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EASTERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON WEDNESDAY 2 AUGUST 2023

Present: Cllrs Toni Coombs (Chairman), Shane Bartlett (Vice-Chairman), Mike Barron, Alex Brenton, Robin Cook, Mike Dyer, David Morgan, David Tooke and Bill Trite

Apologies: Cllrs Barry Goringe, Julie Robinson and John Worth

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

Elizabeth Adams (Development Management Team Leader), Lara Atree (Senior Lawyer - Regulatory), Kim Cowell (Development Management Area Manager (East)), Joshua Kennedy (Apprentice Democratic Services Officer), Fiona McDonnell (Senior Planning Officer) and Megan Rochester (Democratic Services Officer)

4. **Declarations of Interest**

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

5. **Minutes**

The minutes of the meeting held on Wednesday 5th July were confirmed and signed.

6. **Public Speaking**

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.

7. **Planning Applications**

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

8. **P/FUL/2023/00735- 17 King Street, Wimborne Minster, Dorset, BH21 1DZ**

It was requested by the applicant, that the application P/FUL/2023/00735 be withdrawn.

9. **P/VOC/2023/02149- Ailwood Cottage, Ailwood To Tabbits Hill, Corfe Castle, BH20 5JA**

With the aid of a visual presentation including plans and aerial photographs, the presenting Officer identified the site and explained the proposal and relevant

planning policies to members. Photographs of the site location, listed buildings, proposed floorplans, and existing elevations were included. Members were also provided with details of the history of the site as well as the existing use and were informed that it was within the AONB and that there had been no identified harm to the character of the area. The presenting Officer discussed heritage assets and highlighted to members that there had been no objections from highways. On balance, officers judged that the harm did not outweigh the benefits and the recommendation was for approval, subject to conditions set out in the officer's report.

Public Participation

The agent spoke in support of the proposal. The agent highlighted to members that there had been no objections from the Parish Council. He explained the proposal to members and discussed the history and amenities of the site. The agent assured members that the applicant had been transparent and explained the use of the building over the last 10 years. He considered that the proposal caused no material harm to the listed building and did not feel as though it was within an unsustainable location. The agent thanked members for their time.

Members questions and comments

- Confirmation as to whether the proposal was an existing dwelling or additional.
- Members requested further information on what the original condition achieved.
- Clarification that officers had been in consultation with neighbours.
- Confirmation on the extent of the residential curtilage and use of an outbuilding on site.
- Members thanked the officer for a comprehensive report.
- Members referred to comments of concern made by the Local Ward Member.

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, a motion to **APPROVE** the officer's recommendation to **GRANT** planning permission as recommended, was proposed by Cllr Robin Cook, and seconded by Cllr Shane Bartlett.

Decision: To grant the officer's recommendation for approval subject to conditions set out in the officer's report.

10. **P/FUL/2023/01702- land at Sherford Drive, Wareham, BH20 4EN**

With the aid of a visual presentation including plans and aerial photographs, the presenting Officer identified the site and explained the proposal and relevant planning policies to members. Photographs of the site location and proposed elevations were included. The presenting Officer highlighted to members that additional planting would be included to mitigate visual impacts. On balance, the benefits outweighed the harm and there had been no objections from the Town

Council. The recommendation was for approval subject to conditions set out in the officer's report and the proposed additional condition (no 6).

Public Participation

There were no public speakers.

Members questions and comments

- Members felt that there was sufficient space on the site to accommodate the proposed cabin and fencing.
- Confirmation as to whether measures were in place regarding security.
- Clarification regarding access by vehicles.
- Noise mitigation
- Members agreed that planting was necessary to mitigate impacts on the street scene.
- Members praised the officer's report and presentation.
- Clarification on neighbourhood plan policy and lack of objection from the Local Town Council.

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, a motion to **APPROVE** the officer's recommendation to delegate the **GRANT** planning permission to officers, subject to

1. the expiry date of local publicity advising that the proposed development does not accord with the provisions of Policy GS1 of the made Wareham Neighbourhood Plan (Development Plan), and subject to no representations being received that raise new material planning considerations and are contrary to the recommendation of approval.
2. to conditions set out in the officers report and the additional condition 6.

