

EASTERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON WEDNESDAY 6 NOVEMBER 2024

Present: Cllrs David Tooke (Chair), Duncan Sowry-House (Vice-Chair), Alex Brenton, Toni Coombs, Beryl Ezzard, Scott Florek, Spencer Flower, Barry Goringe, Hannah Hobbs-Chell, David Morgan, Andy Skeats and Bill Trite

Also present: Christine Reeves (Senior Consultant)

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

Elizabeth Adams (Development Management Team Leader), James Brightman (Senior Planning Officer), Kim Cowell (Development Management Area Manager (East)), Philip Crowther (Legal Business Partner - Regulatory), Alison Curtis, Susan Hetherington (Engineer (Development Liaison)), Joshua Kennedy (Democratic Services Officer), Anna Lee (Service Manager for Development Management and Enforcement), Ellie Lee, Megan Rochester (Democratic Services Officer) and Naomi Shinkins (Lead Project Officer)

24. Apologies

No apologies for absence were received at the meeting.

25. Declarations of Interest

Cllr Ezzard declared that she was pre-determined on application P/FUL/2022/06012 and did not take part in the debate or vote, but spoke as the ward member.

26. Minutes

The minutes of the meeting held on 09 October 2024 were confirmed and signed.

27. 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.

28. P/FUL/2022/06012 - Land east of Sandford Road and south of Pottery Lines Sandford Road Sandford BH20 7AD

The Lead Project Officer delivered an update to the committee, in which it was explained that the applicant had requested for the application to be deferred until

after the revised NPPF was finalised. Figures around the applicant's public consultation exercise were also provided in the update.

With the aid of a visual presentation, that included plans and photographs, the Lead Project Officer identified the location of the site, which lay outside of the defined settlement boundary and within the Green Belt. The proposed site plan was shown, giving an indication of the scale and appearance of the proposed development. Details of both the public comments in support and objection to the application were outlined, as well as details of consultee responses.

The Lead Project Officer outlined the proposal, which consisted of developing a 1.25 hectare site for retail purposes, including a parking area, access and landscaping. This represented a marked change to the currently undeveloped nature of the site. It was explained that, where the Green Belt would be impacted, very special circumstances would need to be identified to outweigh any harm caused.

It was considered that the site was in a sustainable location, within walking distance of Wareham and linked by bus routes to Poole and Swanage. A sequential test carried out by the applicant, showed that there were not any other suitable sites in the nearby or wider area that could be used for the development.

The landscaping plan and design of the store were shown and it was explained that these had been designed to reduce the visual impact of the site, however it was considered that the concerns over the visual impact could not be overcome due to irreversibly impacting the character of the area, by developing the Green Belt and filling in an open pocket of land.

The Lead Project Officer gave details of conditions that would be included should the application be approved, which included lighting restrictions, delivery and opening hours, a biodiversity plan and drainage plan. It was also explained that there were no objections on highways grounds, on the condition that improvements were made to the nearby pedestrian crossing.

To conclude, details of the planning balance were shown to members, detailing the level of weight given to each factor and officers considered that the harm to the Green Belt could not be overcome from the benefits of the application.

Public representation was received in objection to the application from Mr Chamblor, Mr Fagan (Wareham Town Trust), Mr Schofield, Cllr Williamson (Wareham St Martin Parish Council) and both Dorset Council ward members, Cllr Ezzard and Cllr Holloway. They raised concerns including, impacting the character of the area, eroding the Green Belt, setting a precedent for developing Green Belt land and increased traffic and congestion.

Public representation was also received in support of the application from, Mr Stewart, Mrs Fletcher and Mr Mitchell, who spoke on behalf of the applicant. They noted the benefits that the application would bring, such as offering a discount supermarket for residents, reducing the number of car journeys of people travelling outside of the area to do their shopping and the significant number of people, who had expressed support for the application.

In response to questions from members the Lead Project Officer, with support from other officers in attendance and a retail consultant provided the following responses:

- The pedestrian crossing, which was proposed to be improved, was outlined on a map and photographs provided.
- The applicant's public consultation did not contain information about the Green Belt or the settlement boundary.
- The traffic impact assessment took into account a range of times of day and was compliant with guidelines.

Members had the opportunity to debate the merits of the application, several members expressed support for the application, identifying several benefits of the proposal, such as providing more choice in supermarkets for residents, they also noted the large amount of public support from residents and lack of objections from consultees. In addition, the value of the Green Belt land, in this particular case being surrounded by existing development and woodland, was questioned.

Other members agreed with the Case Officers recommendation to refuse the application on the grounds of loss of the Green Belt, which impacted the overall character of the area. They also highlighted the objections raised from the local parish council and ward members.

It was proposed to grant permission for the application on the grounds that there were very special circumstances, these being the provision of additional retail space in the area and a reduction in journeys travelling out of the area for shopping, which outweighed the harm to the Green Belt and other harm from the development. Members voting in favour of the development considered the benefits afforded by the scheme constituted very special circumstances and that those benefits clearly outweighed the harm caused by allowing development in the Green Belt in accordance with national policy.

The Lead Project Officer gave an overview of the conditions that would be imposed should permission be granted and that a S106 obligation was required to secure a financial contribution to mitigate biodiversity loss and provide biodiversity net gain. The proposer and seconder confirmed they were happy with the conditions, with the formal wording to be delegated to officers in consultation with the Chair and Vice-Chair and the requirement for a S106 obligation.

Proposed by Cllr Flower and seconded by Cllr Brenton.

Decision: Resolution to grant subject to securing the required biodiversity compensation payment; planning conditions with authority delegated to the Head of Planning and the Service Manager for Development Management and Enforcement to agree the wording of conditions with the Chair and the Vice-Chair of the Eastern Area Planning Committee; and referral to the Secretary of State.

