

NORTHERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON TUESDAY 27 APRIL 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

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

Hannah Smith (Planning Area Manager), Lara Altree (Senior Lawyer - Regulatory), Steve Savage (Transport Development Manager), Gill Whitney (Technical Support Officer) and George Dare (Democratic Services Officer)

51. Apologies

An apology for absence was received from Cllr David Taylor.

52. Declarations of Interest

Cllr Potheary declared an interest in Item 5b. She would speak as the Chairman of the Council and withdraw from the debate and vote.

53. Minutes

The minutes of the meeting held on 23 March 2021 were confirmed and would be signed at a later date.

54. 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.

55. Planning Applications

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

56. **2/2019/0680/FUL - Former A T S Euromaster Site, New Road, Shaftesbury, Dorset, SP7 8QH**

The Area Manager introduced the application for the erection of 18 No. dwellings, formation of vehicular access, car parking, and landscaping. The Committee were shown various plans of the proposed development as well as photographs of the surroundings. The Area Manager explained the history of the site and that a care home was originally proposed. She also explained that 30% affordable housing is not a possibility, however there would be other Section 106 contributions for other benefits.

The Transport Development Manager outlined the access to the site via King's Hill. There could be up to 10 traffic movements on the site per hour which would be an acceptable level. The Highway Authority would recommend approval.

The key planning matters were highlighted:

- Location of Development
- Affordable housing & other contributions
- Movement and access
- Character and appearance of the area
- Setting of heritage assets
- Amenity

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

Members' Questions and Comments

Members asked several questions relating to the application, including the proposed materials, the value of the site, and traffic accessing the site.

After questions, the Area Manager advised members that: The materials used to build the terrace would match other buildings in the area; The character of slopes would be protected; Bins would be kept at the back of the terrace and moved to the collection point; the terrace houses would meet the minimum space requirements and the minimum building regulations for energy; and the scheme would not be viable if the housing mix included affordable units.

The Transport Development Manager responded to the Members' questions and advised that: Access to the site was satisfactory, with low speeds and visibility which met the requirements; Emergency service vehicles would not cause issues for access to the site; Refuse vehicles could adequately access, turn, and leave the site; and that the flats would have a bin store.

There were concerns from members that access to the site could be removed from residents because the site was only accessible by a private road. In addition, there were concerns about the high value of the land at the site, the lack of affordable housing, and the density of the proposed development. Officers responded to the concerns.

Proposed by Cllr Cook and seconded by Cllr Ridout that the application be refused.

Decision

That the application be refused.

Reasons for refusal:

The proposal, by reason of the design having an excessive scale, employing inappropriate materials of construction, and employing an unacceptable appearance, and its prominent location at the entrance to the old town, would be harmful to the character and appearance of the Conservation Area, and the setting of several listed buildings, bringing with it less than substantial harm which would not be outweighed by public benefit. Therefore, the proposal would be contrary to North Dorset Local Plan Part 1 (2011-2031) policies 1, 2, 5, 7 and 24, emerging Shaftesbury Neighbourhood Plan policies SFDH1, SFDH2, SFDH3, SFDH4, SFDH6 and SFDH7 and the National Planning Policy Framework.

At 11.42am the meeting was adjourned until 11.50am for a short comfort break. Upon reconvening, there was a roll call to ensure all members were present.

57. **WD/D/20/002457 - County Hall, Colliton Park, Dorchester, DT1 1XJ**

The Area Manager introduced the application for various flags to be flown at certain times of the year on three existing flag poles on the roof of County Hall. The Area Manager showed several photographs, plans of the site, and the list of proposed flags.

The key planning matters were highlighted:

- Amenity
- Public Safety
- The Impact on the character and appearance of the Conservation Area

The Chairman of the Council explained that it was discovered that planning permission would be needed for the Council to fly other flags on County Hall in the future. She asked that the Committee consider allowing permission for any flag to be flown that the Chairman of the Council deems appropriate.

There were no written representations received from members of the public.

Members' Questions and Comments

In response to a question from a member and the comment from the Chairman of the Council, the Area Manager advised that:

- There could not be a blanket allowance for any flag the Chairman deems appropriate, but an allowance had been made for emergency service and NHS flags.
- It would not be possible to extend this planning permission for all Dorset residents, if the application was granted.

Proposed by Cllr Andrews and seconded by Cllr Jones that the application be approved, subject to conditions.

Decision

That the application be approved, subject to conditions.

58. Urgent items

There were no urgent items of business.

59. Exempt Business

There was no exempt business.

Duration of meeting: 10.00 am - 12.01 pm

Chairman

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