

EAST DORSET DISTRICT COUNCIL

PLANNING COMMITTEE

Minutes of the Meeting held on 14 October 2014 at 9.30 am

Present:-

Cllr M R Dyer – Chairman

Cllr Mrs P A Reynolds – Vice-Chairman

Present: Cllr S Butler, Cllr R D Cook, Cllr Mrs P A Hymers,
Cllr Mrs B T Manuel, Cllr D Morgan, Cllr D W Shortell, Cllr S S Tong
and Cllr Mrs A Warman

Apologies: Cllr D B F Burt, Cllr Mrs T B Coombs, Cllr S G Flower, Cllr S Gibson,
Cllr Mrs A Holland and Cllr B E Mortimer

197. Declarations of Interest

Cllr Mrs B Manuel declared a non-pecuniary interest in Minute No. 201 Schedule of Planning Applications (Application No. 3/14/0201/FUL – Ringwood Waldorf School, Folly Farm Lane, Ashley) and remained present.

198. 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.

199. Minutes

The Minutes of the meeting held on 16 September 2014 were confirmed and signed as a correct record.

200. Presentations by the Public

Representations by the public to the Committee on individual planning applications are detailed in Minute 201 below. There were no questions, petitions or deputations received on other items on this occasion.

201. 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. 3/14/0201/FUL

Extension to provide a laboratory at ground floor level and four classrooms and an art room at first floor level together with walkways, a staff room and a lift on the north side of the existing school complex (additional information and amended plans rec'd 8.8.14). Ringwood Waldorf School, Folly Farm Lane, Ashley.

The Committee was updated on the number of public comments registered to date, which included 62 in support, 24 in objection, and 9 neutral. They were also updated on corrections to Page 16, which should read: 'The existing floor area of the school is 2657sqm and the development would represent a 29% increase', and Page 17, which should read: 'The result would be a building which is three times the floor area and almost four times the volume of the existing'.

Public Speaking

Mr I Miller spoke in objection to the application on behalf of the parents of local residents in the Lantern Community. He raised concerns with the disproportionate size of the proposal, the proximity of the proposal to the Lantern Community, Greenbelt issues, the failure to consider alternative sites, and the danger to local residents due to increases in traffic.

Mr M Hirsh, the agent for the applicant, spoke in support of the application and stated that the extension was not disproportionate in size as it was only a 29% extension. He felt there were very special circumstances according to the National Planning Policy Framework and great weight should be attached to create these schools.

Ms E Holt, a teacher at Ringwood Waldorf School, spoke in support of the application and stated that the proposal was the only viable option. She stated that the Department for Education confirmed that area needs should be based on registered number and they were only asking for basic provision to meet the essential standards of state maintained schools.

REFUSED AS PER OFFICER RECOMMENDATION

Voting: Unanimous

2. 3/14/0245/FUL

Conversion of the existing building that forms the main Stapehill Abbey Complex and its curtilage buildings to 19 dwellings and the refurbishment of one dwelling. Demolition of a two storey element in the south east part of the complex extending to the flat roofed area behind the south range and demolition of the single storey elements in the north courtyard. The demolition of the museum building to the east of the Abbey complex and the erection of 25 dwellings together with associated modification to the existing access arrangements and the provision of car parking and garaging. The restoration by

landscaping of the 250 vehicle car and coach park, the installation of a foul drainage system including a new pumping station and the provision of land amounting to approximately 1.87 hectares for use as allotments as amended by plans rec'd 18.9.14 showing revised layout and some changes to house types. Stapehill Abbey, 276 Wimborne Road West, Wimborne.

The Committee was updated on comments made on the updated plans, in which the Town Council reiterated their previous statement of support, 4 representations continued to object, and 1 continued to support.

The Committee was also updated on the Tree Officers comments stating that they recommended approval subject to conditions relating to tree protection; work to be carried out strictly in accordance with approved plans; and replacement planting.

Public Speaking

Dr Ottley, a neighbour on Keepers Lane, spoke in objection to the application on behalf of various neighbouring properties. He raised concerns with the size and bulk of the proposal, Greenbelt issues, overdevelopment, the destruction of wildlife, traffic increases, road safety, and setting an unwelcome precedent for future development. He felt the proposal was of no benefit to the public as it destroyed the attractiveness of the Abbey.

Mr M Hirsh, the agent for the applicant, spoke in support of the application and stated that many hours and funds had been put in to provide the best solution for the Abbey. He stated that the National Planning Policy Framework supported the conservation of heritage assets and that there was a lot of support from the public and the Town Council.

