

**DORSET COUNCIL - EASTERN AREA PLANNING COMMITTEE**

**MINUTES OF MEETING HELD ON WEDNESDAY 6 JANUARY 2021**

**Present:** Cllrs Toni Coombs (Chairman), Shane Bartlett (Vice-Chairman), Alex Brenton, Robin Cook, Mike Dyer, Barry Goringe, Brian Heatley, David Morgan, Julie Robinson, David Tooke, Bill Trite and John Worth

**Also present:** Councillors Ray Bryan (min 162) and Andrew Starr (min 163).

**Officers present (for all or part of the meeting):** Kim Cowell (Development Management Area Manager East), Elizabeth Adams (Development Management Team Leader), Naomi Shinkins (Lead Project Officer), Neil Turner (Development Team Leader), Steve Savage (Transport Development Liaison Manager), Lara Altree (Legal Services Manager) and David Northover (Democratic Services Officer).

**Public Participation**

Written submissions

Minute 161

Bob Mizon

Simon Ible, Bloor Homes Ltd

Minute 162

Stephan Graham

Mario Massimino (Governor) - on behalf of St Ives Full Governing Body

Martin Kimberley - Chief Executive of Active Dorset

Dan Wilden - Director of Pure Town Planning

Minute 163

Simon Morgan, Managing Director, Morgan Design Studio Ltd

**157. Apologies**

No apologies for absence were received at the meeting.

**158. Declarations of Interest**

No declarations of disclosable pecuniary interests were made at the meeting.

**159. Minutes**

The minutes of the meeting held on 2 December 2020 were confirmed and would be signed at the first opportunity.

**160. 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.

161. **3/19/2437/RM - Reserved matters details for 312 dwellings, public open space, vehicular, cycle and pedestrian access, connections to the SANG, landscape planting and surface water attenuation features at land West of Cranborne Road Wimborne Minster**

The Committee considered application 3/19/2437/RM on a proposal for a development comprising 312 dwellings, public open space, vehicular, cycle and pedestrian access, connections to the SANG, landscape planting and surface water attenuation features at land west of Cranborne Road, Wimborne Minster.

The application had previously been considered at the meeting in October 2020, but determination of the application had been deferred so that certain issues could be satisfactorily addressed before further consideration of any approval could be made.

Officers had since negotiated further with the applicant on those outstanding issues to see what could be achieved and how they might be resolved. The applicant had now responded with what officers considered to be satisfactory and acceptable revisions, based on positively accommodating those issues raised; namely:-

- **Approach to renewable energy** - photovoltaic panels now to be provided, instead of the WWHR option
- **Use of chimneys / detailing** – a further 27 chimneys to be added
- **Design of the Amherst Block in the south eastern corner** - the Amherst block had now been relocated to the nearer the centre of the development, amongst other dwellings of a similar height and, where this had been proposed to be sited, a two storey terrace block would replace it
- **Design / use / function of the Urban Square** - further design detail had been provided
- **Private refuse collection concerns** – the issues had now been resolved, with the layout now conforming to Dorset Waste Partnership guidance
- **Control of lighting on private dwellings** - condition 7 applied regarding external lighting on private dwellings
- **Road construction for private roads** – the road construction would conform to the Highways Authority adoptable standards, as necessary
- **Landscaping on the western boundary** - some improvements had been made, with additional landscaping to be made where possible
- **Connectivity** - pedestrian, cycle and vehicular connections had been identified

- **Water quality impacts** – a statement from the Environment Agency confirmed that there were no concerns arising, particularly which would compromise the quality of the water in the River Allen.

On balance, following receipt of amendments made to the scheme, officers now considered the proposal accorded sufficiently with the approved Design Code and outline parameters to be deemed acceptable, with any harm caused being outweighed by much needed housing supply secured on this strategic allocated site.

Clarification was provided by the Chairman that whilst the officers' report and presentation would serve to contextualise the application, the Committee's focus should be on those issues that were the basis of the deferment and that any debate and questioning should relate solely to that.

So, with the aid of a visual presentation, officers provided context of what the main proposals, principles and planning issues of the development were; how these were to be progressed; how the development would contribute to meeting housing needs; and what this entailed. What the outline planning permission entailed and the planning history were also detailed. The presentation focused on not only what the development entailed and its detailed design, but what benefits it would bring and the effect it would have on residential amenity and the character the area. The officer's presentation also provided updates, since the report had been published, summarising further discussions and consultations and the responses and clarifications received.

