

NORTHERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON TUESDAY 23 MARCH 2021

Present: Cllrs Sherry Jespersen (Chairman), Mary Penfold (Vice-Chairman), Jon Andrews, Tim Cook, Les Fry, Matthew Hall, Brian Heatley, Carole Jones, Emma Parker, Val Potheary and Belinda Ridout

Apologies: Cllrs David Taylor

Also present: Cllr David Walsh and Cllr Molly Rennie

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

Jennie Roberts (Senior Planning Officer), Andrew Collins (Principal Planning Officer), Hannah Smith (Planning Area Manager), Philip Crowther (Legal Business Partner - Regulatory), Steve Savage (Transport Development Manager), Simon McFarlane (Area Lead Planning Officer, Gillingham), Huw Williams (Lead Project Officer - Corporate Projects), George Dare (Democratic Services Officer) and Fiona King (Senior Democratic Services Officer)

38. Apologies

An apology for absence was received from Cllr David Taylor.

39. Declarations of Interest

Cllr Potheary disclosed a pecuniary and personal interest in Item 5c (Minute 45) because she lives opposite the development and she led the campaign to save St Martin's House before it was demolished. Cllr Potheary withdrew from the meeting for this item.

Cllr Heatley disclosed an interest in Item 5f (Minute 48) due to a family member living at 58 West Street, Fontmell Magna. Cllr Heatley did not take part in this item.

40. Minutes

The minutes of the meeting held on 16 February 2021 were confirmed and would be signed at a later date.

41. 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.

42. **Planning Applications**

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

43. **P/FUL/2021/00063, Land East of the B3092 South of the River Lodden, Gillingham**

The Area Lead (Gillingham) introduced the application to form a floodplain compensation area as part of land adjacent to the Gillingham Principal Street. The Committee were shown plans of the proposed floodplain compensation area and were advised that it would be a gentle depression in the land which would flood on occasion.

The Transport Development Manager advised the Committee that the Highway Authority had no comments on the application.

Cllr David Walsh, Ward Member for Gillingham

The Local Member urged the Committee to support the application. The Council had secured money from the Government to build the Gillingham Principal Street and, with this money and the plans, the construction should not be delayed. Supporting the application would help to demonstrate that the southern extension of Gillingham was deliverable.

Members' Questions and Comments

In response to a question, the Area Lead (Gillingham) advised that: the entirety of the floodplain compensation area could flood in extreme weather; the majority of the year the area would remain dry; and the floodplain would be created almost immediately.

Proposed by Cllr Ridout and seconded by Cllr Potheary.

Decision

That authority be delegated to the Head of Planning to grant permission subject to the prior completion of a Section 106 obligation to address:

- Access to the land for monitoring and maintenance of the flood storage area

and the conditions (and their reasons).

44. **P/FUL/2020/00282, Land at E 382085 N 125405, Shaftesbury Road, Gillingham**

The Area Lead (Gillingham) introduced the application for the formation of a temporary access for the construction of the Gillingham Principal Street. The Committee were shown plans and photographs of the site. Members were informed that some hedgerow would be removed, the temporary access would be one-way with a barrier requiring a passcode to open, and

construction traffic would temporarily exit by turning right onto Cole Street Lane until the western end of the street was completed. The Update Sheet, which is attached as an annexure to these minutes, outlined revised conditions to allow for an agricultural access when the temporary road was no longer needed.

The Transport Development Manager reiterated that the access was one-way and would be for construction vehicles. He also reiterated that when the temporary access was no longer needed, it would be modified to become a smaller agricultural access. The Highway Authority had no objections to the application.

There were no written representations received for this application.

Cllr David Walsh, Ward Member for Gillingham

Cllr Walsh stated that his statement on the previous item also applied to this application.

Member's Questions and Comments

There were no questions or comments from members of the Committee.

Cllr Fry felt that the application was much needed and proposed that the application be approved, subject to the conditions. Cllr Ridout seconded the proposal.