Mr G Worsfold, the architect, spoke in support of the application and stated that the finalised scheme was a result of a thorough process of consultations and expert assessment. He stated that the condition of the Abbey was decaying at an exponential rate going beyond routine maintenance, and the proposal was a clear solution to address the urgent conservation need, provide long-term use, and return history.

Cllr G Russell, the Ward Member, spoke in support of the application as Heritage Champion. He stated that Stapehill Abbey did not qualify for any money from English Heritage, and felt that although the proposal was not ideal, it was the best solution to preserve an ancient building. He highlighted the support from the Town Council and the advantages and importance of the proposal to the local area.

GRANTED AS PER OFFICER RECOMMENDATION

Voting: Unanimous

3. 3/14/0246/LBC

Conversion of the existing building that forms the main Stapehill Abbey Complex and its curtilage buildings to 19 dwellings and the refurbishment of one dwelling. Demolition of a two storey element in the south east part of the complex extending to the flat roofed area behind the south range and demolition of the single storey elements in the north courtyard. The demolition of the museum building to the east of the Abbey complex and the erection of 25 dwellings together with associated modification to the existing access arrangements and the provision of car parking and garaging. The restoration by landscaping of the 250 vehicle car and coach park, the installation of a foul drainage system including a new pumping station and the provision of land amounting to approximately 1.87 hectares for use as allotments as amended by plans rec'd 18.9.14 showing revised layout and some changes to house types (for amended plans see application 3/14/0245/FUL). Stapehill Abbey, 276 Wimborne Road West, Wimborne.

GRANTED AS PER OFFICER RECOMMENDATION

Voting: Unanimous

4. 3/14/0487/COU

Construct 65m x 35m Lake to Join 2 Existing Ponds for Recreational Angling for Service People, New Access, Car Park and Storage Shed. Derelict Land, 300 SW Julians Bridge, Wimborne.

The Committee was updated on the depth of the lake, which would vary between 1m and 3m to give fish deep spots to go to in hot temperatures. They were also informed that there was no hard surfaced track shown around the proposed lake to give access for wheelchair users of Marines with walking difficulties, but it would be covered by a condition.

Public Speaking

Cllr Mrs A Cross spoke in objection to the application on behalf of Pamphill and Shapwick Parish Council. She raised no objection to the proposal, but raised concerns with flooding, the proximity to the river, the height of the proposed fencing, planting around the lake, and the storage of oil and chemicals.

In response to the speaker's comments, it was stated that there would be no storage of oil or chemicals on the proposed 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:
 - 1:1250 Location Plan
 - 1:2500 Location Plan (Lake area shown indicatively only)
 - 1:500 Site Plan

3. There shall be no raising of ground levels above existing levels in the Flood Plain, and all spoil arising from the development hereby approved shall be removed from the site within a period of 3 months from the completion of the excavation works to form the lake, unless otherwise agreed in writing by the Local Planning Authority. Ground level surveys of the application site shall be undertaken before works commence and when works are completed, and these shall be submitted to the Local Planning Authority following the completion of the works.
4. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended), or any subsequent re-enactment, the site shall be used for recreational angling only and for no other purpose.
5. The number of vehicles parked at the site shall not exceed 5 at any one time, and these vehicles shall only be parked in the area marked as car park on the approved plans.
6. There shall be no more than 5 visits to the site per year by vehicles bringing anglers (equating to 10 vehicle movements). In this respect the applicant shall keep an up-to-date record of the number of visits to the site for the Local Planning Authority's (LPA) inspection. In the event of a request for this information, the applicant shall provide it to the LPA within 7 working days of the request, unless otherwise agreed in writing by the LPA.
7. Prior to its erection at the site, scale plans of the approved maintenance shed (4m long, 2m wide and 3m tall) shall be submitted to and approved in writing by the Local Planning Authority. The shed shall then be constructed in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
8. Before the development is commenced that part of the access within the public highway shall be laid out and re-constructed to a specification submitted to and approved in writing by the Local Planning Authority.
9. Prior to introducing any fish into the approved lake, a fence shall be erected around the lake in accordance with details that have been submitted to and approved in writing by the Local Planning Authority in conjunction with the Environment Agency. Thereafter the approved fence shall be retained as approved, unless otherwise agreed in writing by the Local Planning Authority.
10. Should it be necessary to provide disabled access to the lake hereby approved, details of a permeable surfaced path from the car park to and around the lake shall be submitted to and approved by the Local Planning Authority. Once approved the path shall be constructed in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

11. Prior to commencement of development, a construction method statement shall be submitted to and agreed in writing by the Local Planning Authority. The submitted details shall include depths for the lake, its lining material and proposed measures for spoil removal. The development shall be carried out in accordance with the agreed method statement.