Plans and photographs provided an illustration of the location, orientation, dimensions – form, bulk, size and mass - and appearance of the development and of the individual properties, with examples being given of how typical detached, semi-detached, terraced and apartment block properties were designed, along with their ground floor plans; how it would look; proposed street scenes; the materials to be used; how utility services would be provided and accommodated and by whom; access and highway considerations; environmental considerations; the means of landscaping, screening and tree cover, and its setting within that part of Wimborne and the wider landscape – particularly within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB).

Officers showed the development's relationship with other adjacent residential development and how the buildings were designed to be in keeping with the characteristics of the established local environment. The characteristics and topography of the site was shown and its relationship with the highway network and to properties in the adjoining roads in particular. Views into the site and around it were shown, which provided a satisfactory understanding of all that was necessary.

Focus throughout the presentation – and in the officers' report - was on the deferred issues: approach to renewable energy; use of chimneys / detailing; design of the Amherst Block in the south eastern corner; design / use / function of the Urban Square; private refuse collection concerns; control of

lighting on private dwellings; road construction for private roads; landscaping on the western boundary; connectivity and water quality impacts and what was now being proposed to address those issues in a satisfactory and acceptable way.

In summary, officers planning assessment adjudged that the overall design of the development was now considered to be largely acceptable, with all, significant, planning matters having been appropriately, or adequately, addressed. Having assessed the material considerations, overall, the reserved matters now submitted were deemed to have satisfactorily addressed the outstanding issues and, on balance, were seen to be acceptable and sufficiently compliant with national and local planning policies and the recommendation made by officers to approve the application was based on this.

The Committee were notified of the written submissions received and officers read these direct to the Committee – it being appended to these minutes. Having heard what was said, officers responded to some of the pertinent issues raised, being confident that each one could be addressed by the provisions of the application.

Formal consultation on the revisions had seen no objection from Wimborne Minster Town Council and no comment from Colehill Parish Council. The Environment Agency had now confirmed their satisfaction with the water and drainage issues. Natural England, the County Archaeologist, Wessex Water and Sembcorp Bournemouth Water Ltd had made no comment on this application.

Whilst some issues were considered to remain for other consultees: Cranborne and West Wiltshire AONB; East Dorset Environmental Partnership and, initially, by the Dorset Council's Landscape, Urban Design and Conservation Teams, officers were confident that these could be satisfactorily addressed by the conditions to be imposed and by what revisions had been made. Indeed, officers confirmed that the Dorset Natural Environment Team now were satisfied with the proposed planting scheme and that the Dorset Council's Urban Design, Landscape and Conservation Officers were now satisfied with the proposed design of the proposed block in the south-eastern corner and with the design and detail of the Urban Square.

Accordingly, on the basis of the revisions, Conditions 7 and 8, previously proposed, had now been removed and a new Condition 7, relating to private lighting, added.

The Vice-Chairman, being one of the two local Ward members - who had proposed the matter be deferred at the October meeting - was now largely satisfied that the issues raised had been satisfactorily addressed and welcomed the positivity of the applicant in accommodating these changes.

The Committee were then notified of those written submissions received and officers read these direct to the Committee. Having heard what was said, officers responded to some of the pertinent issues raised, being confident that

each one could be addressed by the provisions of the application.

The Vice-Chairman - who was also one of the two local ward members for Wimborne Minster – now considered the application to be more acceptable and the deferred issues largely having now been satisfactorily addressed. On that basis he was minded supporting approval. The other Ward member – Councillor David Morgan, was of a similar view.

The opportunity was then given for members to ask questions of the presentation and what they had heard, in seeking clarification of aspects so as to have a better understanding in coming to a decision. Officers addressed the questions raised providing what they considered to be satisfactory answers, which the Committee saw as generally acceptable

Some points were still raised though in that whilst it was good to see photovoltaic solar panels now being provided, the WWHR scheme should still be able to play some part, if at all possible. Officers confirmed that there was no reason that the WWHR could not still be provided for, if at all practicable, but did not now form part of the formal application. Members sought clarification on connectivity issues with Wimborne town itself, these being considered by officers to be quite adequate. Moreover, the Highways Officer had raised no issue with access, road safety or traffic management but there would still be scope for accessibility measures likely to complement the scheme in this regard, if and as necessary.