Decision

That the application be approved, subject to the conditions.

45. **2/2018/1437/FUL, St Martin's, Queen Street, Gillingham, SP8 4DZ**

The Committee considered an application to erect an extra care residential building comprising 55 No. residential units, shared communal areas and ancillary facilities. To modify vehicular accesses, form pedestrian accesses, parking, servicing, courtyard and landscaping, and carry out associated works.

The Area Lead (Gillingham) gave a presentation on the application. The presentation included various plans and images of the proposed development. Members heard that the site was adjacent to a conservation area and several listed buildings, however there were no objections from Historic England or the Conservation Officer. The proposed development would cause less than substantial harm to the adjacent heritage asset Lime Tree House. However, the public benefits of the proposal would outweigh the harm. The Section 106 agreement and the benefits of the proposal were outlined. The recommendation would be to delegate authority to the Head of Planning to grant planning permission, subject to a Section 106 agreement and the conditions.

The Transport Development Manager outlined the access to the proposed development. The northern access to the development would be for refuse

collection and service vehicles whereas the southern access would be used for parking, visitors, and would include 5 disabled parking spaces. It was expected that there would be no more than 22 two-way trips to and from the flats per day. The Committee heard that Queen's Street was traffic calmed and there was good visibility for pedestrians crossing the southern access. The Highway Authority supported the recommendation.

A number of written representations were received, and these are attached as an annexure to these minutes.

Cllr David Walsh, Ward Member for Gillingham

The Local Member for Gillingham informed the Committee that residents had not always been supportive of this application as two buildings were demolished on this site. He stated that the applicant had done everything to make the proposed plans acceptable and there would be several social and economic benefits. He recognised that the applicant was a registered housing provider and that they would aim for this development to be 100% affordable housing. He also acknowledged that the Council could not demonstrate a 5-year housing land supply and that there would be no material planning reasons to refuse the application.

Members' Questions and Comments

Members of the Committee asked questions and commented on the proposal.

In response to the questions, the Area Lead (Gillingham) advised that: there was a sufficient amount of car parking spaces; there is a minimum age requirement of 55 years old, with the average age more likely to be 80; three flats would be available for younger people in need of care; Dorset residents would be given priority to move to the flats; the trees and landscape would be well kept, but the types of trees and plants were not yet known; and the bin store would be internal.

In response to questions raised on the environment, members heard from the Area Lead (Gillingham) that: 50% of parking spaces had the infrastructure to implement charging points in the future; there would be charging points for mobility scooters; and the applicant has considered different types of technology for energy and has chosen the most appropriate types.

There were some concerns on the location of the sub-station and any noise it might create. The Committee heard that this was the most suitable place for the sub-station, it would be enclosed in brick with a slate roof, and the applicant was confident that there would be no adverse noise.

A member felt that the addition of privacy screens on the balconies would be beneficial to protecting residential amenity. Members also felt that maintaining the soft landscaping for 15 years would be more beneficial than the 5 years that were in the conditions.

As the development was a key site next to the conservation area, the Committee felt that the quality of the design, materials, and detailing was very important. The Committee would not like to see a reduced quality of the

design, materials, and detailing, and it was important that the development was built as approved.

Proposed by Cllr Ridout and seconded by Cllr Cook that the committee approve the recommendations as set out in the report, and with the addition of a balcony privacy screen condition, and the extension of the soft landscaping condition to 15 years.

The vote was carried.

Decision

That the committee approve the following recommendations, with the addition of a balcony privacy screen condition, and the extension of the soft landscaping condition to 15 years.

A) That authority be delegated to the Head of Planning to grant permission subject to a Section 106 agreement to address:

- 25% affordable housing
- Community facilities
- Informal outdoor space

and the conditions (and their reasons).

B) That permission be refused for failing to secure the obligations above if the agreement is not completed by (23 September 2021) or such extended time as agreed by the Head of Planning.

