

EASTERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON WEDNESDAY 22 JANUARY 2025

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

Apologies: Cllrs Toni Coombs and Spencer Flower

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

Elizabeth Adams (Development Management Team Leader), Marianne Ashworth, James Brightman (Senior Planning Officer), Kim Cowell (Development Management Area Manager (East)), Philip Crowther (Legal Business Partner - Regulatory), Joshua Kennedy (Democratic Services Officer) and Megan Rochester (Democratic Services Officer)

46. Declarations of Interest

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

47. Minutes

The minutes of the meeting held on 18 December 2024 were confirmed and signed.

48. 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.

49. P/HOU/2024/05845- 77A Elmhurst Road West Moors BH22 0DG

With the aid of a visual presentation including plans and aerial photographs, the Development Management Team Leader identified the site and explained the proposal, which was to erect a single garage to the front of a dwelling. It was explained that West Moors Town Council had made an objection to the application on the grounds of it impacting the character of the area.

Plans of the proposed garage were provided, showing the scale, design and proposed materials. Photographs were also provided of the dwelling, showing

where the garage would be situated and the surrounding area, to give members an impression of the impact the garage would have on the street scene.

Public representation was received from Mr Fatek, the applicant, who stated that the design and construction materials had been carefully considered to ensure the garage would not impose significantly on the character of the area.

Cllr Burke spoke as a representative of West Moors Town Council, in opposition to the application. She explained that the Town Council objected to the erection of the garage, as the addition of garages to the front gardens and driveways of homes in the area would negatively affect the openness that characterised the area.

The Development Management Team Leader provided the following responses to members questions:

- There was existing planting around the property, that would in the future help to obscure the view of the garage and further planting wasn't considered necessary.
- Any alternative development would have still required planning permission, as it wouldn't benefit from permitted development rights.
- There was no Neighbourhood Plan in place for West Moors.
- Officers considered that the layout, scale and design of the garage were in keeping with the associated dwelling.

Members were given the opportunity to debate the merits of the application, during which several members expressed agreement with the recommendation to grant approval, due to the sympathetic design of the garage and the fact that it was set back from the road. Members also expressed sympathy with the position of the Town Council in wishing to protect the character of the area.

Proposed by Cllr Goringe and seconded by Cllr Brenton.

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

50. P/FUL/2024/00196 Dunromin Uddens Drive Colehill Dorset BH21 7BJ

With the aid of a visual presentation including plans and aerial photographs, the Senior Planning Officer identified the site and explained the proposal and relevant planning policies to members. The application was for the retention of an array of solar panels. The Case Officer also provided an update, which clarified the drawing numbers in the plans.

Plans and photographs were provided showing where the panels had been erected, as well as the parameters of the site and the curtilage of the adjacent dwelling. It was explained that the reason the applicant had not positioned the panels within the curtilage of the dwelling, was because they had been advised that the shadows from the property and surrounding trees would impact the effectiveness of the panels.

It was proposed that a hedge would be planted to screen the panels from one side and officers considered that the benefits of the reduction in carbon emissions represented the very special circumstances needed to justify the location of the solar panels. There was also a condition included to ensure the removal of the panels after 30 years.

Public representation was received from Mr Kitching, the agent for the application, who stated that they agreed with the recommendation from the Case Officer to approve the solar panels and that the applicant was happy with all the conditions that had been set out.

The Senior Planning Officer provided the following responses to members questions:

- The impact of the panels on the Green Belt was considered very slight, due to the design, while there were also tangible benefits from reducing carbon emissions.
- It was not known exactly how long the panels had been in place, but it was thought that they had been there for less than four years.
- The application site, including the dwelling were all located in the Green Belt.
- Any additional energy produced by the solar panels would go back into the National Grid and this was considered a benefit to the application.

Members debated the merits of the application, and several members raised concerns that they had with the application, including the length of time that the panels were allowed to be in place and the type of planting specified in the report. After discussion, it was proposed by Cllr Brenton and seconded by Cllr Hobbs-Chell to grant, as per the officer's recommendation with the added condition that the length of time for the panels to be in place, be reduced to 20 years.

It was proposed by Cllr Hobbs-Chell and seconded by Cllr Morgan, that the landscaping condition be amended to stipulate that it should specify mixed native hedging rather than beech hedging.

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

51. Urgent items

There were no urgent items.

52. Exempt Business

There was no exempt business.

Decision List

Duration of meeting: 10.00 - 11.23 am

Chairman

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