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NORTHERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON TUESDAY 22 APRIL 2025

Present: Cllrs Richard Crabb (Chair), Barrie Cooper, Les Fry, Jack Jeanes, Sherry Jespersen, Carole Jones, Val Potheary, Belinda Ridout, James Vitali and Carl Woode.

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

Steve Savage (Transport Development Liaison Manager), Hannah Smith (Development Management Area Manager (North)), Megan Rochester (Senior Democratic Services Officer), Cass Worman (Planning Officer), Jane Green (Planning Officer), Marianne Ashworth and Steven Banks (Planning Officer)

57. Apologies

Apologies for absence were received from Cllrs David Taylor and Rory Major.

58. Declarations of Interest

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

59. Minutes

The minutes of the meeting held on 18th March 2025 were confirmed and signed.

60. 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.

61. P/FUL/2024/07190, 10 Manor Road, Dorchester, DT1 2AU

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.

Public Participation

Mr Miel spoke in support of the proposal on behalf of the Applicant. He was a town planner with over 10 years of experience which included 2 years of working as a planning inspector. The application had been recommended for approval and the application followed a previous refused scheme which was challenged at appeal by the applicant. In assessing the previous proposal, the inspector found that the back land development was appropriate, and the proposal would have an

acceptable impact on the character and appearance of the area and neighbouring amenity. The inspector raised no concerns on the impact of trees, highway safety and ecology and his sole concern was the lack of outdoor space and would not meet the standards for future occupiers. The applicant to overcome the issue has revised the scheme and increased the amount of private garden space by removing the garage. The dwelling has been repositioned to allow for the creation of 2 good sized garden areas and revised proposal would meet the needs of future occupiers and inspectors sole concern had been overcome.

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 Rideout, and seconded by Cllr Jeanes.

Decision: To grant planning permission subject to a S106, restricting the dwelling to self-build, and the conditions outlined in the Officer's report.

An amendment was made to the following visibility splay condition for the 10 Manor Road item:

Prior to the occupation of the development all land within the area of the visibility splays, apart from the two trees identified on drawing ITB19370-GA-001 to be retained, must have been cleared/excavated to a level not exceeding 0.60 metres 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. the following conditions outlined in the Officer's report.

62. **P/FUL/2024/07169, Land Adjacent to Piddlehinton Enterprise Park, Piddlehinton**

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. The site had been used as a seasonal travellers site every year since the 2012 application with 2024 being the only year it had not been used. Location and visual amenity were acceptable with no concern about flooding, highways or neighbouring amenity.

Public Participation

No public speakers.

Members questions and comments

- Cllr Jespersen asked if the application had come to committee before.
- Cllr Fry knew the site well, visited professionally, and added that it was very much needed and well run.

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 Fry, and seconded by Cllr Jespersen.

Decision: To grant planning permission subject to conditions set out in the officer's report.

63. **P/FUL/2025/01150, Site outside/fronting 11 South Street, Dorchester.**

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. She showed sketches of the proposed statue which would be life sized and sit slightly above the bench, independent of it. It was a popular place for people to sit. The statue was life size and acceptable in terms of scale. It would present no harm to the character of the conservation area and the setting of the listed buildings. Proposal would not introduce significant obstruction given to the existing street furniture arrangements.

Public Participation

No public participation.

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 Fry, and seconded by Cllr Jespersen.

Decision: To grant planning permission subject to conditions outlined in the Officer's report.

64. **Urgent items**

There were no urgent items.

65. **Exempt Business**

There was no exempt business.

Duration of meeting: 10.00 - 10.47 am

Chairman

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Northern Area Planning Committee
22nd April 2025

Decision List

Application Reference: P/FUL/2024/07190, 10 MANOR ROAD, DORCHESTER, DT1 2AU

Application Site: 10 Manor Road Dorchester DT1 2AU

Proposal: Erect bungalow with associated access and parking.

Recommendation: GRANT subject to a S106, restricting the dwelling to self-build, and the following conditions outlined in the Officer's report.

An amendment the following visibility splay condition for the 10 Manor Road item:

Prior to the occupation of the development all land within the area of the visibility splays, apart from the two trees identified on drawing ITB19370-GA-001 to be retained, must have been cleared/excavated to a level not exceeding 0.60 metres 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.

Decision: To grant planning permission subject to a S106, restricting the dwelling to self-build, and the conditions outlined in the Officer's report.

Application Reference: P/FUL/2024/07169

Application Site: Land Adjacent Piddlehinton Enterprise Park Church Hill
Piddlehinton

Proposal: Permanent retention of gypsy & traveller transit site for 25no. caravans

Recommendation: Grant, subject to conditions outlined in the Officer's report.

Decision: To grant planning permission subject to conditions set out in the officer's report.

Application Reference: P/FUL/2025/01150

Application Site: Site outside / fronting 11 South Street Dorchester

Proposal: Erect a statue of Sylvia Townsend Warner, information board & associated foundations

Recommendation: GRANT of planning permission subject to conditions outlined in the Officer's report.

Decision: To grant planning permission subject to conditions outlined in the Officer's report.