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EASTERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON WEDNESDAY 22 JANUARY 2025

Present: Cllrs David Tooke (Chair), Duncan Sowry-House (Vice-Chair), Alex Brenton, Beryl Ezzard, Scott Florek, Barry Goringe, Hannah Hobbs-Chell, David Morgan, Andy Skeats and Bill Trite

Apologies: Cllrs Toni Coombs and Spencer Flower

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

Elizabeth Adams (Development Management Team Leader), Marianne Ashworth, James Brightman (Senior Planning Officer), Kim Cowell (Development Management Area Manager (East)), Philip Crowther (Legal Business Partner - Regulatory), Joshua Kennedy (Democratic Services Officer) and Megan Rochester (Democratic Services Officer)

46. Declarations of Interest

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

47. Minutes

The minutes of the meeting held on 18 December 2024 were confirmed and signed.

48. 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.

49. P/HOU/2024/05845- 77A Elmhurst Road West Moors BH22 0DG

With the aid of a visual presentation including plans and aerial photographs, the Development Management Team Leader identified the site and explained the proposal, which was to erect a single garage to the front of a dwelling. It was explained that West Moors Town Council had made an objection to the application on the grounds of it impacting the character of the area.

Plans of the proposed garage were provided, showing the scale, design and proposed materials. Photographs were also provided of the dwelling, showing

where the garage would be situated and the surrounding area, to give members an impression of the impact the garage would have on the street scene.

Public representation was received from Mr Fatek, the applicant, who stated that the design and construction materials had been carefully considered to ensure the garage would not impose significantly on the character of the area.

Cllr Burke spoke as a representative of West Moors Town Council, in opposition to the application. She explained that the Town Council objected to the erection of the garage, as the addition of garages to the front gardens and driveways of homes in the area would negatively affect the openness that characterised the area.

The Development Management Team Leader provided the following responses to members questions:

- There was existing planting around the property, that would in the future help to obscure the view of the garage and further planting wasn't considered necessary.
- Any alternative development would have still required planning permission, as it wouldn't benefit from permitted development rights.
- There was no Neighbourhood Plan in place for West Moors.
- Officers considered that the layout, scale and design of the garage were in keeping with the associated dwelling.

Members were given the opportunity to debate the merits of the application, during which several members expressed agreement with the recommendation to grant approval, due to the sympathetic design of the garage and the fact that it was set back from the road. Members also expressed sympathy with the position of the Town Council in wishing to protect the character of the area.

Proposed by Cllr Goringe and seconded by Cllr Brenton.

Decision: That the application be granted subject to the conditions set out in the appendix to these minutes.

50. P/FUL/2024/00196 Dunromin Uddens Drive Colehill Dorset BH21 7BJ

With the aid of a visual presentation including plans and aerial photographs, the Senior Planning Officer identified the site and explained the proposal and relevant planning policies to members. The application was for the retention of an array of solar panels. The Case Officer also provided an update, which clarified the drawing numbers in the plans.

Plans and photographs were provided showing where the panels had been erected, as well as the parameters of the site and the curtilage of the adjacent dwelling. It was explained that the reason the applicant had not positioned the panels within the curtilage of the dwelling, was because they had been advised that the shadows from the property and surrounding trees would impact the effectiveness of the panels.

It was proposed that a hedge would be planted to screen the panels from one side and officers considered that the benefits of the reduction in carbon emissions represented the very special circumstances needed to justify the location of the solar panels. There was also a condition included to ensure the removal of the panels after 30 years.

Public representation was received from Mr Kitching, the agent for the application, who stated that they agreed with the recommendation from the Case Officer to approve the solar panels and that the applicant was happy with all the conditions that had been set out.

The Senior Planning Officer provided the following responses to members questions:

- The impact of the panels on the Green Belt was considered very slight, due to the design, while there were also tangible benefits from reducing carbon emissions.
- It was not known exactly how long the panels had been in place, but it was thought that they had been there for less than four years.
- The application site, including the dwelling were all located in the Green Belt.
- Any additional energy produced by the solar panels would go back into the National Grid and this was considered a benefit to the application.

Members debated the merits of the application, and several members raised concerns that they had with the application, including the length of time that the panels were allowed to be in place and the type of planting specified in the report. After discussion, it was proposed by Cllr Brenton and seconded by Cllr Hobbs-Chell to grant, as per the officer's recommendation with the added condition that the length of time for the panels to be in place, be reduced to 20 years.

It was proposed by Cllr Hobbs-Chell and seconded by Cllr Morgan, that the landscaping condition be amended to stipulate that it should specify mixed native hedging rather than beech hedging.

Decision: That the application be granted, subject to the amended conditions set out in the appendix to these minutes.

51. Urgent items

There were no urgent items.

52. Exempt Business

There was no exempt business.

Decision List

Duration of meeting: 10.00 - 11.23 am

Chairman

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Decision List 22 January 2025

Application Number: P/HOU/2024/05845

Location: 77A Elmhurst Road West Moors BH22 0DG

Description: Erect oak framed single garage

Recommendation: Grant.

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:

Location Plan Location Plan

Block Plan Block Plan

31654 Proposed Garage Elevation and Floor Plans

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

3. The development hereby permitted shall be constructed of and maintained in accordance with the materials detailed below unless any minor variation is agreed in writing by the Local Planning Authority.

Brick Plinth:- Wienerberger blue engineering bricks

Tiles:- Etex Thrutone - blue/black in colour

Larch Cladding

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

Informatives:

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 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 Number: P/FUL/2024/00196

Location: Dunromin Uddens Drive Colehill Dorset BH21 7BJ

Description: Retention of Solar PV panels

Recommendation: Grant.

Decision: Grant subject to the following conditions:

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

Paul Day Architectural Designs Ltd Drawing 7439 - 01 dated 31/01/2024

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

2. Within 3 months of the date of this permission a mixed native species hedge shall be planted in the position shown with a grey rectangle on the approved Proposed Partial Site Plan 1:500. Any plants found damaged, dead or dying in the first 5 years shall be replaced and the whole scheme thereafter retained.

Reasons: In the interests of the character of the area and biodiversity.

3. This permission is limited to a period expiring 20 years from the date of this planning permission by which time the solar panels hereby permitted shall have been removed and the land reinstated to grassland.

Reason: To reserve to the Local Planning Authority control over the long-term use of the land in the interests of Green Belt openness.

Informatives:

1. Informative: National Planning Policy Framework Statement

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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. Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Dorset Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the application for planning permission was made before 12 February 2024 and is exempt.

Read more about Biodiversity Net Gain at <https://www.dorsetcouncil.gov.uk/w/biodiversity-net-gain>

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