

## **EASTERN AREA PLANNING COMMITTEE**

### **MINUTES OF MEETING HELD ON WEDNESDAY 11 JANUARY 2023**

**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:**

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

Philip Crowther (Legal Business Partner - Regulatory), Kim Cowell (Development Management Team Leader), Elaine Tibble (Senior Democratic Services Officer), Naomi Shinkins (Planning Officer), Joshua Kennedy (Apprentice Democratic Services Officer) and Steve Savage (Transport Development Manager)

#### **316. Apologies**

Apologies for absence were received from Cllr Julie Robinson. For the afternoon session, apologies for absence were received from Cllrs Barry Goringe, Mike Dyer and Bill Trite.

#### **317. Declarations of Interest**

For the Arne application, the RSPB was the landowner. Cllrs Bartlett, Brenton, and Tooke declared that they were all members of the RSPB. As the councillors were not directors, trustees, or management of the charity, the Senior Lawyer advised that it was appropriate for councillors who were members of the RSPB to take part in the discussion and decision.

#### **318. Minutes**

The minutes of the meeting held on Wednesday 7<sup>th</sup> December 2022 were agreed and signed.

#### **319. 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.

#### **320. Planning Applications**

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

**Application No: P/FUL/2022/05149 - The Moors at Arne East of the community of Ridge and North of Arne Road**

- a) The Case Officer presented to members the creation of intertidal habitat and restricted tidal exchange shallow saltwater lagoons, through managed realignment involving selective breaching of existing tidal embankments. The provision of new set-back earth embankments, including the provision of flapped surface water outfalls, tidal exchange culverts, and an improved channel and outfall for the Furzebrook Stream. The formation of permissive footpaths and screens for public to view birds from, maintenance access tracks and the provision of associated gates, fences, and boundary treatment works.

An update was provided by the Case Officer as follows:

- Environmental Statement Chapters 1-4 will be added to condition 2 as an approved document
- Condition 9 updated as presented
- Condition 22 is a duplicate of condition 15 and should be a sand lizard condition as presented.
- An updated HRA has been provided by the MMO requiring conditions presented instead of conditions 23 and 24
- Recommendation after paragraph 15. 14.3 should read as underlined:  
A) Grant permission subject to the completion of a legal agreement under section 106 of the town and country Planning Act 1990(as amended) in a form to be agreed by the legal services manager to secure the following: to secure biodiversity compensation payment and the conditions noted below.

With the aid of visual representation, members were shown the location and design of the proposed site. Details regarding neighbouring properties were also provided. The Case Officer informed members that the site was predominately grassland and was mostly owned by the RSPB. The importance of the site was discussed due to rising sea levels, The Case Officer believed that the site had potential to deliver environmental habitats.

Members were informed that the appearance of the site would change from grassland to intertidal with footpaths, viewing points, new habitats, and creeks. The most significant change would be the embankments. The Case Officer informed members that existing materials on the site would be used if fit for purpose to help create the new embankments. The Case Officer informed members of the visual impacts of the site. Members were informed that the construction period would be approximately 3 years and a result of this led to cause temporary visual impacts. In addition to this, traffic on local roads would also increase throughout the construction period. The Case Officer also provided details regarding proposed parking. Members were shown pictures of new footpaths and the informal crossing into the permitted route. Dorset Council Highways had been consulted and raised no concerns or objections.

The presentation also included details regarding the significant amount of wildlife habitats being lost. The Case Officer informed members that the loss of habitats require compensation. Members were informed that a financial contribution would need to be secured if approval was granted. In addition to this, members were also informed of concerns raised regarding neighbouring amenity and noise. They were assured that an assessment was carried out for concerns raised. The applicant had agreed to provide noise mitigation and members were informed that this had been secured by condition in the officer's report.

The Case Officer highlighted the need for the location had been established by the hold the line policy. She discussed the benefits that the site would have on the area, in particular the creation of wildlife and coastal habitats, prevention of flooding from the harbour and some increase in public access to the site via restricted permissive paths. The recommendation was to approve planning permission subject to conditions and legal agreement to secure the required compensation payment or refuse if legal agreement is not secured.

