

**EAST DORSET DISTRICT COUNCIL**

**PLANNING COMMITTEE**

Minutes of the Meeting held on 13 February 2019 at 9.30 am

Present:-

Cllr M R Dyer – Chairman

Cllr B Goringe – Vice-Chairman

Present: Cllr R D Cook, Cllr Mrs G Logan, Cllr Mrs B T Manuel, Cllr D Morgan,  
Cllr D G L Packer and Cllr D W Shortell

Apologies: Cllr C R W Beck, Cllr Mrs T B Coombs and Cllr Mrs C Lugg

273. Declarations of Interest

There were no declarations of interest made on this occasion.

274. 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.

275. Minutes

The Minutes of the meeting held on 16 January 2019 were confirmed and signed as a correct record.

276. Presentations by the Public

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.

277. Schedule of Planning Applications

The Development Management Manager submitted written reports, copies of which had been circulated to each Member and a copy of which appears as Appendices 'A'-'B' to these Minutes in the Minute Book.

Members considered the planning applications as set out in Minutes 278-279 below.

278. Peartree Business Centre, Cobham Road, Ferndown

Application No: 3/18/1510/FUL

Development: Development of a new car dealership (including showroom, MOT testing, workshop for maintenance, repair and vehicle preparation, associated parking and landscaping) together with replacement car park to serve the existing serviced office complex. As amended by plans rec'd 30/10/18, 10/12/18, 18/1/19 & 28/1/19 to move building away from protected trees along Wimborne Road West and omit 12 parking spaces (and canopy) adj to the boundary with Wimborne Rd West

Public Speaking

Mr D Rose, a neighbouring resident, spoke in objection to the application stating that the proposal was not suitable use of the land and more suitable locations were available well away from the residential area. He raised concerns with increases in noise and the lack of mitigation provided.

Mr G Gibbons, a local resident, spoke in objection to the application raising concerns with visual harm, noise nuisance, light pollution, and parking issues. He felt there would be an adverse affect on any potential development in the area and that the land north of the site would be more suitable for this application.

Mr K Poulton spoke in support of the application on behalf of the Ferndown and Uddens Business Improvement District. He stated that they fully supported the proposal as it complied with their main aims of raising the profile of the estate and would be a major asset to the town and area.

Mr B Spiller, the agent for the applicant, spoke in support of the application highlighting the need for the new dealership and the suitability of the site. He stated that issues raised by stakeholders and members of the public had been addressed and that the proposal would create new employment opportunities as well as safeguard the jobs of the current workforce.

Debate

Members raised concern with loss of trees and harm to the amenities of neighbouring residents from noise nuisance and light pollution, particularly those on Brickyard Lane.

A motion to grant was proposed with the additional conditions provided on the update sheet and a further condition for acoustic fencing. In addition, a condition was requested to control the hours of lighting, which was delegated to officers to determine the most suitable hours having regard to any security issues.

The motion was seconded and agreed:-

**RESOLVED that Application No 3/18/1510/FUL be:**

- a) **GRANTED as per the officer recommendation and subject to a S106 legal agreement to secure appropriate off-site biodiversity**

compensation and the following amended and additional conditions:

6. The materials and finishes to be employed on the external surfaces of the building hereby permitted shall be as specified on the approved elevations unless otherwise agreed in writing by the Local Planning Authority.
12. (Amendment to control the hours of lighting to be delegated to officers.)
19. Before the development is occupied or utilised the areas shown on Drawing Number P241 02 S for the manoeuvring, parking, loading and unloading of vehicles have been surfaced, marked out and made available for these purposes. Thereafter, these areas must be maintained, kept free from obstruction and available for the purposes specified.
26. Before the car dealership hereby approved begins operation, a Management Plan shall be submitted to and approved by the Local Planning Authority to set out how vehicle deliveries arriving on Heavy Goods Vehicles (HGVs) will be managed at the application site. This shall include on-site policy to address the arrival of vehicle transporters and measures to ensure transporters do not park on the public highway outside the site, and to ensure vehicular access through the site is not unduly compromised during the deliveries of vehicles. The business on the site shall be operated in accordance with the approved Management Plan unless otherwise agreed in writing by the Local Planning Authority.
27. Before the site is first brought into operation, and notwithstanding the boundary treatment shown on the approved plans, an acoustic fence of a specification, height and design submitted to and agreed in writing by the Local Planning Authority shall be constructed along the site's entire east boundary with Brickyard Lane. Thereafter, the fence shall be retained and maintained in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

or

- b) **REFUSED** as per the officer recommendation should a S106 legal agreement to secure appropriate off-site biodiversity compensation not be received within 5 months of the date of this decision.

Voting: Unanimous

279. Land East of Golf Shop, Moors Valley Country Park, Ashley Heath, North Ringwood

Application No: 3/18/3311/FUL

Development: Relocation of previously approved single storey agricultural style building (Reference 3/15/0991/FUL)

Updates

Members were informed that following the submission of drainage details, the recommended Condition 11 to be replaced with:

11. Prior to the first use of the building hereby approved, the surface water run off interceptor shall be installed in accordance with the approved details and thereafter maintained in accordance with the approved details.

**RESOLVED that Application No 3/18/3311/FUL be GRANTED as per the officer recommendation and the amendment to Condition 11.**

Voting: Unanimous

The meeting ended at 10.25 am

CHAIRMAN