The Committee were largely satisfied that the issues raised for deferment at their meeting in October 2020 had now been addressed satisfactorily and the application was considered to now be more acceptable. They considered that it was to the credit of the applicant to have been able to positively accommodate those issues in the application so that a successful outcome could now be achieved. Members considered that this development would significantly contribute to the housing supply in Dorset and was seen to be an asset.

Having had the opportunity to discuss the merits of the application; having taken into account the officer's report and presentation, the written representations; and what they had heard at the meeting - particularly in taking account of the views of the two Ward members - and in recognising that the issues which had been deferred had now been satisfactorily addressed, in being proposed by Councillor Robin Cook and seconded by Councillor Shane Bartlett, on being put to the vote, the Committee agreed unanimously to grant permission subject to the conditions set out in paragraph 14 of the officer's report and clarified in the presentation.

### **Resolved**

That planning permission for application 3/19/2437/RM be granted, subject to the conditions set out in the officer's report and clarified in the presentation.

### **Reasons for Decision**

The site is allocated for residential development in the Christchurch and East Dorset Local Plan Part 1 - Core Strategy 2014 through Policy WMC7 (North

Wimborne New Neighbourhood).

- The principle of residential development for up to 630 dwellings on the wider Wimborne New Neighbourhood site was agreed under outline planning application 3/14/0016/OUT.

- Adequate biodiversity mitigation was secured at outline planning stage through

planning conditions and a Section 106 Agreement. A Suitable Alternative Natural

Greenspace (SANG) will be provided to the north and east of the site. This meets the requirements of the Habitat Regulations.

- The number of residential units and mix of unit sizes are considered to be appropriate for the site.

- The legal agreement secures 32% affordable housing with 70% for affordable

rent proposal and 30% as shared ownership. 10% of the affordable housing is provided to 'M4(2) Cat 2 Accessible and Adaptable Standard', providing accommodation for people with disabilities. In combination with the affordable housing proposed in the earlier approved phase 1, the proposal aligns with the

legal agreement requirements.

- The proposed highway layout is acceptable and sufficient parking is proposed

for the dwellings.

- The proposal is considered to be acceptable in its design and general visual impact to an extent that would not warrant refusal.

- The proposed landscaping of the site is considered to be acceptable in its design

and general visual impact to an extent that would not warrant refusal.

- The proposed is considered acceptable and there are no material circumstances which would warrant refusal of this application.

162. **3/20/0499/FUL - Erection of a multi-use games area (MUGA) comprising synthetic surface, 3m high perimeter ball stop netting and 8 x 8m lighting columns (additional and amended documents rec'd 6/7/20) at St Ives Primary and Nursery School, Sandy Lane, St Leonards and St Ives,**

The Committee considered application 3/20/0499/FUL for the erection of a multi-use games area (MUGA) comprising synthetic surface, 3m high

perimeter ball stop netting and 8 x 8m lighting columns (additional and amended documents rec'd 6/7/20) at St Ives Primary and Nursery School, Sandy Lane, St Leonards and St Ives,

Since the application was deferred from consideration at the September Committee meeting, amended plans had been submitted which had repositioned the proposed MUGA 3m east of its original proposed location.

With the aid of a visual presentation, officers provided context of what the main proposals, principles and planning issues of the development were; how these were to be progressed; how providing such a facility would benefit the school and the community as an option for exercise, health and well being; and what this entailed - the pitch providing the means and flexibility for the community to benefit from it throughout the year, in all conditions.

Plans and photographs provided an illustration of the location and appearance of the MUGA; its design and what sports it could be used for; landscaping, access and parking arrangements; its relationship with the school, local amenity and neighbouring residencies and its setting within St Leonards and St Ives and the wider landscape. It was proposed to be available for use between 9:00am and 8:30pm, Monday to Sunday. During school hours it was anticipated that the MUGA would be used by the school but, outside of those hours, it would be made available for hire by third parties, with conditions applying to ensure that use was reasonable and acceptable.

In accordance with the Council's responsibility for promoting health and wellbeing and the reduction of health inequalities across the county, the potential impact of the proposal on general health and wellbeing was seen to make a positive contribution by facilitating outdoor sport and increasing opportunities for physical activity which was important for the health and well-being of communities and in providing a community asset. As the site was located within a residential area, the amenity of neighbours and third party representations had been taken into account as part of the planning appraisal, which had adjudged that the development was acceptable in planning terms, subject to conditions.

