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EASTERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON WEDNESDAY 2 NOVEMBER 2022

Present: Cllrs Mike Barron, Toni Coombs (Chairman), Shane Bartlett (Vice-Chairman), Alex Brenton, Robin Cook, Mike Dyer, Barry Goringe, David Morgan, David Tooke, Bill Trite and John Worth

Apologies: Cllrs Julie Robinson

Also present: Cllr Andrew Parry – minute 304

Officers present (for all or part of the meeting): Kim Cowell, Peter Walters, Ursula Fay, Steve Savage, Alistair Trendell, Graham Cox, Lara Atree, David Northover, Megan Rochester, Josh Kennedy

Public Speakers

Rob Elliott, resident – minute 304
Simon Packer, agent – minute 304

299. **Apologies**

An apology for absence was received from Councillor Julie Robinson.

300. **Declarations of Interest**

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

301. **Minutes**

The minutes of the meeting held on 5 October 2022 were confirmed and signed.

302. **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.

303. **Planning Applications**

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

304. **P/RES/2022/03505 Reserved Matters submission comprising layout, scale, appearance and landscaping pursuant to condition 1 of outline**

permission ref. 3/17/3609/OUT for Phase 1 comprising 238 dwellings (Use Class C3) with public open space, SANG, allotments and landscaping. Vehicular access off Christchurch Road and New Road as approved in the outline planning permission. Land East of New Road, West Parley

The Committee considered planning application P/RES/2022/03505 for a Reserved Matters submission comprising layout, scale, appearance and landscaping pursuant to condition 1 of outline permission ref. 3/17/3609/OUT for Phase 1 comprising 238 dwellings (Use Class C3) with public open space, SANG, allotments and landscaping, as well as vehicular access off Christchurch Road and New Road - as approved in the outline planning permission - at land East of New Road, West Parley.

With the aid of a visual presentation, and taking account the detail in the report, officers provided context of what the main proposals, principles and planning issues of the development were; how these were to be progressed; and what this entailed. The presentation focused on not only what the development entailed, but what effect it would have on residential amenity, the highway network and the character the area, taking into account the policies against which this application was being assessed.

Officers provided an illustrative summary of the location and appearance of the development and what it would entail in terms of its characteristics – appearance, dimensions, elevations and density of the overall development as well as individual property types; its construction phasing; access and highway considerations; environmental considerations; the SANG and other open space provision including the play area and allotments; landscaping and screening; refuse management; construction management; drainage and water management considerations and its setting within that part of West Parley and the wider landscape. Viability, flooding, heathland mitigation and affordable housing issues, the Green Belt; Rights of way; and the proximity to Bournemouth International Airport were all given particular consideration. The Committees attention was drawn to what energy efficiency and environmental considerations were being proposed for the development: by means of photovoltaic solar panel provision, as necessary. Confirmation that Wessex Water had raised no objection to the application was also given, considering that the amended plans were acceptable to it. Mention was also made of a correction to the plans for Condition 1.

Officers showed the development's relationship with other adjacent residential development, with the characteristics, topography and elevations of the site being shown. Views into the site and around it was shown, which provided a satisfactory understanding of all that was necessary to assess the application.

The planning history of the site was outlined, reference being made to the provisions of the Outline permission granted in 2021. What provisions the S106 agreement would cover was also detailed. Mention was made that having received representations to the original planning submission, the applicant had addressed what it was able so that the application might meet

with acceptance. What assessment had been made in the officers coming to their recommendation were drawn to the attention of the Committee.

West Parley Parish Council had objected to the application on the grounds that there was little information about the future of the SANG, its parking and the planned management of the land the height of some of dwellings would be out of keeping; and the scale of the development was still a significant concern and is over the acceptable size.

The Local Ward member, Cllr Andrew Parry, whilst accepting the principle of the development considered that consideration should be given to the views of the Parish Council and the concerns they had raised as well as compromising the Green Belt, the appearance of the development – particularly the height of some dwellings - which was not in keeping with the characteristics of the village and did not meet the aspirations of the residents with whom he had engaged.

Rob Elliott, resident, expressed concern at the ability for Wessex Water to accommodate the practical needs of the development in terms of surface water and drainage and the capacity that was needed to achieve this.

