

EASTERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON WEDNESDAY 3 MAY 2023

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

Present remotely: Cllrs

Apologies: Cllrs Mike Barron, Robin Cook and Julie Robinson

Also present:

Also present remotely:

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

Mike Garrity (Head of Planning), Kim Cowell (Development Management Team Leader), Elaine Tibble (Senior Democratic Services Officer), Megan Rochester (Democratic Services Officer), Hannah Massey (Lawyer - Regulatory), Joshua Kennedy (Apprentice Democratic Services Officer), Elizabeth Adams (The Development Management Team Leader), Naomi Shinkins (Planning Officer), James Brightman (Senior Planning Officer), Ursula Fay and Fiona McDonnell

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

356. **Apologies**

Apologies for absence were received from Cllrs Robin Cook, Mike Barron, and Julie Robinson.

357. **Declarations of Interest**

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

358. **Minutes**

The minutes of the meeting held on Wednesday 5th April were confirmed and signed.

359. **Registration for public speaking and statements**

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.

360. **Planning Applications**

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

361. **P/OUT/2021/05751- Land at Matchams Stadium Matchams Lane St Leonards BH24 2BU**

The Case Officer provided members with an update as follows;

- Paragraph 15.150 refers to the site being adjacent to the Avon Valley Area of Great Landscape Value (AGLV) as identified the East Dorset District Council Area of Great Landscape Value SPG. This designation does also extend into the site in some areas.

With the aid of a visual presentation, the Case Officer explained the planning application to members. Details including photographs of site access, proposed designs, site location and surrounding settlement boundaries was discussed. The Case Officer provided members with aerial photographs, drone footage and panoramas of the site as well as information regarding the current use of site.

Members were informed that a recent assessment concluded that there were limited adverse impacts on the site due to its use for racing. However, it was noted that undiscovered contamination areas could be possible. There were some contaminated areas on site which posed a low to moderate risk to the environment. The presentation included photographs of the contamination strategy that had been carried out. The Case Officer also informed members that the site was within the Green Belt Boundary and was surrounded by an Area of Great Landscape Value (AGLV). Details regarding heritage assets near the site were also provided.

With the aid of photographs, The Case Officer presented the proposed site plans, site use and access using illustrative masterplans. Illustrative green infrastructure strategy details were also discussed, in particular, walking routes, viewpoints, seating areas and alternative natural greenspaces. The Case Officer also gave details of bus routes and unconnected national cycle networks. Members were informed that the proposal fell to make a contribution to affordable housing, but that the applicant had declined to agree to this. The presentation also included information regarding vehicle tracking and access parameter plan, visibility splays as well as existing and proposed Biodiversity Net Gain plans.

The Case Officer provided details regarding Natural England objections and discussed the outcomes. Members were also shown the visual effects of site using different viewpoints from Dark Skies map and images from lighting surveys. The presentation also included details of the Water Drainage Strategy and proposed soakaways. The Case Officer concluded her presentation by stating that the Green Belt would be negatively impacted. The proposal was considered to cause harm to Habitats Sites which could not be mitigated, and to have unacceptable impacts on protected areas of particular importance, the Officer's recommendation was to refuse.

Public Participation

Jay Trim spoke in objection to the proposal. She explained that the site had created a supportive community. Ms Trim also discussed how the Local area plans had not been considered by the applicant, therefore the application should not go ahead. Members were also informed that protected species were still existent on the site, the proposed development could be damaging. Ms Trim also discussed the narrow road which wasn't overly accessible, as well as there being no local need for care homes in the area. The objector had concerns regarding where their newfound community would go if the site was granted.

The agent spoke in favour of the development. He discussed the contamination on the site and believed that the proposed development would bring several benefits. In particular, the creation of new jobs and housing for an aging population which would reduce pressure on national health services. The agent believed that the response from Natural England was flawed and was disappointed with the outcome. Mr Garnett informed members that the site was a unique opportunity to transform a degraded site, he felt that doing nothing was not an option.

