

EAST DORSET DISTRICT COUNCIL

PLANNING COMMITTEE

Minutes of the Meeting held on 22 July 2014 at 9.30 am

Present:-

Cllr M R Dyer – Chairman

Cllr Mrs P A Reynolds – Vice-Chairman

Present: Cllr D B F Burt, Cllr S Butler, Cllr R D Cook, Cllr Mrs T B Coombs,
Cllr S G Flower, Cllr S Gibson, Cllr Mrs A Holland,
Cllr Mrs P A Hymers, Cllr B E Mortimer and Cllr Mrs A Warman

Apologies: Cllr Mrs B T Manuel and Cllr S S Tong

94. Declarations of Interest

There were no declarations of interest made on this occasion.

95. Background Papers

The Chairman informed the Committee that in addition to any specific background papers referred to, the relevant background papers for written reports and agenda items comprise of replies to consultations, objections and representations; relevant structure and Local Plans; and the file of the Council's related policies, copies of which had been available for inspection by Members prior to the meeting.

96. Minutes

The Minutes of the meeting held on 24 June 2014 were confirmed and signed as a correct record.

97. Presentations by the Public

Representations by the public to the Committee on individual planning applications are detailed in Minute 98 below. There were no questions, petitions or deputations received on other items on this occasion.

98. Schedule of Planning Applications

A report was submitted, a copy of which had been circulated to each Member and a copy of which appears as Appendix 'A' to these Minutes in the Minute Book.

Members considered the planning applications contained within the schedule.

RESOLVED that the applications contained in this schedule be determined or otherwise dealt with in accordance with the Development Management Manager's recommendation.

1. 3/12/0467/FUL

Conversion of the barn to two dwellings; reinstate building on south-west boundary; alterations to existing outbuildings, boundary wall and vehicular access: and relocate modern farm buildings to the rear of the barn as amended by plans received 27th February 2014. New Barn Farm, Knowlton, Wimborne.

Public Speaking

Mr S Briggs, the agent for the applicant, spoke in support of the application and stated that the new proposal had long-term viability, made a positive contribution to the setting, and was fully in line with the NPPF guidelines.

GRANTED AS PER OFFICER RECOMMENDATION

Voting: Unanimous

2. 3/12/0468/LBC

Conversion of the Barns to Two Dwellings; Reinstatement Building on South West Boundary; Alterations to Existing Outbuildings, Boundary Wall and Vehicular Access: and Relocate Modern Farm Buildings to the Rear of the Barn as amended by plans received 27th February 2014. New Barn Farm, Knowlton, Wimborne.

GRANTED AS PER OFFICER RECOMMENDATION

Voting: Unanimous

3. 3/13/0333/OUT

Erection of a detached dwelling on land at Plot 4, 5 Egmont Close additional info rec'd 21.8.13 and as amended by plans rec'd 27.1.14 and 18.2.14. Plot 4, Land At 5 Egmont Close, Avon Castle.

Public Speaking

Mr T Wood, neighbour to the proposed site, spoke in objection to the application and raised concerns with access, loss of amenity, the detrimental impact on the character of the area, and the loss of trees.

Mr T Dunkley, the agent for the applicant, spoke in support of the application and stated that the proposal was the same as what was approved six times since 1989. He felt the impact from the loss of three trees would be minimal as there were over 90 trees on the site and it would not affect the character of the area.

REFUSED AS PER OFFICER RECOMMENDATION

Voting: Nem Con (1 Abstention)

4. 3/14/0204/FUL

Sever land and erect 1 No 3 bed bungalow. 121 Woolsbridge Road, Ashley Heath, Ringwood.

REFUSED AS PER OFFICER RECOMMENDATION

Voting: Nem Con (1 Abstention)

5. 3/14/0248/HOU

Alterations and extension. 1 Ashley Drive North, Ashley Heath, Ringwood.

Public Speaking

Mr D Wilden, the agent for the applicant, spoke in support of the application and stated the original cottage would remain the dominant feature on the site. He felt the proposal was well designed, complemented the locality, and did not appear out of proportion to the size of the plot.

GRANTED AS PER OFFICER RECOMMENDATION

Voting: Nem Con (1 Abstention)

6. 3/14/0255/HOU

Proposed 1800 High Featheredge Board Fence Adjacent to Public Highway as amended by plans rec'd 17.6.14 to show set back of 1m. 101 Cutlers Place, Colehill, Wimborne

Public Speaking

Cllr S Davies spoke in objection to the application on behalf of Colehill Parish Council. She stated that the proposal would destroy the streetscene and was out of keeping with the open plan estate. She felt the 1 metre-wide strip did not mitigate the impact on the view of the high fence from the footpath.