Decision: To delegate the **GRANT** planning permission to officers subject to

- 1.the expiry date of local publicity advising that the proposed development does not accord with the provisions of Policy GS1 of the made Wareham Neighbourhood Plan (Development Plan), and subject to no representations being received that raise new material planning considerations and are contrary to the recommendation of approval.
2. to conditions set out in the officers report and the additional condition 6.

6. No equipment, materials, machinery, or vehicles shall be stored, placed, or parked in any area to the south of the proposed compound, nor shall any excavation be made within this area, without the written consent of the Local Planning Authority.

Reason: To ensure that trees are afforded adequate physical protection during construction.

11. **Urgent items**

There were no urgent items.

12. **Exempt Business**

There was no exempt business.

Decision Sheet

Duration of meeting: 10.00 - 10.46 am

Chairman

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Eastern Area Planning Committee
2nd August 2023
Decision List

Application Reference: P/VOC/2023/02149

Application Site: Ailwood Cottage Ailwood to Tabbits Hill Corfe Castle BH20 5JA

Proposal: Relief of condition 2 of PA6/78/784 (Erect extension to convert store to residential unit) to allow existing residential unit tied to the Ailwood Farm to be used as an independent dwelling (without compliance with condition 2 of PA6/78/784).

Recommendation: GRANT subject to conditions

Decision: **Grant subject to the following conditions:**

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

S2302 01B Location Plan

S2302 02 Site Plan

S2302 03 Existing Floor Plans and Elevations

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

2. At least one of the existing parking spaces on the site to the north of Ailwood Cottage shown on plan S2302 02 must be kept available for parking associated with Ailwood Cottage at all times.

Reason: In the interests of highway safety and to reduce the need for additional hardstanding in the interests of amenity.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 there shall be no extensions to the property or additional windows or doors under Part 1, Classes A or C of Schedule 2 or any outbuildings under Part 1, Class E of Schedule 2.

Reason: To protect the visual amenities of the Dorset AONB and the setting of the listed building.

Application Reference: P/FUL/2023/01702

Application Site: Land to the East of 27 Sherford Drive, Wareham, BH20 4EN

Proposal: Installation of a Telecommunications Cabin in a 5m-by-5m compound, which will also house a power unit, air conditioning unit and a Footway 10 chamber

Recommendation: The committee be minded GRANT planning permission subject to the conditions set out in section 18 of this report.

Decision: Delegated authority be given to officers to issue the decision following the expiry date of local publicity advising that the proposed development does not accord with the provisions of Policy GS1 of the made Wareham Neighbourhood Plan (Development Plan), and subject to no representations being received that raise new material planning considerations and are contrary to the recommendation of approval.

Approve subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:
A Block Plan
A Location Plan
JFL.115.103 P2 Compound Elevations

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

2. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

3. Prior to development above ground level, precise details of the colour and finish of the kiosk and compound fencing shall be submitted to, and approved in writing by, the Local Planning Authority, Thereafter, the development shall proceed in accordance with such details as have been agreed and shall be retained and maintained as such.

Reason: To ensure the satisfactory visual appearance of the development.

4. Prior to completion of the development hereby approved, a soft landscaping / planting scheme for the perimeter of the compound shall be submitted to, and approved in writing, by the Local Planning Authority. The approved scheme shall be implemented in full during the planting season November - March following commencement of the development or within a timescale to be agreed in writing with the Local Planning Authority. The scheme shall include provision for the maintenance and replacement as necessary of the trees and shrubs for a period of not less than 5 years.

Reason: In the interest of visual amenity.

5. The telecommunication cabin and compound shall be removed from the site and the land reinstated to grassland upon cessation of the use of the structures for telecommunication purposes.

Reason: To protect the long-term openness of the green space.

6. No equipment, materials, machinery, or vehicles shall be stored, placed, or parked in any area to the south of the proposed compound, nor shall any

excavation be made within this area, without the written consent of the Local Planning Authority.

Reason: To ensure that trees are afforded adequate physical protection during construction.

Informative Notes:

1. Informative: National Planning Policy Framework Statement
In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.
The council works with applicants/agents in a positive and proactive manner by:
 - offering a pre-application advice service, and
 - as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

- The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.

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