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NORTHERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON TUESDAY 27 APRIL 2021

Present: Cllrs Sherry Jespersen (Chairman), Mary Penfold (Vice-Chairman), Jon Andrews, Tim Cook, Les Fry, Matthew Hall, Brian Heatley, Carole Jones, Emma Parker, Val Potheary and Belinda Ridout

Apologies: Cllrs David Taylor

Also present: Cllr David Walsh

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

Hannah Smith (Planning Area Manager), Lara Altree (Senior Lawyer - Regulatory), Steve Savage (Transport Development Manager), Gill Whitney (Technical Support Officer) and George Dare (Democratic Services Officer)

51. Apologies

An apology for absence was received from Cllr David Taylor.

52. Declarations of Interest

Cllr Potheary declared an interest in Item 5b. She would speak as the Chairman of the Council and withdraw from the debate and vote.

53. Minutes

The minutes of the meeting held on 23 March 2021 were confirmed and would be signed at a later date.

54. Public Participation

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.

55. Planning Applications

Members considered written reports submitted on planning applications as set out below.

56. **2/2019/0680/FUL - Former A T S Euromaster Site, New Road, Shaftesbury, Dorset, SP7 8QH**

The Area Manager introduced the application for the erection of 18 No. dwellings, formation of vehicular access, car parking, and landscaping. The Committee were shown various plans of the proposed development as well as photographs of the surroundings. The Area Manager explained the history of the site and that a care home was originally proposed. She also explained that 30% affordable housing is not a possibility, however there would be other Section 106 contributions for other benefits.

The Transport Development Manager outlined the access to the site via King's Hill. There could be up to 10 traffic movements on the site per hour which would be an acceptable level. The Highway Authority would recommend approval.

The key planning matters were highlighted:

- Location of Development
- Affordable housing & other contributions
- Movement and access
- Character and appearance of the area
- Setting of heritage assets
- Amenity

A number of written representations were received, and they are attached as an annexure to these minutes.

Members' Questions and Comments

Members asked several questions relating to the application, including the proposed materials, the value of the site, and traffic accessing the site.

After questions, the Area Manager advised members that: The materials used to build the terrace would match other buildings in the area; The character of slopes would be protected; Bins would be kept at the back of the terrace and moved to the collection point; the terrace houses would meet the minimum space requirements and the minimum building regulations for energy; and the scheme would not be viable if the housing mix included affordable units.

The Transport Development Manager responded to the Members' questions and advised that: Access to the site was satisfactory, with low speeds and visibility which met the requirements; Emergency service vehicles would not cause issues for access to the site; Refuse vehicles could adequately access, turn, and leave the site; and that the flats would have a bin store.

There were concerns from members that access to the site could be removed from residents because the site was only accessible by a private road. In addition, there were concerns about the high value of the land at the site, the lack of affordable housing, and the density of the proposed development. Officers responded to the concerns.

Proposed by Cllr Cook and seconded by Cllr Ridout that the application be refused.

Decision

That the application be refused.

Reasons for refusal:

The proposal, by reason of the design having an excessive scale, employing inappropriate materials of construction, and employing an unacceptable appearance, and its prominent location at the entrance to the old town, would be harmful to the character and appearance of the Conservation Area, and the setting of several listed buildings, bringing with it less than substantial harm which would not be outweighed by public benefit. Therefore, the proposal would be contrary to North Dorset Local Plan Part 1 (2011-2031) policies 1, 2, 5, 7 and 24, emerging Shaftesbury Neighbourhood Plan policies SFDH1, SFDH2, SFDH3, SFDH4, SFDH6 and SFDH7 and the National Planning Policy Framework.

At 11.42am the meeting was adjourned until 11.50am for a short comfort break. Upon reconvening, there was a roll call to ensure all members were present.

57. WD/D/20/002457 - County Hall, Colliton Park, Dorchester, DT1 1XJ

The Area Manager introduced the application for various flags to be flown at certain times of the year on three existing flag poles on the roof of County Hall. The Area Manager showed several photographs, plans of the site, and the list of proposed flags.