In summary, officers planning assessment adjudged that the merits of the application were that it was an acceptable facility within an urban area; being able to facilitate sport throughout the year and improving sport facility provision and opportunities. Whilst the increased intensity of use of the school field and the introduction of lighting would alter the character of the area, it was considered that the harm would be limited. Only a minor change to noise levels was anticipated and the design of the MUGA would limit light spill and noise levels to appropriate levels within the residential area. The proposed management plan to be implemented by the school in relation to third party users of the MUGA would regulate what could be done and when. All this formed the basis of the officer's recommendation in seeking approval of the application.

Formal consultation had seen St Leonards & St Ives Parish Council object to the application on the grounds that the impact on local residencies caused by

nuisance and disturbance from noise and lighting was unacceptable, particularly in relation to the hours of opening and number of days of use. A number of objections had been received from local residents too, citing concern at nuisance and disturbance from activities associated with use of the MUGA, as well as the loss of open space.

Sport England supported the application on the basis that it would bring benefits to school pupils, staff and the local community. As there was a shortage of this type of MUGA in Dorset, it would enable the delivery of central government objectives of schools being central to local communities and in providing opportunities for facilitating healthy active lifestyles for local communities.

The Committee were notified of written submissions received and officers read these direct to the Committee – it being appended to these minutes. Having heard what was said, officers responded to some of the pertinent issues raised, being confident that each one could be addressed by the provisions of the application.

Both local Ward Members - Councillors Barry Goringe and Ray Bryan - considered the application to be unacceptable in terms of the nuisance and disturbance that would be caused to local residents. Intermittent and irregular noise was a particular concern, as well as the extensive hours of operation proposed. On that basis, and the number of local objections generated, they considered the application should be refused.

The opportunity was given for Members to ask questions of the presentation and what they had heard, in seeking clarification of aspects so as to have a better understanding in coming to a decision. Particular issues were raised about the potential for nuisance and disturbance to the amenity of local residencies arising from the noise associated with certain ball sports i.e. hockey and basketball. Intermittent and irregular noise from whistles and cheering was of obvious concern too. How the site was to be screened whilst maintaining an open aspect was also considered an issue.

Having heard what was said, officers responded to some of the pertinent issues raised, being confident that each one could be addressed by the provisions of the application. Given what was proposed, there would not be provision for basketball to be played. Noise assessments made adjudged that other proposed sports would be permissible and acceptable, especially as it was located with a school setting, whereby a certain level of noise would be generally expected in any event.

Arrangements would be made so that timings suited certain sports and that late afternoon and early evening sessions by third parties would be encouraged wherever practicable. However, reservations remained amongst members at the hours of operation and especially its use on Sundays. Whilst it was recognised that for the MUGA to be effectively used by third parties and remain viable it would need to be available for the optimum period of time, - in being proposed by Councillor David Tooke - members agreed that times of activity should be modified and limited on Sundays, between 10.00 am and



6.00 pm. Officers saw this to be an acceptable modification and could be conditioned in any grant of permission.

The proposal was designed to encourage more local people to take the opportunity to have a more active lifestyle and the convenience of having this facility at hand meant there would be little need for travel to facilities elsewhere. It was considered that participation in use of the facility would benefit all in society, not necessarily just the young, being seen as a community asset that was likely to prove very popular.

Having had the opportunity to discuss the merits of the application, having understood what was being proposed and the reasoning for this; having taken into account the officer's report and presentation, what they had heard at the meeting, and having received satisfactory answers to questions raised, the Committee were satisfied in their understanding of what the proposal entailed and the reasoning for this and, on that basis - in being proposed by Councillor Shane Bartlett and seconded by Councillor John Worth - on being put to the vote, the Committee agreed - by 8:2:1 - that the application should be approved, subject to the conditions set out in the paragraph of the report relating to this and to the hours of operation being limited on Sundays between 10.00 am and 6.00 pm.

### **Resolved**

That planning permission for application 3/20/0499/FUL permission subject to the conditions set out in the officer's report and with the amendment to Condition 7 so that the hours of operation be limited on Sundays between 10.00 am and 6.00 pm.