Members questions and comments

- Members thanked the officer for a comprehensive presentation.
- The many objections were noted, particularly from Natural England.
- Comments regarding condition of the site.
- Concerns regarding surface water strategies.
- Concerns regarding site access for emergency vehicles and evacuation.
- Concerns regarding scattered properties and facilities being distanced from some properties. They would not be as accessible for some.
- Desperate need for houses for younger people.
- The site may not be pristine but could be quite biodiverse. Offered a controlled version but not necessarily better.
- Any concerns from water drainage to Avon Valley.
- Members questioned the need for the scale of development in the area.
- Responses from minimalists and waste.
- Concerns regarding pet provenance on the site.
- Members noted the adverse impacts and lack of affordable housing.
- Constraints outweigh the benefits.

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 **approve the officer's recommendation to refuse planning permission as recommended**, was proposed by Cllr Bill Trite and seconded by Cllr Mike Dyer.

Decision: To approve the officer's recommendation to refuse.

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

362. **P/VOC/2022/07839- Land at Leigh Road Colehill Wimborne BH21 2BZ**

The Case Officer provided members with an updated officer recommendation as follows;

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:

- further affordable housing contribution of £99,911

And the conditions noted below

OR

B) Refuse permission if the legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) is not completed by (6 months from the date of committee) or such extended time as agreed by the Head of Planning.

The case officer also noted the following amendment to the officer report:

- Land where the diverted culvert was located is protected by covenants and is not required to be transferred to the school site.
- Paragraph 17.0 of the officer report advises conditions 9,10, 12, 15, 19 and 20 have been discharged. Condition 14 for landscaping has also recently been discharged and will be updated to a compliance condition.

With the aid of a visual presentation, the Case Officer explained the planning application to members. Details including photographs of the site, proposed designs, and the site location. Members were shown existing properties near the site and were provided with the history of the site. The site junction is within the Green Belt, however, upon consultation with the Highways team, the proposed access to the site would be reduced in size. The Case Officer showed members the approved plan and reminded them what had previously been approved, including information regarding approved drainage. The Officer's recommendation was to approve.

Steve Savage, Dorset Council's Transport Development Manager, informed members that the proposed amendment to the size of the junction was appropriate for the level of traffic movement. He highlighted that it would tie into the new local cycle network. Highways believed that it was an appropriate amendment to what had previously been approved.

Public Participation

Mr Hoskinson spoke on behalf of the applicant. He informed members that the development was progressing well, and the revised junction had several benefits including a reduction in construction, a simplified junction and a reduced cost which allowed for additional contributions to go towards affordable housing. He hoped members would support the officer's recommendation.

Members questions and comments

- Members were pleased with the amendment to the previous approved plans.
- Praised the officer's report and noted the benefit of an increase in contributions towards affordable housing.

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 **approve the officer's recommendation to approve planning permission as recommended**, was proposed by Cllr Shane Bartlett, and seconded by Cllr David Morgan.

Decision: To approve the officer's recommendation to grant.

363. P/RES/2022/08401- Land East of New Road West Parley

The Case Officer provided members with an update as follows;

- Paragraph 15.48 of the officer report relates to plot 384.

With the aid of a visual presentation, the Case Officer explained the planning application to members. Details including photographs of site location, access, and proposed designs were included. Members were also provided with details of rights of way and the relationship between the proposed site and Dorset Heathlands. The Case Officer's presentation also included details regarding SANG and the proposed layout of the development and heights of the elevations. Members were informed of the housing mix and approved designs and were shown the link roads and approved access points. Retention and plantation of trees, foliage and Surface Water Drainage strategies were also discussed and considered sufficient.