Notes

1. 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:
 - o the applicant/agent was updated of any issues after the initial site visit,
 - o the applicant was provided with pre-application advice,
 - o The applicant was provided with the opportunity to address issues identified by the case officer and permission was granted.
2. Regard was had to the advice contained in the National Planning Policy Framework 2012, national Planning Practice Guidance 2014 and Policies KS12, ME1, ME6, HE2 and HE3 of the Christchurch and East Dorset Core Strategy in the determination of the application.
3. 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
4. The applicant is advised to contact the Fisheries Section of the Environment Agency before any fish are stocked in the lake to obtain the necessary consents.
5. In view of the potential flood risks in this locality, the developer of this site is advised to consider the use of flood resilient construction practices and materials in the design and build phase. Choice of materials and simple design modifications can make the development more resistant to flooding in the first place, or limit the damage and reduce rehabilitation time in the event of future inundation. It should be ensured that new structures are appropriately constructed to withstand the likely

flood conditions in this area, and that any flood sensitive equipment is stored above the design flood level.

6. The Environment Agency has confirmed that it has no objection to construction of the proposed lake and would give consent to stock it with all-female triploid brown trout if the following conditions are met:

- Valid health check prior to application for consent to introduce fish
- There is no hydraulic connection between the proposed lake and any existing watercourse
- An escape trench, as detailed in the proposal supporting information, is not installed, as this would provide a connection to the river which is not desired
- Stocked fish are prevented from escaping from the proposed lake during flood events.

The latter can be achieved by surrounding the lake with a fence of 12mm maximum gap. The River Stour at Wimborne provides one of very few salmon spawning sites in this river and it is important that we protect this habitat from the introduction of triploid trout.

7. With regards to fish welfare, the Environment Agency (EA) recommend that enough time is left for conditions to mature before fish are introduced to a new fishery. A newly dug lake seldom provides a suitable habitat or adequate food for newly introduced fish. The level of stocking into the proposed lake needs to be considered and the EA is happy provide advice on these matters.

Since the lake will be fed by springs and ground water seepage, the EA recommend the applicant considers arrangements to protect stocked fish during prolonged periods of hot weather, prior to stocking. Natural colonisation or planting using native species of aquatic plants will provide good levels of oxygen, and provision of deeper areas and shading from over-hanging vegetation will help to lower water temperature and reduce the likelihood of oxygen levels crashing. However, during prolonged periods of hot weather it may be necessary to increase oxygen levels in the lake using a water pump. These can be readily hired if the need arises.

In addition, the EA would like to draw the applicant's attention to the pre-application advice given in our letter of 11 February 2013 regarding otter predation.

Please note that the EA would be happy to offer further advice in regards to the design of the pond to maximise biodiversity.

8. Oil or chemical storage facilities should be sited in bunded areas. The capacity of the bund should be at least 10% greater than the capacity of the storage tank or, if more than one tank is involved,

the capacity of the largest tank within the bunded area. Hydraulically inter-linked tanks should be regarded as a single tank. There should be no working connections outside the bunded area.

9. Safeguards should be implemented during the construction phase to minimise the risks of pollution and detrimental effects to the water interests in and around the site.

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 and the control and removal of spoil and wastes. The EA recommend the applicant refer to its Pollution Prevention Guidelines, which can be found at:

<https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg>

10. If any controlled waste is to be removed off site, then site operator must ensure a registered waste carrier is used to convey the waste material off site to a suitably authorised facility.

If the applicant requires more specific guidance it is available on the EA website <https://www.gov.uk/how-to-classify-different-types-of-waste>

Voting: Nem Con (1 Abstention)

5. 3/14/0659/FUL

Extension to Dwelling to Form Granny Annex with Staff Facilities Over. Forest Edge Nurseries, Verwood Road, Woodlands.

The Committee was updated on a letter of support received on 13 October from the book-keeper/payroll administrator for the Nursery, in favour of separate office accommodation, as she was currently using the main dwelling.

Public Speaking

Mr AJ Monroe, the agent for the applicant, spoke in support of the application and stated the proposal was the most sensible use of space with the least harm to the Greenbelt as it incorporated two desperate needs into one. He stated that there would only be a 44.5% increase in residential scope of the dwelling and a unilateral undertaking would prevent it from ever being used as a separate dwelling.

