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NORTHERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON TUESDAY 9 APRIL 2024

Present: Cllrs Jon Andrews, Tim Cook, Les Fry, Brian Heatley, Carole Jones, Stella Jones, and Val Potheary

Apologies: Cllrs Mary Penfold, Toni Coombs, Emma Parker, and David Taylor

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

Lara Altree (Senior Lawyer - Regulatory), Mike Garrity (Head of Planning), Joshua Kennedy (Democratic Services Officer), Robert Lennis (Lead Project Officer), Hannah Smith (Development Management Area Manager (North)), Megan Rochester (Democratic Services Officer) and Cass Worman (Planning Officer).

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

76. Declarations of Interest

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

77. Minutes

The minutes of the meeting held on Tuesday 5th March were confirmed and signed.

78. 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.

79. Planning Applications

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

80. P/OUT/2020/00026 - Land At E 389445 N 108065, North and East of the Blandford Bypass, Blandford Forum, Dorset

81. P/FUL/2024/00163 - Land Adjacent Piddlehinton Enterprise Park Church Hill Piddlehinton

The Case Officer provided members with the following updates:

- There was an error in the officer report at paragraph 9.0 page 108, Puddletown Parish Council was referred to, whereas it should have read Piddle Valley Parish Council.
- The Ward Member following issue of the agenda and officer report requested that details of the Management Plan which previously in 2014 formed part of a planning condition regarding ongoing management of the site & security arrangements was updated and made available. This had subsequently been carried out, and an updated April 2024 Management Plan was now available to view on the application online. Both the Ward Member and the Parish Council had clarified that they were happy with the details as set out in the updated 2024 Management Plan.
- Following the publication of the agenda, a further representation had been received from Brian Twigg, planning agent to the objector(s) to the scheme who was registered to speak on this item. This representation pointed out that the red line on the submitted plan did not include the roadway to the West of the site: The Applicant did not own the roadway but did have the right to use that roadway with or without vehicles at all times (as confirmed by the Title Deeds). The roadway was already in use for accessing the application site and had been for many years. In addition, the site was technically also accessible from the highway at the lower end of the site within the red line plan which had been submitted. The representation also raised further concerns with regards to serving Notices on relevant landowners. The Applicant had sent the required Notices to the owners of the relevant land and sufficient time was allowed for those owners to submit a further representation if they so wished. The Council had been provided with copies of the letters and Notices, which could be found on the Council's website, and were satisfied that the correct Notices had been served.

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 were included, and the history of the site was explained to members. The Case Officer informed members that the location and impact on visual amenity was considered acceptable and a bespoke solution had been provided to protect Poole harbour catchment. There were no concerns regarding flooding, highways or impacts on neighbouring amenities. Therefore, the officer's recommendation was to grant approval subject to conditions set out in the officer's report.

Public Participation

Mr Twigg addressed the committee and explained his previous experience within planning. He had made previous objections to the proposal, questioning the need, sustainability of the location and the site access. Mr Twigg did not feel as though the proposal addressed national validation requirements and his representation also included his concerns regarding the implications on biodiversity and an increase in traffic movements. He hoped the committee would refuse the officer's recommendation.

Members questions and comments

- Clarification on site access and comments from Highways Officers.

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 Jon Andrews, and seconded by Cllr Valerie Pothecry.

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

82. **Urgent items**

There were no urgent items.

83. **Exempt Business**

There was no exempt business.

Decision List

Duration of meeting: 10.00 am - 12.33 pm

Chairman

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Northern Area Planning Committee
Tuesday 9th April 2024.
Decision List

Application Reference: P/OUT/2020/00026

Application Site: Land At E 389445 N 108065 North and East of the Blandford Bypass
Blandford Forum Dorset

Proposal: Hybrid planning application for the phased development for up to 490 No. dwellings and non-residential uses comprising:

Outline planning application (to determine access) to develop land by the erection of up to 340 No. dwellings (Use Class C3), local centre with flexible floorspace including Commercial, Business and Services (Use Class E), Drinking Establishments and hot food takeaways (Use Class Sui Generis) and Local Community (Use Class F2); land for a three-form entry primary school and associated playing pitches (Use Class F1 Learning and non-residential institutions); form public open space, replacement allotments including allotment building, new sports pitches, parking, access, infrastructure, landscaping, and carry out ancillary and site preparation works, including demolition of existing buildings and removal of existing allotments.

