

## **NORTHERN AREA PLANNING COMMITTEE**

### **MINUTES OF MEETING HELD ON TUESDAY 12 APRIL 2022**

**Present:** Cllrs Sherry Jespersen (Chairman), Mary Penfold (Vice-Chairman), Les Fry, Matthew Hall, Brian Heatley, Carole Jones and Val Potheary

**Apologies:** Cllrs Jon Andrews, Tim Cook, Stella Jones, Emma Parker and Belinda Ridout

**Also present:**

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

Hannah Smith (Planning Area Manager), Philip Crowther (Legal Business Partner - Regulatory), Steve Savage (Transport Development Manager), Megan Rochester (Democratic Services Officer), Verity Murphy (Senior Planning Officer) and Ross Cahalane (Lead Project Officer)

**77. Apologies**

Apologies for absence were received from Councillors Emma Parker, Tim Cook, Belinda Ridout, Jon Andrews, and Stella Jones.

**78. Declarations of Interest**

No declarations of disclosable interests were made at the meeting.

**79. Minutes**

The minutes of the meeting held on Tuesday 15<sup>th</sup> March 2022 were confirmed and signed

**80. 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.

**81. Planning Applications**

Members considered the planning applications set out below.

**82. P/OUT/2021/03030- Land off Butts Close, Marnhull**

The Case Officer presented to members the outline application of up to 39 dwellings. Members were shown the location of the site which wasn't within a settlement boundary but joined residential settings in its northern site. They

were presented with the proposed site access and were also informed of the provision of 50% affordable housing. Members were also provided with details of new pedestrian footpaths and crossings as well as the significant benefits of the scheme. The recommendation was to grant the planning application.

The Transport Development Manager outlined access to the site. He informed members of a new priority junction to the site as well as pedestrian footways. In addition to this, members were also informed of robust traffic movements which would not affect safety. Highways had no objections to the development.

### **Public participation**

Mr Turner, Marnhull Parish Council spoke in objection to the application. Mr Turner advised members that Marnhull's infrastructure amenities couldn't cope with the additional houses and the development wouldn't benefit the village. He strongly objected to the application due to a significant increase in traffic movement created by the scheme. Mr Turner also informed members that affordable housing was good but an additional 40 would be too much. He also stated that construction jobs provided temporary rather than permanent employment.

Mr Harden, resident of Marnhull spoke objecting to the application. Mr Harden advised members that the local need for housing was already covered and there wasn't enough amenities to support residents. Mr Harden also outlined how the development was a conflict to Dorset Council Policy.

Mr Bainbridge, the agent, highlighted how the development met housing requirements. He advised members that the development would be sustainable, proposing more affordable and high-quality housing than required to help the future of the area.

### **Members Questions and Comments**

- Members were disappointed by the lack of consideration for cyclists and other road users.
- Members praised the layout and design of the development.
- Access to the site
- Members praised the 50% affordable housing.
- Members wished to see more access with footpaths.
- Consider lowering speed limits.
- There was an assessment of flooding in all areas to prevent risks of flooding. There was low risk of flooding.
- There was a decrease in the number of dwellings. Members were pleased to see the reduction to 39 dwellings. However, pavements were needed.
- Lack of employment and industrial land.
- Sustainability of location

Having had the opportunity to discuss the merits of the application and an understanding of all this entailed; having considered the officer's report and presentation; the written representatives; and what they had heard at the

meeting, in being proposed by Cllr Carole Jones and seconded by Cllr Mary Penfold.

**Decision:** That the application be approved.

83. **P/RES/2021/02896- North Honeymead Field North Fields, Sturminster Newton**

The Case Officer presented to members the application of up to 114 dwellings. Members were shown the location of the site as well as aerial photos. Members were also provided with details of the site plan as well as the proposed street scenes and design elevations. The Case Officer also informed members of footpath links which would connect the site to neighbouring amenities and the proposed LEAP facility. The recommendation was to grant the planning application.

The Transport Development Manager outlined access to the site. He informed members of a priority junction to the site instead of a roundabout. Members were also provided with details of refuse vehicles accessing the site, in addition to this, he also provided members with details of parking which complies with the council's guidance. Members were also informed of the availability of street parking. Highways had no objections to the proposal.

**Public participation**

The Agent informed members of keeping an area of open space as well as the number of footpaths which connected the site, creating good pedestrian links.

**Members Questions and Comments**

- Members discussed the need for charging points for vehicles. Members wanted an amendment to condition 6 for the infrastructure for charging points per dwelling.
- Members were disappointed by the lack of renewable energy for the dwellings. They considered a condition in regard to a sustainability statement agreement.
- Length of construction hours are long. Members wanted a condition added for the construction time.
- Lack of lighting in car parks. Condition of lighting to be submitted for parking courts.
- Low level lighting acceptable on footways.
- Members praised the urban routes and the preservation of pavements.
- Members were pleased with the number of parking for the dwellings. The provision of bird and bat boxes were also welcomed by members. However, the committee discussed the provision of owl boxes for the woodland.

Having had the opportunity to discuss the merits of the application and an understanding of all this entailed; having taken into account the officer's report and presentation; the written representatives; and what they had heard at the meeting, in being proposed by Cllr Carole Jones and seconded by Cllr Les

Fry subject to conditions 6 and including additional conditions for a sustainability statement, all parking courts and footpaths within the public open space, site working hours and an informative note to include owl boxes in the condition relating to bat and bird boxes).

**Decision:** That the application be approved subject to conditions, as amended.

84. **Urgent items**

There were no urgent items

85. **Exempt Business**

There was no exempt business

**Duration of meeting:** 2.00 - 4.43 pm

**Chairman**

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