

NORTHERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON TUESDAY 10 MAY 2022

Present: Cllrs Sherry Jespersen (Chairman), Mary Penfold (Vice-Chairman), Tim Cook, Matthew Hall, Carole Jones, Val Potheary and Belinda Ridout

Apologies: Cllrs Jon Andrews, Les Fry, Stella Jones and Emma Parker

Also present:

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

Hannah Smith (Planning Area Manager), Simon Sharp (Senior Planning Officer), Philip Crowther (Legal Business Partner - Regulatory), Megan Rochester (Democratic Services Officer) and George Dare (Senior Democratic Services Officer)

86. Apologies

Apologies for absence were received from Councillors Stella Jones, Emma Parker, Jon Andrews, and Les Fry.

87. Declarations of Interest

No declarations of disclosable interests were made at the meeting.

88. Minutes

The minutes of the meeting held on Tuesday 12th April 2022 were confirmed and signed.

89. 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.

90. Planning Applications

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

91. P/OUT/2022/00060- Voscombe Farm New Road Bourton

The Case Officer presented to members the outline application of the demolition of an existing barn and erection of up to 8 dwellings. Members were shown the location of the site as well as aerial photos and the existing

site access. Members were also provided with details of nearby listed buildings and were ensured that the site provided no harm to them. The site was near an AONB but not within it. The Senior Planning Officer also informed members that the site was outside of the settlement boundary. The recommendation was to grant the planning application.

Public participation

Robert Neville, Agent for the application spoke for the planning application. He spoke of the significant benefits with the provision of the development in reference to its social, economic, and environmental benefits. Members were informed of the need for housing and how the proposed development met the council requirements. Mr Neville hoped members would approve the application.

Peter Williams, Bourton Parish Council spoke in the objection of the planning application due to the failure of identifying the rural need. He reiterated to members that the proposed site was outside Bourton's settlement boundary and the development would be detrimental to the area. He also informed members that there were no economic, social, and environmental advantages for the site and viewpoints would be harmed. Mr Williamson hoped members would object the application.

Members Questions and Comments

- Praised the presentation and report.
- Conflict with the development plan.
- Sustainability of the development
- Lack of local need for the development. Members were informed of the Dorset need which was identified in the neighbourhood plan.
- Retention and management of hedges
- Lack of affordable housing
- Lack of material change from when the application was previously brought to the committee.
- Design of dwellings
- Neighbourhood plan needed to be considered.

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 Belinda Ridout and seconded by Cllr Tim Cook.**

Decision: To refuse the application due to the prominent location of site being outside the established limits of a settlement, therefore, adversely impacting the character and appearance of the area. Resulting in a coalescence of the village of Bourton and the hamlet of Chaffeymore and visual and landscape harm to the transition between the built-up and rural area. These significant impacts outweighed the benefits of the proposed site and result in the application being contrary to North Dorset Local Plan Part 1 (2011-2031) policies 1, 2, 7, 20 and 24,

Neighbourhood Plan policies 1, 2 and 3 and the provisions of the National Planning Policy Framework.

92. PFUL202200197- The Stables Long Mead Melway Lane Child Okeford

The Case Officer presented to members the outline application of the conversion of stables into a single dwelling. Members were shown the location of the site as well as aerial photographs and designs of the single dwelling. They were presented with details of the site access. The site was near an AONB but not within it. The recommendation was to grant the planning application.

Public participation

Sammy Upton, resident of Child Okeford spoke for the application. She informed members of the environmental benefits of the development as well as how materials would be sourced to help blend the development with the surrounding area and houses. Mrs Upton hoped members would approve the application.

Nicholas Applebee, resident of Child Okeford spoke for the application. He discussed the shielding of the current location and how this would help blend the development with local surroundings. Mr Applebee also discussed the site access. He asked members to approve the application.

Gareth Kitching, Agent for the application spoke in support. He highlighted the sustainability of the development as well as the location. He advised members that the development did not cause harm to the rural area and was an easy walking distance to the village centre. He reiterated that highways had no objections and asked members to approve the application.

Tim Cotton, Child Okeford Parish Council, spoke in objection of the application. He discussed the isolated location and the design of the development. He raised his concerns regarding creating an urban appeal to the village rather than a rural area. He also highlighted the repercussions for the village and how the development would not be sufficient. Mr Cotton hoped members would refuse the application to protect the countryside.

Members Questions and Comments

- Sustainability of location.
- Suitability of the lane for refuse and emergency services vehicle access.
- Praised the design of the land and the environmental benefits.

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 Valerie Pothecry.**

Decision: To approve the application as per the recommendations.

93. **Urgent items**

There were no urgent items

94. **Exempt Business**

There was no exempt business

Duration of meeting: 2.05 - 4.18 pm

Chairman

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