. They also voiced opposition to building on the Green Belt.

Mr R Henshaw the Agent and Mr K Hodder the Applicant both addressed the committee in support of the application.

In response to speaker comments the Development Management Manager addressed the committee. Although the application site was not the best location for affordable housing, the Appeal Inspector was clear that the site met the exception requirements and this had not been a reason for refusal. Recommended conditions had been included to ensure that the flood risk was suitably dealt with and she urged the committee members to approve the development.

To clarify the Parish Council's comments that they were in the process of investigating alternative sites for affordable housing, the Development Management Manager reported that there had been no affordable housing delivered in the area for c15 years, the application before committee now was policy compliant and should be determined in accordance with the Local Plan and the Inspector's decision.

Members did have some concerns about the location, access to local amenities and flooding, however they accepted that the Appeal Inspector had not specified these as reasons to refuse the application.

Proposed by Cllr Dyer, seconded by Cllr Cook

Decision: that the application be delegated to the Development Management Manager to grant subject to the successful completion of a S106 Legal Agreement to secure;

1. All the dwellings to be affordable in perpetuity and to meet the NPPF's definitions of social-rented and low-cost housing
2. Strategic Access Management and Monitoring contribution in relation to mitigation for the proposal's impact on Heathland Sites of Special Scientific Interest.

And the conditions outlined in the appendix to these minutes.

Or

If a Section 106 Legal agreement and other information set out below are not secured by 30th July 2019, Refuse planning permission as the proposal would:

- Fail to secure the appropriate affordable housing provision in accordance with Core Strategy affordable housing exceptions site Policy LN4

- Fail to provide avoidance measures identified as necessary to mitigate the impact of the development, in combination with other plans and projects, on the integrity of the designated site as set out in the Dorset Heathlands Planning Framework Supplementary Planning Document (SPD) 2015-2020

4. **3/19/0667/FUL - Barrington Centre, Penny's Walk, Ferndown, Dorset, BH22 9TH**

The Principal Planning Officer presented the application which had been called to the Planning Committee in line with the Council's Constitution as it was an application submitted on behalf of the Council. The proposal sought approval to provide posts and sails of coloured material adjacent to the entrance and restaurant, an accessible slope and steps for access to the restaurant door together with modifications to the pavement to the east of the Barrington Centre to wrap the works around the permitted restaurant extension. Members did not raise any concerns with the proposal. It was noted that additional landscaping in the area would be welcomed but approval was proposed.

Proposed by Cllr Cook, seconded by Cllr Morgan.

Decision; that approval be granted subject to the conditions outlined in the appendix to these minutes.

5. **Appeal Decisions**

The Development Management Manager presented a summary of notified appeals and appeal decisions for members to take into account as material considerations in the Planning Committee's future decisions.

Appendix

Duration of meeting: 2.00 - 3.18 pm

Chairman

.....