Full planning application to erect 150 No. dwellings (Use Class C3), form public open space, attenuation basins, parking, access, infrastructure, landscaping, and carry out ancillary and site preparation works.

Recommendation: Officers consider that the recent changes to the National Planning Policy Framework and to legislation through the Levelling Up and Regeneration Act are such that they should not result in a change to the overall planning balance previously made on this particular application. Members recognised that the benefits of this scheme were 'many and weighty' and would 'boost the supply' of housing, outweighing the identified conflict with the development plan as a whole.

DECISION: To SUPPORT the officer's recommendation to consider that the recent changes to the National Planning Policy Framework and to legislation through the Levelling Up and Regeneration Act are such that they should not result in a change to the overall planning balance previously made on this application. Members recognised that the benefits of this scheme were 'many and weighty' and would 'boost the supply' of housing, outweighing the identified conflict with the development plan.

Application Reference: P/FUL/2024/00163

Application Site: Land Adjacent Piddlehinton Enterprise Park Church Hill Piddlehinton

Proposal: One year retention of gypsy & traveller transit site for 25no. caravans between 1st April and 30th September 2024

Recommendation: GRANT subject to conditions

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

1. This permission is limited to the period expiring on 1 October 2024, when any caravans, buildings, structures, materials and equipment brought onto or erected on the land, or works undertaken in connection with the use shall be removed and the land restored to its former condition on or before 30 October 2024 in accordance with a scheme of works which shall first have been submitted to, and approved in writing by the Local Planning Authority.

Reason: To regulate the use of the site and in the interest of landscape character and visual amenity.

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

Location plan & block plan - 23/96/1

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

3. The use of the land shown edged red on the application location & block plan, Plan Number 23/96/1 dated November 2023, as a caravan site shall proceed in strict accordance with the GAP Group Ltd correspondence & methodology, received 13.02.2024 and 04.03.2024, namely that all toilet waste collected from the site shall only be disposed at Wessex Water's Holdenhurst Sewage Treatment Works, Bournemouth.

Reason: To mitigate for the potential for adverse impact on the Poole Harbour Special Protection Area

4. The use of the land shown edged red on the application site location & block plan, Plan Number 23/96/1 dated November 2023 as a caravan site shall be managed as a local authority transit site for occupation by gypsies and travellers only. For the purposes of this permission, the term "gypsies and travellers" shall be taken to mean persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling show people or circus people travelling together as such.

Reason: To regulate the use of the site

5. Occupation of any caravan stationed on the application site shall be limited to persons of nomadic habit falling within the definition of travellers set out in Planning Policy for Traveller Sites (Department for Communities and Local Government, August 2015) including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age or more localised pattern of trading have ceased to travel temporarily.

Reason: To regulate the use of the site

6. Not more than 25 caravans shall be stationed on the application site at any one time.

Reason: To regulate the use of the site

7. No caravan shall be stationed on the application site outside of the land shown edged red on the application location & block plan, Plan Number 23/96/1 dated November 2023, and no part of the application site shall be used for the storage of caravans outside of the period 01 April and 31 August in any year.

Reason: To regulate the use of the site

8. The detailed biodiversity mitigation, compensation and enhancement/net gain strategy set out within the approved Biodiversity Plan certified by the Dorset Council Natural Environment Team on 07.03.2024 must be implemented in accordance with any specified timetable and completed in full (including photographic evidence of compliance being submitted to the Local Planning Authority in accordance with section J of the Biodiversity Plan). The development shall subsequently be implemented entirely in accordance with the approved details and the mitigation, compensation and enhancement/net gain measures shall be permanently maintained and retained.

Reason: To mitigate, compensate and enhance/provide net gain for impacts on biodiversity.

9. The new hedgerow planting detailed in section 5.6 of UPDATED ECOLOGICAL APPRAISAL carried out by LC Ecological Services dated October 2023 must be carried out in full in October 2024. The soft landscaping shall be maintained in accordance with the agreed details unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the satisfactory landscaping of the site and enhance the biodiversity, visual amenity, and character of the area.

10. The use of the land shown edged red on the application location & block plan, Plan Number 23/96/1 dated November 2023, shall cease permanently not later than 31 August 2024

Reason: To regulate the use of the site

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