

EAST DORSET DISTRICT COUNCIL

PLANNING COMMITTEE

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

Present:-

Cllr M R Dyer – Chairman

Cllr B Goringe – Vice-Chairman

Present: Cllr C R W Beck, Cllr D B F Burt, Cllr Mrs T B Coombs,
Cllr Mrs G Logan, Cllr Mrs B T Manuel, Cllr D Morgan,
Cllr D G L Packer and Cllr D W Shortell

Apologies: Cllr R D Cook and Cllr Mrs C Lugg

307. Declarations of Interest

There were no declarations of interest made on this occasion.

308. 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.

309. Minutes

The Minutes of the meeting held on 13 February 2019 were confirmed and signed as a correct record.

310. 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.

311. 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' – 'C' to these Minutes in the Minute Book.

Members considered the planning applications as set out in Minutes 312-314 below.

312. Avon Forest Spa and Lodges, Hurn Road, Ashley Heath, Ringwood

Application No: 3/18/2396/FUL

Development: Use of existing caravan site for human habitation to include both holiday and residential purpose

Updates

A typo was noted in the report under 'Relevant Planning History' at the top of Page 12 where the Application No should be 3/09/0568.

Public Speaking

Mrs P King, the agent for the applicant, spoke in support of the application stating that the proposal would not cause more harm to the heathlands as there was no material change between holiday use and residential use and the site was already allowed to be used 365 days a year. She stated that they would provide additional conditions to prevent harm such as no children on the site and restricting residential use to lodges 1, 2, 5, and 7.

Mr B Carroll, the applicant, spoke in support of the application stating that when he purchased the property he was informed by the freeholders that he could live in it year round and the clause was crossed out from the original lease. He highlighted the impact to the heathlands caused by holiday makers stating that residential use would be less harmful.

Debate

Some Members agreed with the officer recommendation highlighting the harm to the SSSI and heathlands. It was felt that if the proposal was allowed it would set a precedent for several others in similar situations. Refusal was then proposed and seconded.

Other Members raised concern with the current Planning Condition on the site not having a definitive restriction on the length of occupancy and felt that there would be no additional harm if it was used as a person's sole place of residence as opposed to having different occupants over 365 days a year.

The motion to refuse was put to the vote and agreed:-

RESOLVED that Application No 3/18/2396/FUL be REFUSED as per the officer recommendation.

Voting: 5:3

CLlr D Morgan joined the meeting at 10.15am.

313. Glebe Farm, Parsonage Lane, Wimborne St. Giles

Application No: 3/18/2690/FUL

Development: Change of use of agricultural land to equestrian stud business. Conversion of agricultural building to stable block. Erection of indoor arena (Demolition of agricultural building). Conversion of farm building to

office space and staff accommodation in connection with the stud farm. Form outdoor manege. Construction of hay barn and manure bunker.

Updates

Members were informed of the following amendments to the report:-

- Para 8.16: replace condition reference '15' with '14'
- Para 8.18: replace 'Landscape Management Plan' with 'landscape maintenance strategy'
- Para 8.19: replace condition reference '17' with '16'
- Para 8.21: replace condition reference '14' with '13'
- Para 8.26: replace condition reference '16' with '15'
- Para 8.32 replace '£8,000' with '£11,000'
- Condition 6: Replace reason text with 'To ensure the implementation of the scheme is carried out in accordance with the approved plans.'

Public Speaking

Lady D Shaftesbury, the applicant, spoke in support of the application highlighting the need of the proposal for their business and the benefits it will bring to the area.

Mrs N Paxton, the agent for the applicant, spoke in support of the application highlighting that the site would remain agricultural and in keeping with the rural area. She stated that the proposal would improve the site, contribute to the economy and provide employment.

RESOLVED that Application No 3/18/2690/FUL be GRANTED as per the officer recommendation subject to strengthening Condition 13 to include that the manure store be covered as per Informative Note 1.

Voting: Unanimous

The Committee adjourned at 10.45am and reconvened at 10.55am.

314. Barrington Centre, Penny's Walk - Footway, Ferndown

Application No: 3/18/3538/FUL

Development: Extension to South/Front. North/rear extension to replace existing public toilets. Demolition of the existing public toilets to form a landscaped area

Public Speaking

Mr K Loveless, the agent for the applicant, spoke in support of the application highlighting that there were no objections to the application and that the improvements were in line with the objectives of the Ferndown Town Centre Strategy.

RESOLVED that Application No 3/18/3538/FUL be GRANTED as per the officer recommendation.

Voting: Unanimous

315. Outcome of 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 'D' to these Minutes in the Minute Book.

Members were informed of 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 11.25 am

CHAIRMAN