#### Public Participation

Members of the public and the applicant spoke in favour of application. They highlighted the climate emergency and believed that the project would help support this. They recognised issues raised but believed that the proposal was necessary to protect the environment and biodiversity. The importance of the design and planning was highlighted. Members of the public praised collaboration between the local people and officers. They agreed that the site provides many benefits. The applicant discussed the threat of rising sea levels and informed members of obligations to support the environment. They hoped that members would support the application.

The Local Ward member, Cllr Beryl Ezzard, discussed the importance of the hold the line policy and believes that the moors would develop this. She noted that the site was a complex project which would have directly impacted the area. Cllr Ezzard highlighted the importance of monitoring and reviewing in line with Arne Parish Council comments

#### Members questions and comments

- Members praised the scheme as a good response to climate change and believed it would become a great tourist attraction
- Concerns regarding the limited number of parking spaces and the sufficiency of limited disabled parking.
- Members asked for clarification regarding connecting footpaths to the site and car parks.
- Management for no dog signage on the site was raised.
- It was considered to be an effective nature reserve in a popular area.
- Mitigation of flooding was discussed.

- Members questioned as to whether materials taken from site would have been fit for purpose and sufficient. The case officer advised it is anticipated to be, but a contingency is allowed for some soil to be brought in
- References to condition 21 were made.
- Changes to condition 16 were made to include the wording 'The monitoring strategy will cover a period of a minimum of 10 years beyond completion of the development'.

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 grant was proposed by Cllr David Tooke and seconded by Cllr Robin Cook.

Decision:

A To grant planning permission subject to the completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) in a form to be agreed by the legal services manager to secure a secure biodiversity compensation payment and conditions outlined in the officer report as amended and updated at the officer presentation to Committee.

**Application No 3/21/1115/FUL - 184 RINGWOOD ROAD, ST LEONARDS AND ST IVES, BH24 2NR**

- b) The Case Officer presented to members the demolishing of existing residential buildings and erect block of 15 apartments with parking, bin, and cycle stores.

The Case Officer gave an update regarding the waste scheme. Members were informed that the current waste arrangement didn't comply however this could have been resolved by movement of the bin store or the option of private waste collection.

With the aid of visual representation, members were shown aerial photographs of the site as well as neighbouring amenities. In addition to this, the presentation included details regarding the proposed site layout, design of dwellings as well as street scenes which showed how the proposal would look. Details regarding retaining most trees on the site was also discussed, members were informed that some trees would be removed. The Case Officer also provided information regarding refuse vehicles and informed members that the site had no impacts on neighbouring amenities. Members were informed that there were no objections from National Highways or Dorset Council Highways, therefore the recommendation was to approve planning permission subject to conditions set out in the officer report or refuse if a section 106 is not secured.

Public Participation

Representations of the public spoke in objection of the development. They raised their concerns regarding the site contributing to an already busy and dangerous road. This concerned residents as a serious safety issue. They also believed that the development would become an unwelcome precedent to the area and would ruin tranquillity and create noise pollution. The objectors didn't see how the development referred and acknowledged the local planning policy. They didn't believe it was in an acceptable location and hoped for the proposal to be refused.

The agent spoke in support of the development. He informed members that careful consideration had been made to make access to the site safe. He also discussed onsite parking; he believed that 15 parking spaces would support the site comfortably. In addition to this, the agent also informed members that the development was designed to create visual interest and that a retaining existing vegetation to the frontage would reduce visual impact. Members were informed that the applicant agrees to the conditions set out in the officer's report and believed that the proposal would have provided improved landscaping. The agent hoped the committee would approve planning permission.

#### Members questions and comments

- Concerns regarding parking spaces are not sufficient for the number of flats and visitors.
- Concerns regarding the site being next to a busy and dangerous road.
- Financial contribution to affordable housing was a very low figure. The development didn't contribute to affordable housing or conform with the neighbourhood plan.
- Concerns regarding access the proposed development.
- Clarification of refuse vehicles and how it would be managed.
- Confirmation as to whether the site was shared access or not.
- Members requested information regarding nearby public transport.
- Members discussed the lack of parking spaces and requested to revisit the parking policy as they didn't believe it was fit for purpose.
- Questions regarding if an area character assessment had been carried out.