Simon Packer, agent, considered that that development would be beneficial in contributing to meeting housing needs -including affordable housing - and the application had been developed and managed within the provisions and terms of the Outline Permission, taking into consideration the views of residents and officers.

Having heard what was said, officers responded to some of the pertinent issues raised, being confident that each one could be addressed by the provisions of the application. The committee was reminded that as this application was for Reserved Matters – layout, scale, appearance and landscaping – these were the only considerations members could take into account. All other issues had already been determined and agreed.

The opportunity was then given for members to ask questions of the presentation and what they had heard, in seeking clarification of aspects so as to have a better understanding in coming to a decision. Some important points raised, some of which they considered still required clarification, were:-

- how the appearance of the development would complement – or otherwise - the characteristics of West Parley
- what provision there would be for the delivery of PV panels and how dwellings would be identified for these
- what drainage, sewerage and ground water provision there would be and what part SUDS would play in this and how this was seen as acceptable to Wessex Water in the responsibility they had
- how the management of the development would account for the proximity to the airport and the implications of this
- what responsibilities any management and maintenance company would have in how the development was controlled
- what affordable housing there would be and where this would be situated i.e. pepper potted

- where the third, and above, storeyed properties would be and was there scope for these being situated away from New Road and more central to the site
- what provision the SANG would have and how this was to be managed
- what the play area entailed
- parking arrangements, charging facilities and arrangements – or otherwise – for the adoption of the estate roads
- how waste collection would be managed
- how the Design Code, MasterPlan and Management Plan were being interpreted and applied

Officers addressed the questions raised – and provided what clarification was needed - providing what they considered to be satisfactory answers, which the Committee understood to be, and saw, as generally acceptable.

From debate, the Committee considered that the reserved matters application accurately reflected and built upon the Outline Permission approval and that the housing, including affordable housing, would make a significant contribution towards meeting local housing needs. It was accepted that the design and layout proposed was the result of an iterative design process and would provide an attractive landscape led development with good standards of amenity for future occupants. The resulting impacts on the amenity of neighbouring properties would be acceptable in planning terms.

Whilst reservations remained on where the multiple storeyed housing would sit and how water management would be controlled, in having regard to the representations of objection and support and the advice of the various consulted parties, it was considered that on balance the benefits of the scheme significantly outweighed the impacts. i.e. the proposal represented sustainable development.

Having had the opportunity to discuss the merits of the application and an understanding of all this entailed; having taken into account the officer's report and presentation; and what they had heard at the meeting, in being proposed by Councillor Shane Bartlett and seconded by Councillor John Worth, on being put to the vote, the Committee agreed – by 6:4 - to grant permission subject to the conditions set out in the officer's report, to include the Update provided by officers on Condition 1.

Resolved

That planning application P/RES/2022/03505 be granted permission, subject to the conditions set out in the officer's report, to include the update provided by officers on Condition 1.

Reasons for Decision

- The site benefits from an outline consent which has established the principle of sustainable development in accordance with Para 14 of the National Planning Policy Framework (NPPF)
- The proposal is acceptable in its design and general visual impact.
- There is not considered to be any significant harm to neighbouring residential amenity.
- There are no material considerations which would warrant refusal of this application

305. **P/HOU/2022/03314 - Modifications to existing porch and erect first floor infill extension above porch at 66 High Street, Langton Matravers, Dorset, BH19 3HB**

The Committee considered application P/HOU/2022/03314 for modifications to existing porch and erect first floor infill extension above porch at 66 High Street, Langton Matravers, Dorset.

With the aid of a visual presentation, and taking account the detail in the report, officers showed what the main proposals, principles and planning issues of the development were. The presentation focused on not only what the development entailed and its detailed design, but what effect it would have on residential amenity and the character the area, taking into account the policies against which this application was being assessed.

Plans and photographs showed the appearance of the development and its dimensions; the materials to be used – including zinc clad roofing and the use of cedar; its setting within that part of Langton Matravers and the development's relationship with other adjacent residential development and their characteristics, the application being within Langton Matravers Conservation Area and the Dorset AONB. Views into and around the site were shown as well as the characteristics of the village and adjacent area.