Cllr T Brown spoke in support of the application on behalf of Knowlton Parish Council. He stated that the current caravan did not enhance the Greenbelt, and the proposal would comprise two components in one cutting the footprint in half. He felt that the proposal supported economic growth as well as the government strategy for elderly people living in a domestic and family supported environment.

Some Members felt the proposal was acceptable in the Green Belt as it provided a needed annex for elderly care as well as offices for a growing business. Approval was proposed, seconded, and then subsequently Fell 2:4 (2 Abstentions).

REFUSED AS PER OFFICER RECOMMENDATION

Voting: 4:1 (3 Abstentions)

6. 3/14/0666/HOU

Retain enclosure around Astro Turf Pitch and retain zip wire.(For information it is advised that it is only that part of the enclosure over two metres in height that requires express planning permission. 21 Avon Castle Drive, Avon Castle, Ringwood.

Public Speaking

Mr R Riley, neighbour on Avon Castle Drive, spoke in objection to the application and raised concerns with loss of amenity to neighbouring properties and the local area due to changes to the environment visually. He also raised concerns with harm from noise.

Mr M Hirsh, agent for the applicant, spoke in support of the application and stated that the majority of the proposal did not need planning permission. He stated any harm to the visual amenity of the area was mitigated by the landscaping plan.

Mr P Rowles, neighbour on Avon Castle Drive, spoke in support of the application and stated that all his original objections were addressed. He stated that the proposal was in line with national guideline, would be screened off, and added no difference in noise.

Mrs A Jacobs spoke in objection to the application on behalf of St Leonards and St Ives Parish Council. She raised concerns with the impact on the Special Character Area, impingement on the value of neighbouring properties, and the proximity of the proposed structure to the neighbour's garden. She felt that if approved, additional conditions should include painting the metal structure, restricting the hours of use, preventing floodlights, and restricting use for the applicant only.

GRANTED

1. The development hereby approved shall be carried out in accordance with the approved plans SMT-1176C1, SMT-1176C2, SMT-1176C3 stamp dated received 9th July 2014 unless otherwise agreed in writing with the Local Planning Authority.
2. The proposals for the landscaping of the site, as shown on the approved plans (including provision for landscape planting, the retention and protection of existing trees and other site features, walls, fencing and other means of enclosure and any changes in levels) shall be carried out as follows:
 - a) the approved scheme shall be fully implemented with new planting carried out in the planting season October to March

inclusive following or in accordance with a timetable to be agreed in writing with the Local Planning Authority;

b) all planting shall be carried out in accordance with British Standards, including regard for plant storage and ground conditions at the time of planting;

c) the scheme shall be properly maintained for a period of 5 years and any plants (including those retained as part of the scheme) which die, are removed or become damaged or diseased within this period shall be replaced in the next planting season with others of a similar size and the same species, unless the Local Planning Authority gives written consent to any variation; and

d) the whole scheme shall be subsequently retained.

3. Notwithstanding the submitted plans, no part of the zip wire shall be attached or secured to any trees or landscape features on the site.
4. The Astro Turf Pitch shall not be illuminated or any lighting installed without prior permission in writing of the local planning authority.

Notes

1. In reaching this decision regard has been taken of the National Planning Policy Framework

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:

- o the applicant/agent was updated of any issues after the initial site visit,
- o the applicant was provided with pre-application advice,

Voting: Nem Con (2 Abstentions)

7. 3/14/0675/HOU

Retain Fence along Front Boundary, Erect Wooden Summerhouse in Front Garden. (Revised proposal - reducing height of fence to 1.4m and providing landscaping). 38 Glenwood Road, West Moors, Ferndown.

Public Speaking

Mrs A Fraser, the applicant, spoke in support of the application and stated the necessity to improve the landscape of the front garden for

safety reasons. She stated that only one neighbouring property complained about the fence.

Cllr J Ware spoke in objection to the application on behalf of West Moors Parish Council. She stated that they were pleased to see the fence height reduced, but were still concerned about the summerhouse being an overdevelopment, visually intrusive, and setting a precedent in the neighbourhood.

