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NORTHERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON TUESDAY 13 JUNE 2023

Present: Cllrs Sherry Jespersen (Chairman), Mary Penfold (Vice-Chairman), Les Fry, Emma Parker, Val Potheary, Belinda Ridout and David Taylor

Present remotely: Cllrs

Apologies: Cllrs Jon Andrews, Tim Cook, Brian Heatley, Carole Jones and Stella Jones

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

Steven Banks (Planning Officer), Philip Crowther (Legal Business Partner - Regulatory), Joshua Kennedy (Apprentice Democratic Services Officer), Steve Savage (Transport Development Manager), Hannah Smith (Planning Area Manager) and Megan Rochester (Democratic Services Officer)

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

3. **Declarations of Interest**

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

4. **Minutes**

The minutes of the meeting held on Tuesday 16th May were confirmed and signed.

5. **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.

6. **Planning Applications**

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

7. **P/FUL/2022/05022- Land at Kine Bush Lane, Gillingham**

With the aid of a visual presentation, the Case Officer explained the planning application to members. Details including photographs of the site location, access and roof and floor plans were discussed. The Case Officer also discussed bin and

cycle stores and provided members with details of the proposed site plan and the design of elevations. In addition to this, details regarding sewage and waste collection were also included. Members were informed that access would be created by the small removal of a hedgerow.

The Case Officer's presentation also included details of the key issues of the site which related to the impact of the character and appearance of the area as well as the location of the unit. Members were also informed of two additional conditions which referred to access closure and construction. These conditions read as follows:

Access Closure

Before the development is occupied or utilised the existing access point located at the south-eastern corner of the site must be permanently closed by extending the adjoining highway boundary and removing any gates. The existing highway vehicular crossing must be expunged and reinstated to a specification which must be submitted to and approved in writing by the Planning Authority.

Reason: To ensure the proper and appropriate reinstatement of the adjacent highway.

Construction Method Statement

Prior to the commencement of the development, a method statement that details how the mobile structure will be placed on the site and removed from the site, and details of all deliveries through the construction phase, such as the delivery of construction material, shall be submitted to the local planning authority for approval in writing. The development shall be carried out in accordance with the approved statement.

Reason: To ensure there is no harm to verges, hedges, or highway safety.

Steve Savage, Transport Development Manager, informed members that the site was situated within a typically rural Dorset Road. He clarified access to the site and informed members that visibility splays had been secured from both directions. Mr Savage also discussed the minimised impact on the hedgerow as well as the local cycle route which was situated near the proposed site. He felt as though it was an appropriate site with maximised visibility, there were no objections from highways and supported the recommendation for approval.

Public Participation

Both the Applicant and Agent spoke in favour of the application. They were delighted that the recommendation was for approval and commended the officer's report. Mr U'Dell and Mr Cable-Alexander discussed the environmental benefits of the proposed site as well as informed members of the resources that would be used to encourage biodiversity. Mr U'Dell discussed the photographs previously shown in the officer's presentation and explained that they allowed members to visually see exactly what would be on offer. He described the cabin's as modest and moveable. Mr Cable-Alexander informed members that the business had been built due to a love of the countryside. They also discussed a lack of adverse impacts and hoped the members would grant the officer's recommendation.

The Town Council spoke in objection of the proposal. Cllr R Weeks discussed the impacts that the proposal would have had on the local area. He raised his

concerns regarding the future of the site potentially becoming a brown field site which would have potentially encouraged future developments. Sustainability and character of the area were also discussed. The Town Council also raised their concerns regarding the site being in an isolated and unsupervised location which would be heavily reliant on vehicles. Cllr R Weeks also spoke of the impacts that the proposed site would have on nature and did not feel that there were enough benefits to outweigh the harm. He hoped members would reconsider the officer's recommendation.

Members questions and comments

- Any scheme to reinstate hedging and plantation.
- Clarification regarding use of site access.
- Questions regarding implementation of additional conditions to reduce change of use.
- Clarification regarding permanence and materials used of the proposed cabin.
- No significant planning reasons to object to the application.
- Members praised the proposal.
- Sought clarification from planning officers regarding brown field site concerns.

Cllr Jespersen adjourned the meeting to seek clarification from the agent regarding materials used for the proposed cabin.

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 Les Fry and seconded by Cllr David Taylor.

Decision: To approve the officer's recommendation to grant subject to conditions.

8. **P/FUL/2022/03360- Former Priory Hospital, Fairfield Bungalows, Blandford Forum**

It was requested that the Former Priory Hospital, Fairfield Bungalows, Blandford Forum application P/FUL/2022/03360 be deferred as officers needed to obtain further information. The deferral would allow time for officers to correlate all information prior to consideration by the committee.