GRANTED AS PER OFFICER RECOMMENDATION

Voting: 10:1 (1 Abstention)

7. 3/14/0370/HOU

Extend and Re-roof Existing Chalet Bungalow to create Five Bedroom Chalet Bungalow and erect new detached garage (as amended by plans received 06/06/14). 12 Ashley Drive South, Ashley Heath, Ringwood.

Public Speaking

Mr M Frost, neighbour on Langley Chase, spoke in objection to the application and stated that residents had been subject to unneighbourly behaviour. He felt the streetscenes in the plans were misleading, and the proposal did not conform with the Special Character Area in relation to the location of the garage, which was within 1 metre of the neighbouring property. He stated that any replanting on the site should be of a reasonably mature nature.

Ms M Moon, neighbour on Ashley Drive South, spoke in objection to the application and stated that the 30 foot high hedge between their properties was removed overnight, obliterating the character of the area and their property. She stated that the garage location was contrived and did not reflect the rhythm and spacing of the Special Character Area, and it should be moved to the left of the property. She felt that protection of the trees that were left was paramount.

Mr R Henderson, the agent for the applicant, spoke in support of the application and stated that the proposal was a better arrangement than what was already approved on the site and would solve all the issues around the site making it more acceptable to neighbours. He stated that the height of the property would not increase and the addition of dormers was building on from what had always been there.

Cllr R Bryan spoke in objection to the application on behalf of St Leonards and St Ives Parish Council. He stated that a number of local residents were against the proposal and it did not fit in with the Special Character Area as the plot should only accommodate one property. He raised concerns with the lack of parking space, drainage issues, and the flat roof of the garage and extension being out of keeping.

GRANTED

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans:
8250/700 rev A Site plan, 8250/701 Elevation and floor plans
3. Details and samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority before any on-site work commences. All works shall be undertaken strictly in accordance with the details as approved.
4. No development shall take place until full details of the hard and soft landscaping works have been submitted to and approved in writing by the local planning authority. These details shall include hard surfacing materials, means of enclosure, planting plans, schedules of plants noting species, plant sizes and proposed numbers and an implementation programme. All hard and soft landscape works shall be carried out in accordance with the approved details. Any plants that are removed, die or become, in the opinion of the Local Planning Authority seriously damaged or defective within five years of planting shall be replaced with specimens of similar size and species as originally planted.
5. All tree protective fencing installed as of 07.07.2014 shall be retained and maintained for the duration of the build. The fencing shall not be removed until consent has been gained in writing from the Local Planning Authority Tree Officer.
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be installed at first floor level.
7. Before any other operations are commenced the visibility splay areas as shown on Drawing Number 8250/700A shall be cleared

to a level not exceeding 0.6 metres above the relative level of the adjacent carriageway. The splay areas shall thereafter shall be maintained and kept free from all obstructions.

8. With the exception of the hedging to be removed to create the visibility splays shown on 8250/700 rev A the existing conifer hedge on the front boundary of the property shall be retained. The hedge shall be retained for five years during which time any part of the hedge which is damaged, dead or dying shall be replaced and hence the whole scheme shall thereafter be retained.

Notes

1. In reaching this decision the Local Planning Authority has had regard to the provisions of the National Planning Policy Framework.
2. In accordance with paragraphs 186 and 187 of the NPPF the council, as Local Planning Authority, takes a positive and proactive approach to development proposals focused on solutions. The Council works with applicants/agents in a positive and proactive manner by;
 - o offering a pre-application advice service, and
 - o as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions. In arriving at a decision to APPROVE the application the applicant was provided with the opportunity to address issues identified by the case officer and permission was granted.
3. The applicants are advised that neighbours have reported that the southern extent of the plot acts as a drainage ditch. Landowners are responsible for overland flows which should not be obstructed so any ditch between the proposed garage and boundary fence should be maintained and managed to avoid flooding.
4. The applicant is advised that notwithstanding this consent, Section 184 of the Highways Act 1980 requires the proper construction of vehicle crossings over kerbed footways, verges or other highway land. Before commencement of any works on the public highway, Dorset County Council's Dorset Highways should be consulted to agree on the detailed specification. Contact can be made by telephone to Dorset Direct (01305 221000), by email at dorsetdirect@dorsetcc.gov.uk, or in writing at Dorset Highways, Dorset County Council, County Hall, Dorchester, DT1 1XJ.

Voting: Nem Con (1 Abstention)

8. 3/14/0457/FUL

Installation of ground mounted photovoltaic solar arrays to provide 20.4MW generating capacity together with power inverter systems; transformer stations; internal access track; landscaping; security fencing; access gate; CCTV and ancillary infrastructure. Manor Farm, St Michaels Road, Verwood.

