

## **NORTHERN AREA PLANNING COMMITTEE**

### **MINUTES OF MEETING HELD ON TUESDAY 24 JANUARY 2023**

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

**Present remotely:** Cllrs

**Apologies:** Cllrs Tim Cook and Stella Jones

**Also present:**

**Also present remotely:**

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

Hannah Smith (Planning Area Manager), Steve Savage (Transport Development Manager), Megan Rochester (Democratic Services Officer), Joshua Kennedy (Apprentice Democratic Services Officer), Hannah Massey (Lawyer - Regulatory), Simon Sharp (Senior Planning Officer) and Emma Ralphs (Planning Officer)

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

138. **Apologies**

Apologies for absence were received from Cllrs Stella Jones and Tim Cooke.

139. **Declarations of Interest**

Cllr Potheary declared an interest in agenda item 8 as Chairman of Gillingham town council Planning Committee. It was agreed that she could take part in the discussion and vote.

140. **Minutes**

Cllr Sherry Jespersen made an amendment to page 7. The minutes of the meeting held on Tuesday 25<sup>th</sup> October were then confirmed and signed.

141. **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.

142. **Planning Applications**

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

143. **P/FUL/2022/00788 - Land at E 390615 N 109030 Hyde Farm Salisbury Road Pimperne**

Members were shown aerial photographs as well as the location and access of the site. They were also provided with details of the proposed charging point designs, layout of the site and the proposed screening to help minimise the visual impact on the AONB. The Planning Officer provided members with an update that the site was adjacent to the Dorset AONB but not within it. The recommendation was to grant planning permission.

Steve Savage, Dorset Council Highways, provided details regarding access to the site. He informed members that the site would be accessible using the existing access to the Nursery and Pre-School. This would not increase traffic; therefore, no safety concerns were raised. He also informed members that there was safe footpath links to and from the proposed site making it easily accessible. Steve Savage also raised that there was a shortage and local need for EV charging points in the area. Highways had no objections and therefore supported the application.

### **Public Participation**

The agent hoped the members would support this application as it provided EV charging points in an area which didn't have enough infrastructure and demand was outweighing supply. He informed members that careful consideration had gone into the design and screening of the site to help integration which was a concern of residents. The agent hoped members would support the officer's recommendation as it provided regular charging points.

Those speaking against the application recognised the local need for charging points, however, they highlighted the visual impacts that the proposed site would have on the AONB and settlement boundary and believed the proposal was a visually intrusive facility. They did not believe that the proposed screening was a suitable choice and needed more consideration. Objectors also raised their concerns regarding the children's nursery, they believed the creation of the site would increase traffic creating a dangerous area for parents and children going to and from the site. They also highlighted the impacts on residential immunities as they believed they'd be affected by noise and light pollution. They hoped members would consider their Neighbourhood plan and object to the site.

### **Members questions and comments**

- Clarification regarding site access for pedestrians and universal charging stations.
- Surface water drainage strategy
- Confirmation on Settlement Boundary.
- Impacts on the Lytchett.

- Accessibility of the charging units.
- Enhanced condition for screening of the site
- Members requested a revised condition of the colour of the charging units to soften visual impacts.
- Confirmation of tree species and the maintenance of trees.
- Impacts on light and noise pollution.
- Maintenance of charging points.
- Comments regarding lighting of the site
- Members recognised the need for charging units in the area.
- Road surfacing of the site.

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, in being proposed by Cllr Jones and seconded by Cllr Ridout.

**Decision:** To approve subject to conditions.

144. **P/FUL/2021/01338 - Land At Former ATS Euromaster New Road Shaftesbury Dorset**

The planning history of the site was drawn to the Committee's attention. Following previous refusal of the application, members were informed that the development had been reconsidered and appropriate materials had been sought out. With the aid of a visual presentation, members were shown the location of the site as well as aerial photographs, proposed design of the dwellings and floor plans.

In addition to this, the Planning Officer also provided details regarding parking and basement parking. Members were assured that the location of the site was sustainable and created good accessibility to the town centre. It was highlighted that the proposed site had no affordable housing units but did contribute to Dorset Council's 5-year housing plan. The slight gradation of the site was also discussed, and members were informed that drainage had been considered and deemed safe. The recommendation was to grant subject to conditions.

Steve Savage, Dorset Council Highways, provided details regarding an increase in traffic, parking spaces on site and accessibility being acceptable. He informed members that existing footpaths would be reinstated helping to create links to the town centre. He also discussed accessibility for refuse vehicles, members were informed that they would be able to move around the site easily. Highways had no objections.

**Public Participation**

The applicant addressed the committee and informed members of a revised and more appropriate design and scale of the site which provided more units. He informed members that the proposed development was carefully designed to be in keeping with the area and impacts on highways would be minimal. He believed that the site currently had no economic benefits, and the proposed development

would benefit the area. He asked members to grant planning permission subject to conditions in the officer's report.

The Parish Councillor informed members of her disappointment that there was a lack of affordable housing on the site and that a section 106 agreement hadn't been considered. Cllr Edwyn-Jones informed members that the Parish Council didn't object to the proposed site as it would reintroduce the street scape and would positively contribute to Shaftesbury, however, they felt there was a strong need for affordable housing in the area and believed that the materials for building should be carefully considered to help integration with the town and nearby listed buildings.

### **Members questions and comments**

- Members noted that Parish Council inputs are crucial and should be considered.
- Concerns regarding viability issues
- Members requested a revised condition of the materials due to the sensitivity of materials used in the town centre.
- Clarification regarding bin store locations
- Electric vehicle infrastructure
- Water drainage of site
- Members recognised the improvement of the site

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, in being proposed by Cllr Ridout and seconded by Cllr Jones.

**Decision:** To approve planning permission subject to conditions.

#### **145. PHOU202202773- Stonehouse, Wyke Road, Gillingham, Dorset, SP8 4NW**

With the aid of a visual presentation and various photographs of the site location, current property, and proposed extension. The Planning Officer presented to members details regarding the design of the elevation as well as details regarding the proposed materials. The Planning Officer also provided details regarding the site being near a conservation area but not within it. Members were also informed that impacts of residential immunity were minimal. The recommendation was to grant planning permission subject to conditions in the officer's report.

### **Public Participation**

The Applicant's statement informed members that the property was unlisted and wasn't within the conservation area. The reasoning behind the extension and the importance of creating accessibility was discussed. Members were also informed that the design and materials had been considered and would only be built using local materials used for the original house. He asked members to approve planning permission.

### **Members questions and comments**

- Confirmation regarding listed buildings in the area as well as impact on the conservation area.
- Revised application was an improvement.

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, in being proposed by Cllr Fry and seconded by Cllr Jones.

**Decision:** To approve planning permission subject to conditions in the officer's report.

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

146. **P/FUL/2022/06067- Manor Park Church Of England First School Mellstock Avenue Dorchester Dorset DT1 2BH**

With the aid of a visual presentation, the Planning Officer detailed to members the application of siting of a converted container classroom on the existing playground for the use of the pre-school to provide educational support. Members were provided with details of the site location, distance from neighbouring properties which had minimal impact as well as the proposed appearance and layout. The recommendation was to grant subject to conditions set out in the officer's report.

### **Members questions and comments**

- Good low-cost solution to a needed educational facility.

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, in being proposed by Cllr Fry and seconded by Cllr Pothecriy.

**Decision:** To grant permission subject to conditions.

147. **Urgent items**

There were no urgent items.

148. **Exempt Business**

There was no exempt business.

### **Appendix- Decision List**

**Duration of meeting:** 2.00 - 4.55 pm

**Chairman**

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