

# Public Document Pack



## EASTERN AREA PLANNING COMMITTEE

### MINUTES OF MEETING HELD ON WEDNESDAY 13 SEPTEMBER 2023

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

**Apologies:** Cllrs Mike Barron, Alex Brenton and Julie Robinson

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

Elizabeth Adams (Development Management Team Leader), Victoria Chevis, Kim Cowell (Development Management Area Manager (East)), Philip Crowther (Legal Business Partner - Regulatory), Joshua Kennedy (Apprentice Democratic Services Officer) and Megan Rochester (Democratic Services Officer)

**14. Declarations of Interest**

Cllr Bill Trite declared that he was pre-determined for agenda items 6 and 7. It was agreed that he would not take part in the discussion or debate but would speak as the local ward member.

**15. Minutes**

The minutes of the meeting held on Wednesday 2<sup>nd</sup> August were confirmed and signed.

**16. Registration for public speaking and statements**

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.

**17. Planning Applications**

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

**18. P/FUL/2022/04653- Pier View Flats, Seymer Road, Swanage, BH19 2AQ**

With the aid of a visual presentation including plans and aerial photographs, the Case Officer identified the site and explained the proposal and relevant planning policies to members. Photographs of the proposed elevations, site location and existing bin storage were included. Members were also informed that the site was within the settlement boundary as well as the curtilage of grade II listed buildings

within the Swanage conservation area and the Dorset AONB. Impacts on the heritage assets and neighbouring properties were also discussed.

### **Public Participation**

Mr Andrew Joy raised his concerns regarding the proposal. He informed members that he had several helpful and professional discussions with planning officers. Mr Joy noted that many of the apartments were used as holiday accommodation, so the bin store represented over provision. There was waste provision at the front of Victoria Apartments. He highlighted to Members that the proposal was adjacent to Peter's Hole, a 17<sup>th</sup> century listed building and raised concern about overlooking of bedroom and living accommodation with only moderate screening proposed to protect amenity. Mr Joy raised the potential for the open bin store to attract vermin. He understood that there was a need for change but felt that the proposal was significantly flawed. He also discussed the negative impacts and how approval would result in a loss of privacy, noise, substantial visual harm, and it would create an extensive amount of intrusion.

Mr Joy strongly objected and requested that Members reconsider the officer's recommendation.

Cllr Avril Harris addressed the committee and agreed with the previous comments made. She raised concerns about the capacity of the bin store, the wall height in comparison to the proposed bins and highlighted issues of access. In addition to this, Cllr Harris also expressed concern about the proposed inclusion of metal gates which would allow views through to private gardens and were inappropriate in the conservation area. Objections were also raised regarding the capacity of the bin store to serve 35 dwellings and odours arising from the new bin store. a loss of privacy, and it wasn't felt that the proposal was sufficient. An alternative bin store utilising existing ground levels with a lift was suggested as a more appropriate solution.

The Local Ward member also addressed the committee and expressed his concern that the proposal was a health hazard due to the added risk of vermin, and the lack of roof increasing deposition of waste and odours. There would be serious impact on amenity due to loss of light from the increased height of roofless bin store, odours and overlooking of bedroom and ground level windows of the neighbouring property. There would be intensive use in the summer as many of the flats are holiday lets. Cllr Trite agreed with comments raised by the Town Council, particularly regarding environmental concerns and felt that there were more suitable areas within the curtilage which would make the proposal more accessible. The Local Ward Member also discussed the listed building and felt that the appearance and setting of the Swanage conservation area would be negatively impacted if approval was granted. Cllr Trite requested that members take a site visit prior to making a decision.

### **Members questions and comments**

- Thanked the officers for their comprehensive report and presentation.

- Clarification on bin store collection from Dorset Waste and capacity requirements.
- Impacts on listed buildings.
- Confirmation on car park provisions.
- Query about minimum distance from waste storage to residential properties.
- Query about the construction of the bin store
- Query about pre-application advice
- Councillors raised their concerns with the proposal.

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 public representatives; and what they had heard at the meeting, a motion to **defer**, was proposed by Cllr Shane Bartlett, and seconded by Cllr David Tooke.

**Decision:** To defer the item to allow members to undertake a site visit.

19. **P/LBC/2022/05648- Pier View Flats, Seymer Road, Swanage, BH19 2AQ**

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 public representatives; and what they had heard at the meeting, a motion to **defer**, was proposed by Cllr Shane Bartlett, and seconded by Cllr David Tooke.