Public Speaking

Mr G Maruca, the applicant, spoke in support of the application and stated that there was a lot of support for the proposal and no objection from statutory consultees. He felt that the site was the most suitable for this type of development as it was well hidden within the local landscape.

Mr D Dalton, the landowner, spoke in support of the application and stated that solar development was appropriate for the site as the land was very flat and would be well screened. He stated that the proposal provided ecological improvements and positive impacts on the heathland as well as clean energy for future biodiversity in the area.

Cllr J Laker spoke in support of the application on behalf of Knowlton Parish Council. He stated that the proposal provided a 25 year period of protection to the Greenbelt without any permanent exclusion, and any adverse affects were mitigated. He felt it was a general enhancement to the environment on and around the site.

GRANTED

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans:
Site Layout and Planting Proposals drawing ref: BRS.4770_14-E
Tree Protection Plan drawing ref: BRS.4770_18-B
Tree Retention/ Loss Plan drawing ref: BRS.4770_17B
Static IR Cameras Equipment Mounting Rev # 06-02-2014
Plan No: 1.0 - Site Layout Plan
Plan No: 2.0 - Application Site
Plan No: 3.0 - Fencing Concrete Shoes
Plan No: 4.0 - Array Concrete Shoes
Plan No: 5.0 - Table Elevations
Plan No: 6.0 - Deer Fence Elevations
Plan No: 7.0 - Construction Access Road Cross Section
Plan No: 8.0 - Pre Cast Switch Substation
Plan No: 9.0 - DNO Substation
Plan No. 9a - DNO Substation Elevations
Inverter Station Elevations drawing ref: CASF440AA_02
3. The temporary access crossing over the highway verge and including the dropped kerbs shall be laid out and constructed, and later removed and reinstated as verge and full face kerb, all to a specification and timescale submitted to and approved in

writing by the Local Planning Authority before the development is commenced.

4. The permission shall expire no later than 25 years from the date when electricity is first exported from any part of the array to the electricity grid network ('First Export Date'). written confirmation of the First Export Date shall be provided to the Local Planning Authority no later than 1 calendar month after the event.
5. All solar panels, their supports, the inverters, the substation with compound, deer proof fencing, IR cameras, on ground and underground services, and any concrete or other hardstanding associated with the development must be removed from the site within 12 months of the solar farm ceasing to be operational in accordance with the submitted Decommissioning Statement dated June 2014.
6. No development shall commence, other than the laying out of the haul road, until a schedule of materials for the inverters, transformers, substation, details of the precise colours of the solar panels, their supports and deer proofing mesh have first been submitted to and agreed in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details and all must be so maintained for the lifetime of the development.
7. Unless otherwise agreed in writing by the Local Planning Authority, all new cabling between the solar PV arrays, the inverters and substation shall be laid underground except where otherwise provided on ground to avoid disturbance to archaeology.
8. Unless otherwise agreed in writing by the Local Planning Authority no external lighting or CCTV equipment, other than that granted by this permission, shall be installed on any part of the site or on any building or structure.
9. Within 4 months of the First Export Date or such other period of time as first agreed in writing with the Local Planning Authority the haul road and associated contractors compound shall be wholly removed from the site and the land restored to full agricultural use.
10. Unless otherwise agreed in writing by the Local Planning Authority the development operations and subsequent decommissioning works shall be carried out in strict accordance with the provisions of the submitted Construction Traffic Management Plan dated March 2014.
11. The development hereby approved shall not be first brought into use without complying with the provisions of the submitted Ecological Survey dated March 2014 and Landscape and Ecological Management Plan dated July 2014, as certified approved by Dorset County Council's Natural Environment Team on 7 July 2014, unless any modifications to the agreed mitigation

as a result of the requirements of a European Protection Species Licence have first been agreed in writing with the Local Planning Authority. Thereafter, the approved mitigation measures shall be permanently maintained and retained in accordance with these approved details, unless otherwise first agreed in writing by the Local Planning Authority.

12. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without the prior approval in writing of the Local Planning Authority. Any trees, shrubs or hedges which die or are removed, or become seriously damaged or diseased within 5 years of being planted, shall be replaced with trees, shrubs or hedge plants in the next planting season with others of similar size and species unless otherwise agreed in writing by the Local Planning Authority.
13. Prior to commencement of development and subsequent decommissioning of same a phased scheme for the provision of tree protection fencing in accordance with the approved tree protection plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved scheme shall be carried in accordance with that phasing scheme.
14. Unless otherwise agreed in writing by the Local Planning Authority the development shall be carried out strictly in accordance with the submitted Archaeological Mitigation Design and Construction Method Statement dated 4 June 2014.
15. No equipment, materials or machinery should be stored or disposed of within the SSSI's during or after construction.
16. No equipment, materials or machinery should be stored within the buffer areas identified in the submitted Ecological Report dated March 2014.
17. All contractors working on site should be provided with a map that clearly shows the boundaries of the SSSI's in relation to the development site.
18. Unless otherwise agreed in writing, development shall not commence to construct the solar farm unless and until a scheme for the marshalling of construction traffic using Footpath No.22 has been submitted to and agreed in writing by the Local Planning Authority. Furthermore, the solar farm shall not be commenced until a condition survey for the re-instatement of the footpath has been submitted to, agreed in writing by the Local Planning Authority and undertaken to their satisfaction.