The key planning matters were highlighted:

- Amenity
- Public Safety
- The Impact on the character and appearance of the Conservation Area

The Chairman of the Council explained that it was discovered that planning permission would be needed for the Council to fly other flags on County Hall in the future. She asked that the Committee consider allowing permission for any flag to be flown that the Chairman of the Council deems appropriate.

There were no written representations received from members of the public.

Members' Questions and Comments

In response to a question from a member and the comment from the Chairman of the Council, the Area Manager advised that:

- There could not be a blanket allowance for any flag the Chairman deems appropriate, but an allowance had been made for emergency service and NHS flags.

- It would not be possible to extend this planning permission for all Dorset residents, if the application was granted.

Proposed by Cllr Andrews and seconded by Cllr Jones that the application be approved, subject to conditions.

Decision

That the application be approved, subject to conditions.

58. Urgent items

There were no urgent items of business.

59. Exempt Business

There was no exempt business.

Duration of meeting: 10.00 am - 12.01 pm

Chairman

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Northern Area Planning Committee 27 April 2021 Decisions List

APPLICATION NUMBER: 2/2019/0680/FUL

APPLICATION SITE: Former A T S Euromaster Site, New Road, Shaftesbury, Dorset, SP7 8QH

PROPOSAL: Erect 18 No. dwellings, form vehicular access, car parking and landscaping.

DECISION: That the application be refused.

Reasons for decision:

The proposal, by reason of the design having an excessive scale, employing inappropriate materials of construction, and employing an unacceptable appearance, and its prominent location at the entrance to the old town, would be harmful to the character and appearance of the Conservation Area, and the setting of several listed buildings, bringing with it less than substantial harm which would not be outweighed by public benefit. Therefore, the proposal would be contrary to North Dorset Local Plan Part 1 (2011-2031) policies 1, 2, 5, 7 and 24, emerging Shaftesbury Neighbourhood Plan policies SFDH1, SFDH2, SFDH3, SFDH4, SFDH6 and SFDH7 and the National Planning Policy Framework.

APPLICATION NUMBER: WD/D/20/002457

APPLICATION SITE: County Hall, Colliton Park, Dorchester, DT1 1XJ

PROPOSAL: Various Flags at certain times of the year to be flown on 3 existing flag poles (6m x2 and 7.5m) on the roof of County Hall. This is an ongoing activity, there is no end date as such.

DECISION: Grant, subject to conditions.

CONDITIONS:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan - Drawing Number 01 received on 06/11/2020

Site Plan - Drawing Number 02 received on 06/11/2020

Reason: For the avoidance of doubt and in the interests of proper planning.

2. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: As is required by Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

3. No advertisement shall be sited or displayed so as to:

(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or

(c) hinder the operation of any device used for the purposes of security or surveillance or for measuring the speed of any vehicle.

Reason: As is required by Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

4. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: As is required by Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

5. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: As is required by Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: As is required by Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

7. The flags hereby permitted by this permission are:

- LGBT Pride Flag
- International Nurses Day Flag
- Wessex Flag
- Srebrenica Flag
- Roma Holocaust Flag
- 999 Emergency Services Day Flag
- Black History Month Flag
- St Margaret's Day (Scottish Flag)
- NHS Thank you Flag
- Dorset Flag
- South Sudan Flag
- Union Flag
- St Georges Flag
- St David's Day Flag
- Dorset County Council Flag
- Commonwealth Flag
- United Nations Flag
- European Union Flag
- Remembrance Day (Poppy) Flag
- Armed Forces Day Flag
- French Tricolour
- La Manche (Twinned) Flag
- Merchant Navy Flag

Additional flags:

- Any present or future NHS and emergency services flags.

Reason: For the avoidance of doubt and in the interests of proper planning.