### **Reasons for Decision**

- The development of a new sports facility will enhance opportunities for sport on the school site within the urban area where the principle of development is acceptable
- The limited harm arising from the changed character of the school site will be outweighed by the benefits
- Conditions can be imposed to mitigate the impacts arising in relation to noise and lighting to acceptable levels and assessments demonstrate that the proposal will not result in harm to neighbouring amenity
- Adequate parking provision is available for users of the facility outside school hours

163. **6/2020/0297/FUL - Alterations to existing building to form additional ground floor 1 bedroom flat and reduce size of shop unit and installation of rooflights to South elevation to serve shop at 86 Wareham Road, Lytchett Matravers,**

The Committee considered an application - 6/2020/0297/FUL - proposing alterations to an existing building to form an additional ground floor, one bedroomed flat and a reduction in the size of the shop unit and installation of rooflights to its south elevation to serve the shop at 86 Wareham Road, Lytchett Matravers.

With the aid of a visual presentation, officers provided context of what the main proposals, principles and planning issues of the development were; how these were to be progressed; what the proposal was designed to do; and what this entailed. The planning history of the site was described too.

Plans and photographs provided an illustration of the location and appearance of the development; its internal configuration and the modifications to be made to meet the needs of the development; what other alternative retail there was in the village; access, parking and highway considerations; its relationship with local amenity and neighbouring residencies and its setting within Lytchett Matravers. The arrangements for the residential habitation of the development and its relationship with the retail space and how this could be managed was described.

In summary, officers planning assessment adjudged that the merits of the application was that it was an acceptable development, of an appropriate scale, size and design and acceptable in terms of impact on the character and appearance of the local area. The impact on neighbouring amenity, highway safety, biodiversity and drainage were also considered to be acceptable. It was considered that the dwelling would make a positive contribution towards the local housing supply, with the retail area still maintaining the scope for such an asset to benefit the community, so this formed the basis of the officer's recommendation in seeking approval of the application.

The Committee were notified of a written submission received and officers read this direct to the Committee – it being appended to these minutes. Having heard what was said, officers responded to some of the pertinent issues raised, being confident that each one could be addressed by the provisions of the application.

Lytchett Matravers Parish Council had objected to the application considering that with the reduction of the available retail area, this would be insufficient for viability as a shop. The occupant of the adjacent property to north had objected on the grounds of loss of privacy to their residence by what was being proposed and the need for obscure glazing to mitigate this. Officers confirmed that the objector's concerns would be duly mitigated.

One of the three local Ward members, Councillor Andrew Starr, was of a similar view to the Parish Council that what was being proposed would be insufficient to meet the need of the community. One of the other local members, Councillor Alex Brenton, agreed that the site was seemingly being overdeveloped and, whilst the flat was acceptable, the size of the shop would be inadequate for any meaningful business to prosper. She considered there was still a need for a convenience store, as before, in that part of the village and one should be retained. What was being proposed would not be able to meet that need.

However other members pointed out that a larger retail unit had attracted little interest since it was on the market, so that was why this smaller shop was being proposed and, together with the flat, would make the best use of the

land available, whilst giving the opportunity for retail of some sort to still be available to the community.

The opportunity was given for members to ask questions of the presentation and what they had heard, in seeking clarification of aspects so as to have a better understanding in coming to a decision. Officers addressed what questions were raised, providing what they considered to be satisfactory answers.

Having had the opportunity to discuss the merits of the application, having understood what was being proposed and the reasoning for this; having taken into account the officer's report and presentation, what they had heard at the meeting, the views of the local ward Members and having received satisfactory answers to questions raised, the Committee were satisfied in their understanding of what the proposal entailed and the reasoning for this and, on that basis - in being proposed by Councillor Shane Bartlett and seconded by Councillor Robin Cook - on being put to the vote, the Committee agreed 8:3 that the application should be approved, subject to the conditions set out in paragraph 18 of the report.

### **Resolved**

That planning permission for application 6/2020/0297/FUL be granted subject to the conditions in paragraph 18 of the report.

### **Reasons for Decision**

Para 14 of the National Planning Policy Framework (NPPF) sets out that permission should be granted for sustainable development unless specific policies in the NPPF indicate otherwise.

- The location is considered to be sustainable and the proposal is acceptable in its design, general visual impact and impact on the surrounding area.
- There is not considered to be any significant harm to neighbouring residential amenity.
- There are no objections on highway safety, traffic or parking grounds.
- There are no material considerations which would warrant refusal of this application.

## **164. Appeal Summaries**

For its information, the Committee received a summary of recent appeals – and their outcomes - to planning decisions made by the Council.

## **165. Urgent items**

There were no urgent items for consideration at the meeting.