29. **P/VOC/2024/04064 - 89 Woolsbridge Road, Ashley Heath BH24 2LY**

The meeting adjourned 12:30 – 13:05

Cllr Hobbs-Chell left the meeting at 13:05.

The committee agreed to extend the meeting beyond three hours.

The Planning Officer presented the application, which was for the variation of the plans condition on the existing permission to make alterations to the design, including introducing first floor accommodation to the two rear residential units.

The location of the site was shown on a map of the area and it was explained that no alterations would be made to the footprint of the approved dwellings and the distance between neighbouring properties remained the same. The proposed changes were outlined and plans of the proposal were provided including the existing and proposed elevations and floor plans.

The parish council had objected to the application on the grounds of overdevelopment and potential flood risk, however it was noted that a pre-commencement condition would be included, should the application be approved, to secure a drainage management plan.

Public representation was received in support of the application from Mr Holmes, the agent, who noted the minimal impact the proposed changes would have.

The following responses were provided to members questions:

- There were no changes proposed to the number of dwellings, so the existing permission covered bin storage and parking.
- The Council's parking guidance required 2 spaces for a 3 or 4 bed dwelling.
- The existing permission given at appeal had permitted development rights removed by condition so that future proposals could be assessed.
- No garages or garden stores were included in the plans.
- The entrance to the site was being widened as part of the proposal.

Proposed by Cllr Sowry-House and seconded by Cllr Coombes.

Decision: That the application be granted subject to the conditions set out in the appendix to these minutes.

30. **P/FUL/2022/01319 - Land to the rear of 12 West Street Wareham BH20 4JX**

With the aid of a visual presentation the Senior Planning Officer identified the location of the application site within Wareham and noted that there had been five objections to the application, including from Wareham Town Council.

Aerial photographs of the site were provided, as well as photographs of the site and surrounding area and nearby heritage assets were highlighted on a map. The details of the application were outlined and the proposed site plan and elevations were shown to members. It was explained that the design of the proposal aimed to minimise the impact on neighbouring properties, as a result, it was considered that there would not be any harmful level of overlooking.

In response to questions from members the Senior Planning Officer explained that the fire service would not be able to access the property directly, they could service a fire on the site using a hose, or sprinklers, which could be enforced by building control. It was also explained that although the property was designed to be small it was not considered to be excessively small for a two-bedroom property.

Proposed by Cllr Brenton and seconded by Cllr Morgan.

Decision: That the application be granted subject to the conditions outlined in the appendix to these minutes.

31. P/FUL/2024/02975 - 7 West Borough Wimborne Minster BH21 1LT

Cllr Goringe left the meeting at 13:48.

The Planning Officer presented both application P/FUL/2024/02975 and P/LBC/2024/02976 in a single presentation as both applications related to the same site.

The location of the site within Wimborne was identified and it was noted that the site fell within the Wimborne Minster Conservation Area and was a grade II listed building. The proposed changes to the building were outlined on a site plan and the existing and proposed elevations were also shown, along with photographs of the site from the street.

The works to the parking area were considered to be modest and would not result in harm to the heritage asset. Concerns had been raised about the size of the bin storage area, however this was considered appropriate in relation to the number of dwellings. It was also explained that the town council had objected on the grounds of increased traffic, however Dorset Council Highways did not consider the scheme to create an unacceptable level of increased vehicle movements.

Public representation was received in support of the application from a representative of the applicant, Mr Boothe, who stated that the current parking situation was unsuitable and this application would help to solve the current issues, while also reusing existing brickwork.

Members were in agreement that the application would allow a positive change to the parking arrangements.

Proposed by Cllr Morgan and seconded by Cllr Sowry-House.

Decision: That the application be granted subject to the conditions outlined in the appendix to these minutes.

32. P/LBC/2024/02976 - 7 West Borough Wimborne Minster BH21 1LT

Proposed by Cllr Flower and seconded by Cllr Sowry-House.

Decision: That the application be granted subject to the conditions outlined in the appendix to these minutes.

33. **P/FUL/2023/03855 - Kemps Country House, Wareham Road, East Stoke**

The application was deferred.

34. **P/HOU/2024/02924 - Dunromin, Uddens Drive, Colehill, BH21 7BJ**

Cllrs Skeats, Coombes and Flower left the meeting at 14:10.

The Senior Planning Officer clarified that the relevant ward members for the application were Cllr Atwell and Cllr Todd.

The location of the site was shown to members and it was explained that the site was in the Green Belt and an area at risk of surface water flooding. The existing and proposed site plan and elevations were provided and the Senior Planning Officer provided details of the construction materials proposed to be used. It was not considered that there would be an adverse impact on the character area as a result of the proposal and the proposal was judged to represent a proportionate extension and therefore appropriate development in the Green Belt. A flood risk assessment had been submitted and measures to mitigate against flooding had been included in the application.

Public representation was received from the agent for the application, Mr Kitching, who noted that the changes in the overall footprint of the dwelling were very modest and that the proposal would significantly modernise the current outdated accommodation.

In response to members questions, the Senior Planning Officer clarified that the extension would replace the current mobile home extension that formed part of the dwelling benefitting from a lawful development certificate.

Proposed by Cllr Sowry-House and seconded by Cllr Ezzard.

Decision: That the application be granted subject to the conditions outlined in the appendix to these minutes.

35. **Urgent items**

There were no urgent items.

36. **Exempt Business**

There was no exempt business.

Decision List

Duration of meeting: 10.00 am - 2.26 pm

Chairman

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