**Decision:** To defer the item to allow members to undertake a site visit.

20. **P/HOU/2022/06153- 10 Court Road, Swanage, BH19 1JE.**

With the aid of a visual presentation including plans and aerial photographs, the Case Officer identified the site and explained the proposal and relevant planning policies to members. Photographs of the site location, street scenes, rear boundaries, existing and proposed floor plans were also included. The Case Officer also discussed neighbouring amenities and discussed overlooking of neighbouring properties. Members were informed that there was not enough harm identified to warrant refusal.

**Public Participation**

The Town Council spoke in objection to the proposal. Cllr Harris described the location of the site and the Edwardian terrace within which it was situated. She raised concerns with the scale of the proposal and potential impact on the character of the terrace and neighbouring amenity. The Town Council did not feel that the proposal was in keeping with the area, particularly as different building materials were proposed for the dormer.

**Members questions and comments**

- Clarification regarding pre application advise.
- Members noted the potential for an extensive increase in overlooking.

- Considerations regarding obscure glass windows to prevent overlooking.
- Members noted that the proposal was situated within a characteristic terrace.
- Negative impacts of the scale of the proposal.
- Visual impacts

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 public representatives; and what they had heard at the meeting, a motion to **defer**, was proposed by Cllr Bill Trite, and seconded by Cllr Robin Cook.

**Decision:** To defer the item to allow members to undertake a site visit.

21. **P/FUL/2023/02398- Hillside First School, Hillside Road, Verwood, BH31 6HE**

With the aid of a visual presentation including plans and aerial photographs, the Case Officer identified the site and explained the proposal and relevant planning policies to members. Details including existing parking, impacts on neighbouring amenity, character and appearance of the area were provided. The Case Officer highlighted that an acoustic fence was proposed to prevent harm to neighbouring amenity from noise.

In summary, the proposal represented a more sustainable source of heat than the existing boiler and would not have resulted in harm to the character of the area or neighbouring amenity subject to a condition to secure the acoustic fence which was condition no. 3 within the agenda.

**Public Participation**

There was no public participation.

**Members questions and comments**

- Members noted that there had been no objections and fully supported the application and highlighted the environmental benefits.
- Clarification regarding acoustic fencing.

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; 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 David Morgan, and seconded by Cllr Barry Goringe.

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

22. **P/FUL/2023/02868- St Johns CE VC First School, St Johns Hill, Wimborne Minster, BH21 1BX**

With the aid of a visual presentation including plans and aerial photographs, the Case Officer identified the site and explained the proposal and relevant planning policies to members. Members were informed that the application had been brought to committee due to the proposal being situated on council owned land and that it was within the conservation area. The Case Officer highlighted impacts on neighbouring amenities and character of the area. It was also noted that distances in the report were incorrect, and members were provided with the correct figures.

The Officer's presentation concluded that the proposal represented a more sustainable source of heat and would not have resulted in harm to the character of the area or neighbouring amenities subject to conditions securing the acoustic fence which was condition 3 in the agenda.

### **Public Participation**

There was no public participation.

### **Members questions and comments**

- Thanked the officer for their report and presentation.
- Members were happy to approve the proposal, with the additional conditional as recommended by the Case Officer, to encourage noise mitigation.

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; 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 Shane Bartlett, and seconded by Cllr Robin Cook.

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

## 23. **P/ADV/2023/02384- Holton Heath Garage, Wareham Road, Holton Heath, BH16 6JW**

With the aid of a visual presentation including plans and aerial photographs, the Case Officer identified the site and explained the proposal and relevant planning policies to members, in particular paragraph 136 of section 12 from the NPPF. Photographs of the site and its surroundings were included. The Case Officer informed members that the site was within the Green Belt and discussed impacts on neighbouring properties as well as highways implications.

### **Public Participation**

There was no public participation.

### **Members questions and comments**

- Noted that great consideration had been undertaken.

- Clarification regarding operating hours.

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; 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 Shane Bartlett, and seconded by Cllr David Morgan.

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

24. **Urgent items**

There were no urgent items.

25. **Exempt Business**

There was no exempt business.

**Decision Sheet**

**Duration of meeting:** 10.00 - 11.45 am

**Chairman**

.....

**Eastern Area Planning Committee**  
**Wednesday 13<sup>th</sup> September**  
**Decision List**

**Application Reference:** P/FUL/2023/02398

**Application Site:** Hillside First School Hillside Road Verwood BH31 6HE

**Proposal:** Installation of an air source heat pump and erection of 3m high acoustic barrier

**Recommendation:** GRANT subject to conditions

Decision: **Grant, subject to conditions**

1. 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).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

577-P-01 Location Plan

577-P-02 Block Plan

577-P-05 Proposed Elevations & Plant Plan

577-P-04B Proposed floorplan and fence elevation

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

3. Prior to the development hereby approved being first brought into use the 3m acoustic fence shown on drawing no. 577-P-04B must be installed. The development shall be completed in accordance with the approved details and the noise attenuation measures including the acoustic fence shall be retained thereafter.