## **166. Statements and Written Representations**

### **Statements and written representations**

**3/19/2437/RM - Reserved matters details for 312 dwellings, public open space, vehicular, cycle and pedestrian access, connections to the SANG, landscape planting and surface water attenuation features at land West of Cranborne Road Wimborne Minster**

Bob Mizon

I am in receipt of the e-mail from Development Management about the development of land west of the Cranborne Road, north of Wimborne. As I have stated in previous communications, I am in favour of such developments on the condition that their street lighting and exterior light fittings conform to a standard that will not impinge through direct and reflected light upon the dark night skies of the Cranborne Chase AONB and International Dark Sky Reserve immediately to the north.

All such lights on this development should be of the minimum brightness for the lighting task, to rule out excessive ground reflection, not exceed a Correlated Colour Temperature (CCT) of 3000K in the interests of the well-being of both humans and local biodiversity, and be directed exactly where needed.

May I assume that, as happens with the vast majority of street lighting in Dorset, street lights will be switched off between midnight and 5 a.m., a measure that has proved itself nationally as a great money-and energy-saving and crime reduction strategy?

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Simon Ible - Statement on behalf of Bloor Homes Limited

As Members may recall, a decision on this planning application was deferred at the

Planning Committee on 28th October for a number of reasons. Bloor Homes wishes to thank

Members for the opportunity to further improve the proposal before Committee today.

Bloor Homes has sought to positively engage with your officers and has responded

positively to all of the suggestions and requests made. We trust you will agree that the

amendments made have considerably improved the development and will further assist to

secure a high quality form of development for Wimborne.

In particular, we would highlight the following changes:

- Provision of photovoltaic panels to 82 homes, supplying 10% of energy from this

renewable source in accordance with outline requirements

- Additional chimneys have been added, to provide a further positive contribution to

the street scene

- Relocation of the Amherst apartment block away from Cranborne Road , with an

enhanced, architectural led design.

- A terrace of four homes, of a bespoke design, is now proposed on the frontage of Cranborne Road
  - The design of the urban square has been improved to create an attractive and flexible space
  - The internal road layout has been amended such that no private waste collection is now needed
  - The tree belt on the western boundary is to be further reinforced, with additional tree planting proposed
  - A footpath has been added to the eastern edge of the site, improving connectivity for pedestrians.
- Furthermore:
- The Environment Agency has confirmed that the SuDS strategy is acceptable, and will have no potential impacts on water quality in the River Allen.
  - Private roads, will be constructed to adoptable standards, as agreed with highways officers
  - Bloors will accept the removal of permitted development rights regarding further lighting on the site.
- Bloor would again wish to emphasise the significance of the timing of this application and the importance of securing approval at this critical stage, highlighting that:
- Phase 1 is due to complete in June 2021.
  - To secure the continuity of local construction jobs, site preparation works do need to begin imminently to ensure continuity of housing delivery, including much needed affordable homes
  - The proposals will deliver the balance of infrastructure and S106 contributions committed under the outline permission.

Bloor Homes would like to thank Members and officers for their continued advice and feedback throughout the process. We trust that the amendments made address all the points that have been raised and demonstrate Bloor's commitment to delivering a high quality neighbourhood for Wimborne and that Members will be in a position to fully endorse the application for approval based on the extensive suite of amendments made.

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**3/20/0499/FUL - Erection of a multi-use games area (MUGA) comprising synthetic surface, 3m high perimeter ball stop netting and 8 x 8m**

**lighting columns (additional and amended documents rec'd 6/7/20) at St Ives Primary and Nursery School, Sandy Lane, St Leonards and St Ives,**

Stephen Graham

I and other residents object in the strongest possible terms to this proposal. This will have serious implications to the area and the residents who have already had to endure the expansion of the school increasing traffic noise and pollution levels. The volume of traffic and noise will increase, up to at least 9.00pm. There are limited parking spaces in the school and the remainder will park in the street.

This is completely the wrong location for this type of facility and should be situated away from residential areas, usually in Secondary schools where older pupils can take more advantage of the facility.

This has been applied for on several occasions and rejected each time by local Councillors.

This is a commercial venture from which the school want to make money. This is against the terms of the loan they are to receive.

The Noise Impact Report gave the impression the school field was currently hired out and used on an evening. This is not true. The gates are locked on an evening and the field is not used and never has been.