In accordance with Procedural Rule 8.1 the committee voted to extend the duration of the meeting.

Steve Savage, DC Highways, addressed concerns and comments made regarding highways. Members were informed that the development complied with the highways safety requirements and National Highways have raised no objection. He also informed members that site access had been widened to ensure a car and refuse vehicle could pass. National highways were satisfied with the information provided.

An additional concern raised was the submitted viability assessment and

whether this should be given weight as per paragraph 58 of the NPPF. Officers could not answer this question during the meeting and the application was therefore proposed to be deferred as proposed by Cllr Robin Cook and seconded by Cllr Alex Brenton.

Decision: To defer this item to the next meeting.

**Application No: 3/21/1566/RM - Land south of Leigh Road Wimborne  
Dorset BH21 2DA**

- c) The Case Officer presented to members the approval of reserved matters application in respect of appearance, layout scale and landscaping following outline planning application 3/18/3305/FUL for residential development of 174 dwellings with associated roads, parking, turning and amenity areas: provision of public open space and landscaped areas.

An update was provided as follows:

- The recommendation for approval has been updated:  
Grant subject to the previously noted conditions and confirmation from an independent valuer that the proposed change to the open market unit mix does not substantially increase the developer profit and that the issue of any decision to grant be delegated to Officers (in consultation with the Chair and Vice Chair ) and the previously noted conditions.
- An informative in relation to drying areas has been added:  
The applicant is advised outdoor drying areas should be provided for apartment blocks where possible

With the aid of visual representation, members were shown details of the site location, an aerial view of the site altogether with views from the highway and detailed access to the site. In addition to this, members were also shown designs of the dwellings and garages. Details regarding the materials used was also discussed, members were informed that they would be in keeping with other nearby developments and affordable housing units would use the same materials to help integration on the site. The Case Officer informed members that the affordable housing complied with the local plan and section 106 agreement however there were changes to the open market mix.

In addition to this, members were given details regarding hedgehog highways, parking, and public open spaces. Mitigation had been considered for protected species. The Case Officer also provided details regarding flooding and refuse vehicles. The Recommendation was to approve planning permission subject to conditions in the officer's report.

#### Public Participation

The applicant outlined to members the benefits that the new residential development would bring to Wimborne. She discussed the need for

affordable housing and explained that the site responded to this need by the provision of 49 affordable housing units. Members were also informed that the approval of the site would mean community benefits such as a new open space and leisure services which residents could rely on. Ms Lobacz also discussed that after 18 months of collaboration and careful consideration, the site had been appropriately designed and was the final part of the development. She reiterated to members that the proposed 174 dwellings were in a sustainable urban location and hoped that they would approve planning permission.

#### Members questions and comments

- Members discussed the shortage and need of affordable housing with 4-bedroom affordable homes.
- Members praised the development and believed it would benefit the area.
- Location of affordable housing on site as well as dark corridors for bats and footpaths.
- Clarification of distance from local amenities to the site.
- Members discussed refuse vehicles and were pleased to be informed that there were no objections.
- Landscaping and materials of the roads.
- Garage sizing for the dwellings.
- Comments were made regarding climate emergency. Members wanted clarification on communal drying area.
- Management of land drainage run off from the river Stour.

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, as motion to grant was proposed by Cllr David Morgan and seconded by Cllr Robin Cook and matters relating to viability evidence were delegated to Officers as set out in the updated Officer recommendation

Decision: Grant subject to the previously noted conditions and confirmation from an independent valuer that the proposed change to the open market unit mix does not substantially increase the developer profit and that the issue of any decision to grant be delegated to the Service Manager for Development Management and enforcement of the Head of Planning (in consultation with the Chair and Vice Chair) and the previously noted

#### 321. **Urgent items**

There were no urgent items.

#### 322. **Exempt Business**

There were no exempt items.

#### **Appendix- Decision Sheet**

**Duration of meeting:** 10.00 am - 2.50 pm

**Chairman**

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