9. **Urgent items**

There were no urgent items.

10. **Exempt Business**

There was no exempt business.

Decision Sheet

Duration of meeting: 2.00 - 2.45 pm

Chairman

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Northern Area Planning Committee
13th June 2023
Decision List

Application Reference: P/FUL/2022/05022

Application Site: Land at Kine Bush Lane Kine Bush Lane Gillingham SP8 5RA

Proposal: Stationing of a holiday cabin, development of a structure comprising of a cycle and refuse store, creation of an access and creation of a parking and turning area.

Recommendation: Grant permission subject to conditions.

Decision: Grant, subject to the following 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:

P-102 P06 – Received 07/03/2023
004 P02 – Received 28/11/2022
P-101 P03 – Received 28/02/2023
A100 – Received 28/11/2022
A101 – Received 28/11/2022

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

3. Prior to the occupation of the development hereby approved, the first 5.0m of the vehicular access, measured from the rear edge of the highway (excluding the vehicle crossing), shall have been laid out and constructed to a specification which shall have been submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the first 5.0m of the vehicular access must be maintained and kept free from obstruction for the life of the development hereby approved.

Reason: In the interest of highway safety.

4. Prior to the occupation of the development hereby approved the turning/manoeuvring and parking areas shown on approved plan P-102 P06 must have been constructed. Thereafter, these areas must be maintained, kept free from obstruction and made available for the turning and parking of vehicles in perpetuity.

Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon.

5. Prior to the occupation of the development hereby approved the cycle parking facilities shown on approved plan P-102 P06 must have been constructed. Thereafter, these areas must be maintained, kept free from obstruction and made available for the parking of bicycles in perpetuity.

Reason: To ensure the proper construction of the parking facilities.

6. Any entrance gates must be set back a minimum distance of 5 metres from the edge of the carriageway and hung so that they can only open into the site.

Reason: In the interest of highway safety.

7. Prior to the use of the development hereby approved the visibility splay area as shown on drawing P-102 P06 must have been cleared/excavated to level not exceeding 0.60m above the relative level of the adjacent carriageway. Thereafter, the visibility splay area must be maintained and kept free from obstruction in perpetuity.

Reason: In the interest of highway safety.

8. The unit of accommodation hereby approved shall be occupied for holiday purposes only; shall not be occupied as a person's sole, or main place of residence; and the owners/operators must maintain an up-to-date register of the names of all owners/occupiers of unit of accommodation and of their main home addresses, and must make this information available at all reasonable hours at the request of a duly authorised officer of the Local Planning Authority.

Reason: To ensure that approved unit of accommodation is not used for unauthorised permanent residential occupation.

Reason: In the interest of sustainable development.

9. The unit of holiday accommodation shown on approved plans A100 and A101 shall be sited as shown on approved plan P-102 P06. Only one unit of holiday accommodation shall be sited within the application site identified by the red line on approved plan P-101 P03.

Reason: In the interest of minimising flood risk and to control the limit of the development.

10. Before the development is occupied or utilised the existing access point located at the south-eastern corner of the site must be permanently closed by extending the adjoining highway boundary and removing any gates. The existing highway vehicular crossing must be expunged and reinstated to a specification which must be submitted to and approved in writing by the Planning Authority.

Reason: To ensure the proper and appropriate reinstatement of the adjacent highway.

11. Prior to the commencement of the development, a method statement that details how the mobile structure will be placed on the site and removed from the site, and details of all deliveries through the construction phase, such as the delivery of construction material, shall be submitted to the local planning authority for approval in writing. The development shall be carried out in accordance with the approved statement.

Reason: To ensure there is no harm to verges, hedges, or highway safety.

Informative Notes:

1. 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.

2. NOTE: The vehicle crossing serving this proposal (that is, the area of highway land between the nearside carriageway edge and the site's road boundary) must be constructed to the specification of the Highway Authority in order to comply with Section 184 of the Highways Act 1980. The applicant should contact Dorset Highways by telephone on 01305 221020), by email at 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.

Application Reference: P/FUL/2022/03360

Application Site: Former Priory Hospital, Fairfield Bungalows, Blandford Forum, Dorset, DT11 7HX

Proposal: Convert former special needs residential care home into 16 No. flats and carry out associated external alterations, including construction of terraces and balconies. Erect cycle store.

Recommendation: Grant permission subject to conditions.

Decision: It was requested that the Former Priory Hospital, Fairfield Bungalows, Blandford Forum application P/FUL/2022/03360 be deferred as officers needed to obtain further information. The deferral would allow time for officers to correlate all information prior to consideration by the committee.