Reason: In order to protect the living conditions of surrounding residential properties.

**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.
2. Please check that any plans approved under the building regulations match the plans approved in this planning permission or listed building consent. Do not start work until revisions are secured to either of the two approvals to ensure that the development has the required planning permission or listed building consent.
  3. We would advise applicant to follow guidance: [heat-pumps-briefing-note-professional-advice-note.pdf](#) (cieh.org).

**Application Reference:** P/FUL/2023/02868

**Application Site:** St Johns CE VC First School St Johns Hill Wimborne Minster  
BH21 1BX

**Proposal:** Installation of air source heat pumps (as amended)

**Recommendation:** GRANT subject to conditions

Decision: **Grant, subject to conditions**

1. 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).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

576 P 01 - Location plan submitted 30/05/2023

576 P 05 - Proposed plant plan and elevations - submitted 12/05/2023

576 P 06 Rev B - Proposed roof plan - submitted 04/07/2023

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



3. Prior to the development hereby approved being first brought into use, the mitigation measures set out in paragraph 4.2 of the Noise Impact Assessment, received 26/07/2023, must be complete. The development shall be completed in accordance with these approved details and the noise attenuation measures shall be retained thereafter.

Reason: In order to protect the living conditions of surrounding residential properties.

**Informative Notes:**

1. We would advise applicant to follow guidance: heat-pumps-briefing-note-professional-advice-note.pdf (cieh.org).
2. Please check that any plans approved under the building regulations match the plans approved in this planning permission or listed building consent. Do not start work until revisions are secured to either of the two approvals to ensure that the development has the required planning permission or listed building consent.
3. 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 applicants/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.

**Application Reference:** P/ADV/2023/02384

**Application Site:** Holton Heath Garage, Wareham Road, Holton Heath, BH16 6JW

**Proposal:** Erection of new Totem Sign to front of existing forecourt

**Recommendation:** GRANT advertisement consent subject to conditions.

**Decision:** GRANT subject to conditions:

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

2022/290/014 C Location Plan

2022/290/013 C Block Plan

2022/290/015 A Site Plan  
2022/290 BP Colour Guide  
2022/290/016 A Site Plan  
2022/290/017 A Proposed South & West Elevations  
2022/290/018 A Proposed North & East Elevations  
2022/290/019 Existing Signage  
2022/290/020 Proposed Signage Pole

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

2. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: As is required by Regulation 14 and Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

3. No advertisement shall be sited or displayed so as to; a) danger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military); b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or c) hinder the operation of any device used for the purposes of security or surveillance or for measuring the speed of any vehicle.

Reason: As is required by Regulation 14 and Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

4. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: As is required by Regulation 14 and Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

5. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: As is required by Regulation 14 and Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6. The illumination of the advertisement hereby permitted must be static, have no moving parts, no flashing lights, no animation, no reflective material and no images that could lead it to be confused with a formal road signs.

Reason: In the interests of amenity and public safety

7. The sign hereby approved shall not be illuminated outside of the opening hours of 6am - 11pm of the business to which this signage relates.

Reason: In the interests of amenity.

8. Any lighting and/or floodlighting must be located and screened in such a manner that no illumination is directed towards the adjoining highway.

Reason: in the interests of highway safety to ensure that drivers are not dazzled or distracted by the light.

9. Prior to first and all subsequent installations, full details of Sections 03 and 04 of the totem pole signage shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall proceed in accordance with the details as have been agreed.

Reason: In the interest of public safety.

10. The illumination of the advertisements hereby permitted shall not at any time exceed:

Section 01 - 400cd/m<sup>2</sup>

Section 02 - 200cd/m<sup>2</sup>

Section 03 - 400cd/m<sup>2</sup>

Section 04 - 250cd/m<sup>2</sup>

The Sections are those identified on approved plan 2022/290/020 Proposed Signage Pole.

Reason: In the interests of amenity and public safety.

**Informative Notes:**

1. The applicant should contact Dorset Highways by telephone at 01305 221020, by email at [dorsethighways@dorsetcouncil.gov.uk](mailto:dorsethighways@dorsetcouncil.gov.uk), or in writing at Dorset Highways, Dorset Council, County Hall, Dorchester, DT1 1XJ, before the commencement of any works on or adjacent to the public highway, to ensure that the appropriate licence(s) and or permission(s) are obtained.

This page is intentionally left blank