The predicted noise levels from groups of adults shouting in the report states that this will be greater than the current background noise and states this should be "avoided".

There are bats in the area which are protected and will be affected by the light and noise pollution. Also lights will be shining directly into houses which is unacceptable.

A Letter from Dan Wilden of Pure Town Planning to Elizabeth Adams. It states that "MUGA is a facility for the benefit of the education and wellbeing of its pupils. This is not the case. The facility is a commercial venture operating outside school hours for the hiring by adults etc.

Also "This will be a small village facility and will not involve "pay and play" type hire. This facility is not conducive to a "small village" and will be a pay and play facility.

The Third Party Hire Management Plan document is a work of fiction added to the planning application after it had initially been declined. The school cannot even manage a parking policy on a daily basis. There is a complete disregard for the residents by this school. There is no confidence that the content of this document will be put into practice and is purely for this application.

It appears that the adults will now be using the children's toilets and changing facilities. Does this not raise safeguarding issues?

This proposed facility will be in an inappropriate location and will result in a detriment to the residents and the neighbourhood. This should be located elsewhere without the resulting impact on residents and the community.

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Dan Wilden Director of Pure Town Planning

We are delighted to finally bring this application before planning committee with an officer recommendation to grant planning permission.

Members will be aware from the committee papers that the school has worked hard to deal with the various issues arising in the process of the application.

The principle of the proposed development has the support of planning policy. The main question comes down to whether the proposal would have an acceptable impact on the local environment and the nearby residents.

Some local residents have been concerned that the proposed pitch would become a major commercial enterprise. This is not the case. The proposed pitch is predominantly for the school to use during school hours. But it would also complement existing extra-curricular sporting activities and be made available on a carefully managed basis to the wider community. This would be to vetted and established sports providers and clubs only.

To give confidence that the pitch will be well managed by the school we have drawn up a detailed management plan which your officer has proposed to be a condition of planning permission. This deals with matters such as vetting potential hirers, parking, noise and lighting.

The most frequent concern raised locally has been about parking. We understand that, as with most schools these days, there are tensions around parking, particularly parents dropping off and picking up. But the pitch will not add capacity to the school and so will not alter the numbers arriving or departing at the start or end of the school day. After school hours, as set out in the management plan, the on-site parking will be available to users. Notably the Highways Authority has raised no objection to the proposal.

The other key local concerns were around noise and lighting and the school has worked with your authority's Environmental Health team to ensure that the impacts are acceptable and manageable. The original hours of use have been cut back to 8.30pm.

The school commissioned a noise study, the recommendations of which have been included in the management plan. To reduce noise the perimeter fencing is to be soft ball-stop netting rather than a chain link fence and there are to be no hard back boards. The latest directional lighting is to be used and a detailed light-spill plan was produced which has satisfied your Environmental Health officer that the lighting, when in use, would not have a disturbing impact on nearby residents.

I trust members will recognise the lengths which the school has gone to ensure that the impacts of the proposed pitch would be acceptable in order that the very great benefits to the health of the children and the wider community can be realised.

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Martin Kimberley Chief Executive of Active Dorset

The Dorset Playing Pitch Strategy (which was adopted by Dorset Council in 2019) assessed the two mini pitches at St Ives Primary School as being “poor quality mini 5v5 pitches that are not available for community use”. The action plan sought to “Improve pitch quality as required for curricular and extra-curricular demand”. The current plans thus accord with this Council adopted strategy.

The MUGA will bring benefits to both the school pupils and staff as well as the local community. There is a shortage of this type of MUGA in Dorset which help deliver government objectives of schools being central to local communities and the creation of healthy active lifestyles for local communities.

The sports lighting is a crucial element to this development allowing small games to be played during winter afternoons as well as being able to be used by the local community from later September to late March in the evenings.

I am delighted that the school has been able to progress and secure funding to deliver the very much needed improvements that will allow curricular, extra-curricular and community use.

Active Dorset work to increase participation in sport and physical activity across the County, working closely with Local Government, health sector, education sector and the 3rd sector to achieve that aim. We have seen that where high quality surfaces can be accessed without the vagaries of weather and daylight disrupting their use, the overall impact on the wellbeing of the users is a marked improvement.

Other similar sites to this have benefitted from the very directional sports lighting now used and so the light spillage which used to trouble neighbours has gone away. The school has the benefit of on-site parking which looks to be sufficient for any evening community use and this coupled with an early “lights off” time of 20.30 suggest they have gone to great lengths to consider how to minimise the impact on the local residents while still offering their community the undoubted benefit the MUGA will bring.



