

Eastern Area Planning Committee

Date: Wednesday, 3 May 2023
Time: 10.00 am
Venue: The Allendale Centre, Hanham Road, Wimborne, Dorset, BH21 1AS

Members (Quorum 6)

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

Chief Executive: Matt Prosser, County Hall, Dorchester, Dorset DT1 1XJ

For more information about this agenda please contact Democratic Services
Meeting Contact megan.r.rochester@dorsetcouncil.gov.uk

Members of the public are welcome to attend this meeting, apart from any items listed in the exempt part of this agenda.

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Agenda

Item	Pages
1. APOLOGIES	
To receive any apologies for absence	
2. DECLARATIONS OF INTEREST	
To disclose any pecuniary, other registrable or personal interest as set out in the adopted Code of Conduct. In making their decision councillors are asked to state the agenda item, the nature of the interest and any action they propose to take as part of their declaration.	
If required, further advice should be sought from the Monitoring Officer in advance of the meeting.	
3. MINUTES	5 - 12

To confirm the minutes of the meeting held on Wednesday 5th April.

4. **REGISTRATION FOR PUBLIC SPEAKING AND STATEMENTS**

Members of the public wishing to speak to the Committee on a planning application should notify the Democratic Services Officer listed on the front of this agenda. This must be done no later than two clear working days before the meeting. Please refer to the Guide to Public Speaking at Planning Committee.

[GuidanceforspeakingatPlanningCommittee.doc.pdf](https://www.dorsetcouncil.gov.uk/GuidanceforspeakingatPlanningCommittee.doc.pdf)
([dorsetcouncil.gov.uk](https://www.dorsetcouncil.gov.uk)).

The deadline for notifying a request to speak is 8.30am on Thursday 27th April.

5. **PLANNING APPLICATIONS**

To consider the applications listed below for planning permission

6. **P/OUT/2021/05751- LAND AT MATCHAMS STADIUM MATCHAMS LANE ST LEONARDS BH24 2BU** 13 - 84

Demolition of existing buildings and structures and erection of a continuing care retirement community with up to 330 extra care units (Use Class C2) and up to 60 bed care home (Use Class C2), associated communal and care facilities, landscaping and open space, Alternative Natural Greenspace (ANG), parking and infrastructure, means of access and internal access roads. Use of land as nature conservation area, to include ecological enhancements and restoration (outline application to determine access only with all other matters reserved).

7. **P/VOC/2022/07839- LAND AT LEIGH ROAD COLEHILL WIMBORNE BH21 2BZ** 85 - 110

Application to Vary Condition 1 of Approved P/A 3/17/0848/FUL
(*Hybrid planning application comprising*

1) Full application for 44 dwellings with associated roads, footways, amenity areas, parking, open space, a drainage pumping station and a sustainable urban drainage system with surface water attenuation ponds in the eastern sector of the site as well as the provision of a principal access road from Leigh Road as per the scheme approved under ref 3/14/1097/FUL other than the amended surface water drainage arrangements and

2) Outline planning application for a First School of 1.2 hectares in extent with means of access via the road and footway system incorporated in the accompanying full application and other matters reserved:- all as part of the

development provided for under Policy WWMC8 of the Christchurch and East Dorset Local Plan Part 1 - Core Strategy (2014).)

To vary the extent of the site access further to detailed discussions with Dorset Highways.

8. **P/RES/2022/08401- LAND EAST OF NEW ROAD WEST PARLEY** 111 -
144
- Reserved Matters submission comprising layout, scale, appearance and landscaping pursuant to condition 1 of outline permission ref. 3/17/3609/OUT for Phase 2 comprising 148 dwellings (Use Class C3) with public open space and landscaping. Vehicular access off Christchurch Road and Church Lane as approved in the outline planning permission.
9. **P/FUL/2022/07443- WARLANDS, 71 BURNBAKE ROAD, VERWOOD BH31 6ES** 145 -
160
- Erect 3 dwellings (amended scheme).
10. **P/FUL/2023/01030- KNOLL BEACH FERRY ROAD SWANAGE BH19 3AQ** 161 -
176
- Disabled persons WC and changing building.
11. **URGENT ITEMS**
- To consider any items of business which the Chairman has had prior notification and considers to be urgent pursuant to section 100B (4) b) of the Local Government Act 1972
The reason for the urgency shall be recorded in the minutes.
12. **EXEMPT BUSINESS**
- To move the exclusion of the press and the public for the following item in view of the likely disclosure of exempt information within the meaning of paragraph 3 of schedule 12 A to the Local Government Act 1972 (as amended)
The public and the press will be asked to leave the meeting whilst the item of business is considered.