Public Participation

The agent praised the officer's detailed report. He informed members that the development had a detailed design code which had been submitted and approved by the council. Mr Packer assured members that the site met the local housing needs and was well connected. The agent also discussed the suitable drainage structure to support the development as well as design and layout considerations. He hoped that the delivery of a high-quality development would encourage members to endorse the officer's recommendation to grant.

The Local Ward Member raised concerns from residents. He felt that the roads would not be compliant, and the development needed further consideration regarding sewage. Cllr Parry discussed the local need for immunities, including

doctors' surgeries. A new development would add to the constraints and pressure on health services. The Ward member also discussed the greenspace and informed members that the view from the community was to refuse.

Members questions and comments

- Pleased to see an inclusion of 3-bedroom affordable housing.
- Clarification regarding affordable housing location on the site.
- Clarification regarding if roads met safety standards but not adoption standards.
- Maintenance and management of roads.
- Confirmation of visual appearance of flats in both phases 1 and 2 being similar to ensure continuity.
- Consider a LEAP or LAP area to accommodate for young children.
- Assurance of refuse vehicles.
- Clarification regarding sizes of apartments.
- Concerns regarding limited access from the flats to the green space area.
- Lack of play areas across the site for children.
- Members noted the concerns of the local ward member and residents.

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 **approve the officer's recommendation to approve planning permission as recommended**, was proposed by Cllr Shane Bartlett, and seconded by Cllr John Worth.

Decision: To approve the officer's recommendation to grant.

364. P/FUL/2022/07443- Warlands, 71 Burnbake Road, Verwood BH31 6ES

With the aid of a visual presentation, the Case Officer explained the planning application to members. Details including photographs of site access, existing properties, proposed designs, and the history of the site were discussed. The Case Officer also informed members that Highways were satisfied and did not raise any concerns. The presentation also included proposed street scene designs for the proposed development and provided members with details of potential overlooking and distances between existing and proposed dwellings. Retention and plantation of trees and hedging was also discussed. Members were informed that parking had been allocated for each dwelling and The Case Officer discussed the additional conditions. The recommendation was to grant subject to conditions.

Public Participation

The agent spoke in favour of the application. He informed members that the site was within a sustainable location with links to public transport. He discussed the design of the properties as well as reflecting on the character of the area. Mr Moir also discussed the assess points which had been considered safe by highways as

well as the reinforcement of highways. The agent believed that the proposal accepted and addressed the concerns of the previous scheme. He hoped members would support the officer's recommendation.

Members questions and comments

- Clarification regarding conditions set out in the officer's report.
- Added an advisory note for traffic movement on the lane. Members requested to update the informative note.
- Amendment to condition of provisions of landscaping.

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 **approve the officer's recommendation to approve planning permission as recommended**, was proposed by Cllr Shane Bartlett, and seconded by Cllr Barry Goringe, subject to amended and additional conditions.

Decision: To approve the officer's recommendation to grant.

365. **P/FUL/2023/01030- Knoll Beach Ferry Road Swanage BH19 3AQ**

With the aid of a visual presentation, the Case Officer explained the planning application to members. Details including aerial photographs of the site as well as proposed floor plans and elevations were shown. The Case Officer also provided members with details of the proposed building materials and informed them that the site was within the AONB, but the site caused no harm. Members were informed of flood risks and the condition of mitigation was discussed. The recommendation was to grant.

Public Participation

There was no public participation.

Members questions and comments

- Praised the officer's report.
- Members had no concerns and believed the site would accommodate for more people.
- Members considered that a sedum roof for the building would be an improvement and the decision for the application was delegated to officers to see if a sedum roof could be provided.

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 **approve the officer's recommendation to approve planning**

permission as recommended, was proposed by Cllr Shane Bartlett, and seconded by Cllr Bill Trite.

Decision: To approve the officer's recommendation to grant.

366. **Urgent items**

There were no urgent items.

367. **Exempt Business**

There was no exempt business.

Decision Sheet

Duration of meeting: 10.00 am - 1.43 pm

Chairman

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