GRANTED

1. Within 3 months of the date of this permission, or as otherwise agreed in writing with the Local Planning Authority, the existing fence shall be altered to reduce the overall height to 1.4m in height.
2. The development hereby permitted shall be carried out in accordance with the following approved plans:
Location Plan
Block Plan
Summerhouse Details
Fence Height Confirmation (Dated 05/09/14)
3. Notwithstanding details already submitted with the application, no development shall commence on site until a construction method statement and the foundation design for the proposed summerhouse have been submitted to and approved in writing by the Local Planning Authority. The summerhouse shall then be erected as per the approved documents.
4. Within 2 months of this decision; unless otherwise agreed in writing, a scheme for the landscaping of the area immediately behind the boundary fences shall be submitted to the Local Planning Authority and approved in writing. Upon approval such new planting shall be carried out during the following planting season October/March inclusive, in accordance with the appropriate British Standards for ground preparation, staking, etc., in BS5837:2012 The approved landscaping shall thereafter be maintained for five years during which time any specimens which are damaged, dead or dying shall be replaced and hence the whole scheme shall thereafter be retained in perpetuity.
5. Prior to commencement of works for the summerhouse, details of the colour finish to the summerhouse shall be submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out in accordance with the approved details.
6. The summerhouse hereby approved shall be used for domestic purposes only, and not for any trade or business.

Notes

1. In assessing this proposal the local planning authority has had regard to the guidance contained within the Government's National Planning Policy Framework (NPPF).

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 offering a pre-application advice service, and advising applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

Voting: Unanimous

8. 3/14/0743/FUL

New 2/3 bedroom detached dwelling on land at the rear of 14 Marlborough Place, Wimborne, BH21 1HW as amended by Drwg 1737 - 10G. 14 Marlborough Place, Wimborne, Dorset.

The Committee was updated on a late objection from the occupants of 15 Badbury View, who raised issues in relation to the blind-bend, access for emergency vehicles, insufficient parking, and loss of wildlife habitat.

Public Speaking

Mr R Rowland, neighbour on Bradbury View, spoke in objection to the application and raised concerns with the impact on the streetscene and the outlook, the loss of green space and mature trees, and road safety issues due to increased traffic.

Mr R Matthews, another neighbour on Bradbury View, spoke in objection to the application and stated that he was not against the proposal but had concerns on the impact it would have on the streetscene with the proposed loss of trees.

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: 1737-10G and 11E.
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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any subsequent re-enactment no further windows or doors shall be above ground floor ceiling joist level of the building hereby permitted, unless otherwise agreed in writing by the Local Planning Authority. Furthermore, any window framing shall be in metal and set back in 100mm reveals unless otherwise agreed in writing by the Local Planning Authority.

5. Before the development is commenced, proposals for the landscaping of the site, to include provision for the retention and protection of existing trees and shrubs, if any, thereon, together with any means of enclosure proposed or existing within or along the curtilage of the site shall be submitted to and approved by the District Planning Authority by means of a large scale plan and a written brief. All proposed and existing trees and shrubs shall be correctly described and their positions accurately shown. Upon approval such new planting shall be carried out during the planting season October/March inclusive, in accordance with the appropriate British Standards for ground preparation, staking, etc., in BS5837:2012 immediately following commencement of the development. The landscaping shall thereafter be maintained for five years during which time any specimens which are damaged, dead or dying shall be replaced and hence the whole scheme shall thereafter be retained.
6. The development hereby permitted shall not be occupied or utilised until the parking indicated on the submitted details has been constructed. Thereafter, these areas shall be maintained, kept free from obstruction and available for the purposes specified.
7. The development hereby permitted shall not be occupied or utilised until provision has been made to ensure that no surface water drains directly from the site onto the adjacent public highway.
8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any subsequent re-enactment thereof no extension to the dwelling, outbuilding, or other works permitted by Class A, B, C, D, E, F, G and H shall be constructed or erected without express planning permission first being obtained.

Notes

1. 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 offering a pre-application advice service, and 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 application was acceptable as submitted and no further assistance was required.
2. 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.

3. The Sweet Chestnut is located in a neighbouring property and should the owners decide to retain this tree following grant of planning permission the development hereby permitted would have a significant adverse impact on the tree's safe future retention. The damage that would be caused to its rooting environment as a result of the building being constructed could potentially leave it unstable. Therefore it is strongly advised that the applicant obtains independent arboricultural advice in order to identify and implement means of construction that minimises harm to this tree and this should be done in discussion with the owner of the land on which the tree is growing.

Voting: Nem Con (1 Abstention)

202. 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.

203. Outcome of New Appeals Lodged and Appeal 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 'C' to these Minutes in the Minute Book.

Members were informed of notified appeals and appeal decisions and were requested to take them into account as a material consideration in the Planning Committee's future decisions.

The meeting ended at 2.00 pm

CHAIRMAN