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Northern Area Planning Committee
Written Submissions
Tuesday, 27 April 2021

Item 5a – 2/2019/0680/FUL – Former A T S Euromaster Site, New Road, Shaftesbury, SP7 8QH

Mr Grindon – Against the application

I am writing to OBJECT to the above planning application.

Objections have been raised by local residents about the size, vertical scale and number of residences of the proposed development. In November 2020 small amendments to the plans were issued. These have failed to address the core issues and I urge council members to reject this application in its current proposal.

The objections of local residents centred on the following themes:

Traffic Access to Site

The proposed access point to the site joins the narrowest part of Bleke Street. The additional traffic of 18 homes feeding into this narrow bottleneck from a fourth axis will have a considerable impact on traffic congestion. Pedestrians will find it significantly more difficult to cross the road. Figure 10.1 of the North Dorset Local Plan^[1] states that “Designs should put people before traffic”; this proposal seems to ignore that policy.

Sympathy With Local Conservation Area.

The proposed development is not in keeping with the local area and the materials proposed for Block A are at odds with the adjacent Kings Arms and Pepperell House. Many visitors to Shaftesbury’s important tourist trade arrive in the Bell Street Car Park and will gain their first impressions from the surrounding buildings. Policy from the North Dorset Local Plan Figure 10.1 articulates that where a development affects an existing public space, it should be safe, attractive, uncluttered and well related to the surrounding buildings. It also sets out policy on Scale and Massing. The proposed development seems to bear little relation to, or balance with, the adjoining buildings and the local conservation area.

Block B Elevations and Orientation.

What is not immediately obvious from the plans is how high Block B will sit compared to the dwellings in the area. The document "Revised Site Sections 207B" shows how the 3-storey building will be elevated to the horizontal as the rear of the plot drops away down the sharp escarpment. To local properties, Block B will appear like a 4 storey building.

The document "Revised block B elevations 206B" shows that windows from the proposed flats will have direct line of site into the living areas of dwellings in Abbeyfield House, Kings Hill and New Road. Without doubt, this will harm the amenity and significantly diminish the privacy of residents. This would be in direct contravention of the North Dorset Local Plan (Paragraph 10.61 & 10.77) which states that "Where development of an overbearing nature is proposed or where the enjoyment of the existing properties is significantly diminished, planning permission will be refused".

As argued by local residents, the current proposals seem overly ambitious and in breach of many of Dorset Council's Planning Policies.

Barbara Yoxall, Chairwoman, Abbeyfield House – Against the application

My statement is on behalf of all who live, work or volunteer at Abbeyfield House, Bleke Street, Shaftesbury and is as follows:-

1. All our original objections still stand
2. The revised planning application does not address any of our concerns
3. The site plan still refers to 9 houses and 15 flats. Please confirm is this is an error.

Ken Parke Planning Consultants - Agent

Statement on behalf of Applicant

The proposals seek to provide a mixed residential development comprising a mixture of houses and flats.

The site is currently vacant and derelict and contributes negatively to the character and appearance of the area.

The principle of residential development on the site has already been considered acceptable by way of a previous approval which remains extant.

The current proposals further add to the supply of housing within the area.

The proposals represent sustainable development making efficient use of a vacant previously developed site within a town centre location. The presumption in favour of the development therefore strongly applies both due to sustainability credentials and due to boosting the supply of housing within an area where there is an unmet demand.

The proposals represent less development than the extant sheltered housing scheme. The layout, scale, form, and design of the proposals has been carefully considered and the proposals are appropriate to the character and context of the area and represent an acceptable development in design terms. The proposals present a traditional design form picking up on design principles of the extant approved scheme.

The proposals have also been carefully arranged to ensure that there is no harm to any adjoining properties.

The proposals are appropriate in all regards, they represent sustainable development and planning permission can reasonably be granted.

The Applicants respectfully request that Members support the Officer recommendation.

Item 5b – 2/2019/0680/FUL – County Hall, Colliton Park, Dorchester, DT1 1XJ

No written representations were received.

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