

NORTHERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON TUESDAY 13 JUNE 2023

Present: Cllrs Sherry Jespersen (Chairman), Mary Penfold (Vice-Chairman), Les Fry, Emma Parker, Val Potheary, Belinda Ridout and David Taylor

Present remotely: Cllrs

Apologies: Cllrs Jon Andrews, Tim Cook, Brian Heatley, Carole Jones and Stella Jones

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

Steven Banks (Planning Officer), Philip Crowther (Legal Business Partner - Regulatory), Joshua Kennedy (Apprentice Democratic Services Officer), Steve Savage (Transport Development Manager), Hannah Smith (Planning Area Manager) and Megan Rochester (Democratic Services Officer)

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

3. Declarations of Interest

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

4. Minutes

The minutes of the meeting held on Tuesday 16th May were confirmed and signed.

5. 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.

6. Planning Applications

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

7. P/FUL/2022/05022- Land at Kine Bush Lane, Gillingham

With the aid of a visual presentation, the Case Officer explained the planning application to members. Details including photographs of the site location, access and roof and floor plans were discussed. The Case Officer also discussed bin and

cycle stores and provided members with details of the proposed site plan and the design of elevations. In addition to this, details regarding sewage and waste collection were also included. Members were informed that access would be created by the small removal of a hedgerow.

The Case Officer's presentation also included details of the key issues of the site which related to the impact of the character and appearance of the area as well as the location of the unit. Members were also informed of two additional conditions which referred to access closure and construction. These conditions read as follows:

Access Closure

Before the development is occupied or utilised the existing access point located at the south-eastern corner of the site must be permanently closed by extending the adjoining highway boundary and removing any gates. The existing highway vehicular crossing must be expunged and reinstated to a specification which must be submitted to and approved in writing by the Planning Authority.

Reason: To ensure the proper and appropriate reinstatement of the adjacent highway.

Construction Method Statement

Prior to the commencement of the development, a method statement that details how the mobile structure will be placed on the site and removed from the site, and details of all deliveries through the construction phase, such as the delivery of construction material, shall be submitted to the local planning authority for approval in writing. The development shall be carried out in accordance with the approved statement.

Reason: To ensure there is no harm to verges, hedges, or highway safety.

Steve Savage, Transport Development Manager, informed members that the site was situated within a typically rural Dorset Road. He clarified access to the site and informed members that visibility splays had been secured from both directions. Mr Savage also discussed the minimised impact on the hedgerow as well as the local cycle route which was situated near the proposed site. He felt as though it was an appropriate site with maximised visibility, there were no objections from highways and supported the recommendation for approval.

Public Participation

Both the Applicant and Agent spoke in favour of the application. They were delighted that the recommendation was for approval and commended the officer's report. Mr U'Dell and Mr Cable-Alexander discussed the environmental benefits of the proposed site as well as informed members of the resources that would be used to encourage biodiversity. Mr U'Dell discussed the photographs previously shown in the officer's presentation and explained that they allowed members to visually see exactly what would be on offer. He described the cabin's as modest and moveable. Mr Cable-Alexander informed members that the business had been built due to a love of the countryside. They also discussed a lack of adverse impacts and hoped the members would grant the officer's recommendation.

The Town Council spoke in objection of the proposal. Cllr R Weeks discussed the impacts that the proposal would have had on the local area. He raised his

concerns regarding the future of the site potentially becoming a brown field site which would have potentially encouraged future developments. Sustainability and character of the area were also discussed. The Town Council also raised their concerns regarding the site being in an isolated and unsupervised location which would be heavily reliant on vehicles. Cllr R Weeks also spoke of the impacts that the proposed site would have on nature and did not feel that there were enough benefits to outweigh the harm. He hoped members would reconsider the officer's recommendation.

Members questions and comments

- Any scheme to reinstate hedging and plantation.
- Clarification regarding use of site access.
- Questions regarding implementation of additional conditions to reduce change of use.
- Clarification regarding permanence and materials used of the proposed cabin.
- No significant planning reasons to object to the application.
- Members praised the proposal.
- Sought clarification from planning officers regarding brown field site concerns.

Cllr Jespersen adjourned the meeting to seek clarification from the agent regarding materials used for the proposed cabin.

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 grant planning permission as recommended**, was proposed by Cllr Les Fry and seconded by Cllr David Taylor.

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

8. **P/FUL/2022/03360- Former Priory Hospital, Fairfield Bungalows, Blandford Forum**

It was requested that the Former Priory Hospital, Fairfield Bungalows, Blandford Forum application P/FUL/2022/03360 be deferred as officers needed to obtain further information. The deferral would allow time for officers to correlate all information prior to consideration by the committee.

9. **Urgent items**

There were no urgent items.

10. **Exempt Business**

There was no exempt business.

Decision Sheet

Duration of meeting: 2.00 - 2.45 pm

Chairman

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