46. **WD/D/20/001203, Land Adjacent to Piddlehinton Enterprise Park, Church Hill, Piddlehinton**

The Committee considered an application to create a temporary gypsy and traveller transit site for 3 years for 25 caravans to start 1 April 2020 and end 31 August 2023 inclusive for five months a year.

The Lead Project Officer – Corporate Projects introduced the item to the Committee and gave a presentation on the proposed temporary gypsy and traveller transit site. He showed the location plan, access to the site, and various photographs of the site. The key planning issues were highlighted to the Committee. The recommendation would be to grant permission, subject to conditions.

Cllr Jill Haynes, Ward Member for Chalk Valleys

A statement received from the Local Member was read to the Committee and it is attached as an annexure to these minutes.

Members' Questions and Comments

The Lead Project Officer – Corporate Projects responded to Member's questions and advised that: The Gypsy and Traveller Liaison Officer would be

responsible for the management of the site; the photographs shown in the presentation were taken in February while it was wet; the access into the site had firm ground; the site had been used in various summers since 2012; and it was unknown what the occupancy of the site would be.

There were several questions raised on CCTV and security. The Committee was advised that there were several CCTV cameras in the area with two being operated by Dorset Council. An officer would also regularly visit the site and security would be based on the site depending on how many caravans were present.

There was a proposal by Cllr Fry to add a CCTV condition to the application, however this proposal was withdrawn.

It was proposed by Cllr Fry and seconded by Cllr Andrews that planning permission be granted, subject to the conditions.

The vote was carried.

Decision

That planning permission be granted, subject to the conditions.

47. WD/D/20/002427, St Osmund's Church of England Middle School, Barnes Way, Dorchester, DT1 2DZ

The Area Manager introduced the proposal to replace the existing boundary in wire with associated access gates and widening of footpaths. A new modern fence would be constructed around the school which would not affect any hedgerows or trees. The Committee were shown various plans for the fence, which included a site plan, areas for wildlife access, and the design of the fence. Members were informed that on Standfast Walk, the height of the fence would be reduced to 1.8 metres and would be set back 0.5 metres from the path, which was for amenity reasons.

The key planning matters were highlighted to the Committee:

- Amenity
- Character and appearance of the area
- Highway safety
- Secure design
- Landscaping and tree protection
- Biodiversity

The recommendation was to grant permission, subject to conditions. Members were also asked to include a soft landscaping condition if permission was granted.

A number of written representations were received, and these are attached as an annexure to these minutes.

Members' Questions and Comments

There were no questions or comments from members of the Committee.

It was proposed by Cllr Fry and seconded by Cllr Andrews that the application be approved, subject to conditions, and with the inclusion of the soft landscaping condition.

Decision

That the application be approved, subject to conditions, and the inclusion of the soft landscaping condition.

48. P/HOU/2020/00139, 54 West Street, Fontmell Magna, SP7 0PF

The Senior Planning Officer introduced the application to erect a rear single storey extension and form a pitched roof over the existing single storey extension. The Committee were shown the plans for the development, which displayed that the proposed development would not be out of context with the current surroundings. Members were advised that there were no material considerations that would warrant refusal and the recommendation was to grant permission, subject to the conditions. The application was before Members in the interests of transparency, as the applicant was an employee of Dorset Council.

The two key planning matters were highlighted:

- Design and Conservation Area
- Residential Amenity

A written statement was received from Fontmell Magna Parish Council and it is attached as an annexure to these minutes.

Members' Questions and Comments

There were no questions or comments from members of the Committee.

It was proposed by Cllr Andrews and seconded by Cllr Fry that planning permission be granted, subject to conditions.

Decision

That planning permission be granted, subject to conditions.

49. Urgent items

There were no urgent items.

50. Exempt Business

There was no exempt business.

Duration of meeting: 10.00 am - 3.34 pm

Chairman

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