In summary, the officer's assessment considered that the proposed porch adaptations would preserve the setting of the Conservation Area and the setting of the Grade II listed building and would be barely visible within local views and there were no wider views within the AONB which were likely to be adversely impacted by the development. In this respect the development is considered therefore to be acceptable in accordance with the relevant policies and on that basis it was being recommended that the application be approved.

Formal consultation had seen objections from Langton Matravers Parish Council and initially from, the local Ward member, Cllr Cherry Brooks, both concerned about the slow erosion of the diamond pattern windows which are unique to the village, with the alternatives being proposed seeming to detract from the outside appearance. Since however Cllr Brooks considered the issues she had raised appeared to have been dealt with by the applicant and the Conservation Officer, so she was now satisfied.

Having heard what was said, officers responded to some of the pertinent issues raised, being confident that each one could be addressed by the provisions of the application.

The opportunity was then given for members to ask questions of the presentation and what they had heard, in seeking clarification of aspects so as to have a better understanding in coming to a decision, these being :-

- what visibility there would be of the alterations and clarification of the Conservation Officer's views,
- what alternative materials could be used in the construction

- would the new windows be double glazed.

Officers addressed the questions raised – and what clarification was needed - providing what they considered to be satisfactory answers.

From debate the Committee largely agreed with the officer’s recommendation, considering the alterations to be a practical enhancement which – given that it would not be readily visible and did not adversely impact amenity, would not compromise neither the Conservation Area, nor the AONB,

On that basis and having had the opportunity to discuss the merits of the application and an understanding of this; having taken into account the officer’s report and presentation; the written representations; and what they had heard at the meeting, in being proposed by Councillor Mike Dyer and seconded by Councillor Shane Bartlett, in being put to the vote it was agreed – by 9:1 - that the application should be approved.

Resolved

That planning application P/HOU/2022/03314 be granted permission subject to the conditions and informative note in the officer’s report.

Reasons for Decision

- Para 14 of the National Planning Policy Framework (NPPF) sets out that permission should be granted for sustainable development unless specific policies in the NPPF indicate otherwise
- The location is considered to be sustainable and the proposal is acceptable in its design and general visual impact on the Langton Matravers Conservation Area.
- There is not considered to be any significant harm to neighbouring residential amenity.
- There are no material considerations which would warrant refusal of this application

4.0 Key planning issues

306. P/TRC/2022/06201 Tree works application at The Old Vicarage, West Street, Bere Regis

The Committee considered application P/TRC/2022/06201 for tree works at The Old Vicarage, West Street, Bere Regis. The Committee were being asked to consider this application as it related to a Dorset Councillor.

With the aid of a visual presentation, and taking account the detail in the report, officers showed what the main proposals, principles and planning issues of the development were, what effect it would have on residential amenity and the character the area, and took into account the policies against which this application was being assessed.

Plans and photographs showed the appearance of the trees and their relationship with The Old Vicarage and the neighbouring residential properties and amenity, showing the characteristics of the area.

The application was for tree works to reduce the height - to 8 feet - of an overgrown hedgerow of eight Cypress trees, so as to be able to bring the trees back to a manageable size for the benefit of the applicant. Whilst the trees were not covered by a Tree Preservation Order, they had a degree of protection as they lay within the Bere Regis Conservation Area. The works proposed were intended to reinstate the hedgeline, by reducing them to an easily manageable height. The loss, in terms of amenity, would be negligible, and there would be no harm to the character and setting of the area.

In summary, the officer's assessment considered that the proposed works were reasonable and acceptable in planning terms, and, on that basis, it was being recommended that the application be approved.

Having had the opportunity to discuss the merits of the application and an understanding of this; having taken into account the officer's report and presentation; in being proposed by Councillor David Morgan and seconded by Councillor Bill Trite, in being put to the vote it was agreed – unanimously - that the application should be approved.

Resolved

That application P/TRC/2022/06201 be approved, with no objection being raised.

Reason for Decision

To provide the means to manage the hedgerow.

307. Urgent items

There were no urgent items for consideration.

308. Exempt Business

There was no exempt business.

Duration of meeting: 10.00 am - 1.15 pm

Chairman

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