Notes

1. The applicant is advised that notwithstanding this consent, Section 184 of the Highways Act 1980 requires the proper construction of vehicle crossings over kerbed footways, verges or other highway land. Before commencement of any works on the

public highway, Dorset County Council's Dorset Highways should be consulted to agree on the detailed specification. Contact can be made by telephone to Dorset Direct (01305 221000), by e mail at dorsetdirect@dorsetcc.gov.uk, or in writing at Dorset Highways Dorset County Council, County Hall, Dorchester, DT1 1XJ.

2. No development shall take place within 8 metres of the top of bank of any river or ditch.
3. There shall be no interruption to the local drainage network.
4. Safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. Such safeguards should cover:
 - the use of plant and machinery
 - oils/chemicals and materials
 - the use and routing of heavy plant and vehicles
 - the location and form of work and storage areas and compounds
 - the control and removal of spoil and wastesAll works must be undertaken in accordance with the Environment Agency's Pollution Prevention Guidelines which can be viewed at the following link:
<https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg>
In the event of a pollution incident, the site operator must contact the Environment Agency immediately by calling 0800 80 70 60.
5. Use of road planings (tarmac scalpings) for track construction requires a Use of Waste in Construction exemption (U1) under the Environmental Permitting (England and Wales) Regulations 2010. It allows the use of suitable wastes for small scale construction but does not allow treatment of wastes to be carried out unless covered by a different exemption. For more guidance including permitted types of waste and tonnage please visit:
<https://www.gov.uk/waste-exemptions-using-waste>
6. The applicant is advised that bats are protected in the UK by Schedule 5 of the Wildlife and Countryside Act 1981 and part 3 of the Conservation of Natural Habitats and Species Regulations 2010 and they are also protected by European and international Law. Work should proceed with caution and if any bats are found, all work should cease, the area in which the bats have been found be made secure and advice sought from Natural England (tel: 0300 060 2514).
7. In reaching this decision the Council has had regard to the National Planning Policy Framework and Policies KS1, KS3, ME1, ME5, PC4, HE2, HE3 and saved Policies WENV4 and DES11 of the Christchurch and East Dorset Core Strategy adopted 28 April 2014.
8. No development shall take place within 8 metres of the top of the bank of any river or ditch.
9. There shall be no interruption to the local drainage network.

10. The free passage of the public on all rights of way must not be obstructed at any time. If the public are unlikely to be able to exercise their public rights on the affected footpath then a Temporary Path Closure Order must be obtained. This can be applied for through the Countryside Access Office at Dorset County Council.

Voting: Unanimous

9. 3/14/0512/FUL

New pedestrian link bridge (variation of previous planning approval ref: 3/13/0046/FUL) as amended by plans rec'd 17.6.14. Riverside Park, Adj. To Waitrose Limited, Rowlands Hill.

GRANTED AS PER OFFICER RECOMMENDATION

Voting: Unanimous

99. Delegated Decisions

A report was submitted, for information, a copy of which had been circulated to each Member and a copy of which appears as Appendix 'B' to these Minutes in the Minute Book.

Members noted the delegated decisions listed.

100. St Leonards Hospital Development Brief

A report was submitted, a copy of which had been circulated to each Member and a copy of which appears as Appendix 'C' to these Minutes in the Minute Book.

The Development Control Team Leader presented the report to Members, which sought approval for a Development Brief to guide the redevelopment of St Leonards Hospital, St Leonards.

Members raised concern with exit onto Boundary Lane as there was nothing on the brief that addressed the amount of traffic that would be accessing the site. It was stated that the Highways Agency were happy with the Boundary Lane access as it reduced any potential conflict from additional traffic on the A31 junction.

RESOLVED that the Development Brief for the St Leonards Hospital site, which will guide the future submission of a planning application for the residential redevelopment of the site, be approved subject to any forthcoming applications containing more detailed designs of the junction with Boundary Lane, together with any appropriate impact assessment.

Voting: Unanimous

The meeting ended at 1.15 pm

CHAIRMAN