At this time where acute hospital trusts are reporting significant increases in child deconditioning leading to more admissions for conditions relating to sedentary behaviour, growing waiting lists for muscular-skeletal conditions in adults, low level mental health conditions rising sharply and a desire to reduce travel by car, the need for good quality very local facilities that services the casual participant is ever growing. I hope that the committee support the great benefits of this project which will improve the wellbeing of both the school pupils and the local community.

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Mario Massimino (Governor) on behalf of St Ives Full Governing Body

The Governing Body enthusiastically supports this application for many reasons but the most pressing and important is the contribution to the health of our young people and the local community that this facility will provide. Access to a wider range of sporting activities and with fewer disruptions due to weather will improve the physical, mental and social well-being and is vital at this current time.

The Governing Body wish to take advantage of the funding offered by Sport England who have assessed our school and believe St Ives will provide an outstanding sports facility to both children of our school and nursery, as well as the wider community. We are proud that, over the last forty years, our swimming pool has allowed additional sport and health benefits to so many children across Dorset and the wider community; the MUGA will offer the same opportunities.

The MUGA has received overwhelming support from children and parents, most of whom live within a two mile radius of the school. It is well known that the school has always placed sport and physical activity as an integral part of its curriculum and pupils are given the opportunity to take part in a wide range of activities both in school time and as extra-curricular clubs. Unfortunately, their ability to do this all year round is somewhat hampered by a school field that can often become waterlogged and means that the offer to students becomes limited. This facility will allow children to access these activities all year round and be able to take part in further extra-curricular clubs and new activities that cannot be delivered with the current facilities. Introduction to these new sports at a younger age may set up a spark that remains for life and encourages lifelong participation and the health and mental wellbeing benefits that it brings, something that is particularly prevalent in today's climate with so many physical restrictions being placed on our young people and local community. As part of our due diligence process, we have spoken with a number of small, trusted, local sports clubs and trainers, all of whom already work with the school; they have expressed interest in utilising the MUGA therefore bringing further benefit to our young people and community.

The Governing Body are aware of the concerns of local residents and are committed to being a school at the heart of the community that works with those around us. We have listened to the concerns raised and we will continue to work with all stake holders to ensure that the facility is well managed and brings benefits for all.

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**6/2020/0297/FUL - Alterations to existing building to form additional ground floor 1 bedroom flat and reduce size of shop unit and installation of rooflights to South elevation to serve shop at 86 Wareham Road, Lytchett Matravers,**

Simon Morgan - Architectural Consultant and Planning Agent

It is important to note that this application is recommended for approval, with conditions, and that all planning policy requirements and Officer comments addressed, and their support given.

The history of the development on this site is well documented, and the build is now complete. The flats have been occupied for some time now, and the whole site is now settling into the local character setting well.

The reason for the change to the shop layout is simple. When the original site was purchased in 2016, there was a butcher's shop in converted premises. The business had fallen on difficult times and as such had closed, all as was documented in the original approval. However, to retain some form of employment, the scheme developed retained a shop frontage, in the hope that a business would move in. But now some 4 years later, requirements for shops are in the decline, and no suitable interested parties have come forward, despite marketing by one of the leading Agents in Dorset. Even as potential office space there has been no interest.

The houses to the rear are now occupied, and the sales of the flats has proved popular with all of them occupied too. However, the sale of the shop unit has not been successful. With the pandemic and lockdown restrictions, and with the restrictions on retail units and social distancing, many shops and businesses are reassessing their position, in semi-rural areas like this. Two letters from Austin & Wyatt and Tony Newman, (Estate Agents), are attached for reference.

But the reduced retail unit as indicated in this application has generated much better interest and the applicant is in advanced legal discussions with a suitable party and it is hoped that occupation will take place during early 2021.

The new ground floor flat has been designed to avoid any direct overlooking, and during the application process, with some minor amendments, has received support from the neighbours and planning officers.

So, to conclude, this application meets all policy requirements, it is supported by the planning department and professional consultees, it follows the principals of the scheme approved by the previous approval, and will create a cohesive, comprehensive development that will preserve the character of the area. I trust therefore that following your debate, that the committee will make the correct decision and Grant Planning Approval.

**Duration of meeting:** 10.00 am - 1.10 pm

**Chairman**

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