

EASTERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON WEDNESDAY 8 OCTOBER 2025

Present: Cllrs David Tooke (Chair), Duncan Sowry-House (Vice-Chair), Toni Coombs, Beryl Ezzard, Scott Florek, Spencer Flower, Barry Goringe, David Morgan, Julie Robinson and Andy Skeats

Apologies: Cllrs Alex Brenton and Hannah Hobbs-Chell

Also present: Cllr Andrew Starr

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

Elizabeth Adams (Development Management Team Leader), Kim Cowell (Development Management Area Manager (East)), Joshua Kennedy (Democratic Services Officer), Hannah Massey (Lawyer - Regulatory), Megan Rochester (Senior Democratic & Governance Services Officer), Naomi Shinkins (Lead Project Officer), Thomas Whild (Lead Project Officer) and Louis Wicks (Democratic Services Officer Apprentice)

47. Declarations of Interest

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

48. Minutes

The minutes of the meeting held on 24 September were confirmed and signed.

49. 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.

50. 6/2021/0282 - Land east of Wareham Road Lytchett Matravers

The Lead Project Officer presented the application for the residential development of a site comprising 95 dwellings. The application site was identified as being located to the south of Lytchett Matravers village and north of Glebe Road. The extent of the site was outlined on a map. Photographs were shown of the site frontage along Wareham Road, including existing trees and hedgerows. It was noted that there were existing bus stops along Wareham Road and access to the site would be from Wareham Road. Some wetlands were present within the site.

It was explained that the site had been allocated under Policy H06 of the Local Plan. The proposed development included a mix of dwellings and open space and house types ranged from one to five-bedroom dwellings, with their distribution across the site illustrated. Plans of house types and photographs of similar existing developments were presented, along with an indicative street scene and a rendered image of the site entrance.

The Lead Project Officer noted that the application had received 249 objections from members of the public. Concerns raised included highway safety, infrastructure impact, flood risk, and design. Two comments of support were received. No objections were raised by statutory consultees, although Lytchett Matravers Parish Council had submitted an objection.

Officers considered that the principle of development was acceptable as the site complied with Policy H06, which allocated the site for approximately 95 homes and contributed to housing land supply. Although the site was not allocated in the Neighbourhood Plan, it was deemed to meet the relevant planning policies.

The proposed development would provide 40% affordable housing. The tenure mix had been modified due to increased building costs and other factors. The revised mix included 10% social rent, 40% affordable rent, and 50% shared ownership and the final mix was to be agreed between the applicant and the Dorset Council Housing Officer.

Third-party concerns regarding traffic congestion and highway safety had been noted, but no objections were raised by the highways authority, subject to conditions. The road layout allowed for informal on-street parking and compared favourably with Dorset Council guidance. Highway and footpath widening improvements were also required by condition prior to the occupation of the development.

It was explained that the proposed layout and design broadly complied with the Neighbourhood Plan and that a landscape strategy plan had been submitted and amended following consultation with DC Urban Design Officers. Additional landscaping details were to be secured via condition. The Tree Officer had raised concerns regarding an Oak tree and recommended a condition to remove permitted development rights for the affected dwellings.

In order to mitigate against amenity impacts, side-facing dwellings were designed to avoid windows on side elevations or to incorporate obscure glazing. Separation distances were considered acceptable. Plot 32 had also been repositioned and rotated to reduce its impact.

The site was located within Flood Zone 1, however the Dorset Council Lead Flood Authority had raised no objections, subject to conditions and the flood strategy was deemed to comply with Policy E4 of the Purbeck Local Plan.

Ms Pickard and Ms Small spoke in objection to the application. Their concerns included the impact on neighbouring amenity, as a result of overlooking and additional traffic movements. They requested that the committee look into

conditioning additional screening by way of a buffer, to mitigate against overlooking onto existing properties on Glebe Road.

Mr Hoskinson spoke as the agent for the application. He noted that the development would be in keeping with the surrounding area and stand the test of time, with a sensitive design. The development would also provide energy efficient homes to the area.

Cllr Starr spoke as a local Ward Member and requested that the committee look into local infrastructure to ensure that children could access the local school safely.

Officers provided the following responses to members questions:

- The associated SANG served three separate sites and was outlined in the Local Plan under policy H6.
- Allotments were not required for the site in the Local Plan.
- There was existing hedging on the border with Glebe Road and some additional planting was included in the application.
- Highway improvements were proposed as part of the application, including widening the footpath to 2m.
- Any chimneys would be serve a decorative purpose only.
- A condition was included to require more details about landscaping to be submitted.

It was proposed by Cllr Flower and seconded by Cllr Sowry-House, that the application be granted as per the officer's report.

Decision: That the application be granted subject to the conditions set out in the appendix to these minutes and the completion of a legal agreement

Or, if no agreement is completed then refuse for failure to secure the necessary obligations as set out in the appendix to these minutes.

51. 620190639 - Land North of West Lane, Stoborough, Wareham

The Lead Project Officer presented the outline application for the development of 15 residential dwellings, with all matters reserved apart from access from West Lane. The presenting officer noted that the agent had identified an error in paragraph 5.4 of the report, which referenced a previously proposed pond that did not form part of the proposed scheme, however this did not affect the officer's recommendation or the proposed conditions.

It was explained that in August 2021, the Eastern Area Planning Committee had resolved to grant planning permission subject to a planning obligation. However, following the publication of new guidance by Natural England, planning permission could not be issued at that time. Since then, the Purbeck Local Plan had been adopted in 2024, requiring the application to be reassessed against the new policy framework.

The officer, using aerial photographs and maps, provided context for the application site, which was located on the northern side of West Lane and outside

the settlement boundary of Stoborough. The site was shown in relation to Wareham, with a Suitable Alternative Natural Greenspace (SANG) located to the west. Photographs of the site were shown from various viewpoints, including views beyond the site boundary and along West Lane.

The proposal included 15 dwellings, with the applicant's parameter plan indicating the area designated for residential development and land to the north proposed for tree planting. An illustrative master plan was presented, showing a mix of dwelling types and sizes. The plan included six affordable housing units on site.

The proposed access remained unchanged from the previous consideration. Although West Lane currently lacked a pedestrian footpath, the plans included provision for a new pedestrian route, which would be secured by condition.

The site was located within Flood Risk Zone 1 and a surface water flooding map was shown, confirming that the site was not directly affected by surface water flooding. It was explained that nutrient neutrality would be achieved through a combination of temporary credits and land use change.

The Lead Project Officer summarised the key issues. These remained largely unchanged from the previous decision and were now supported by Policy H8 of the adopted Local Plan. Updated biodiversity surveys had also been submitted by the applicant.

Mr Miller spoke as the agent for the application, he noted that the applicant had worked over the past 12 months to reach an agreeable solution for nitrogen mitigation and that the applicants objective was to provide as many affordable homes as possible.

In response to members questions the Lead Project Officer provided the following responses:

- A new s106 planning obligation would be created that would supersede the original, however it would capture all the information that was included in the original legal agreement.
- As the application was outline only, an informative note could be included to advise that additional parking is provided for the 6-bedroom dwellings, rather than a condition.
- Surface water flooding did not impact the application site and a condition required the surface water management plan to be submitted for approval.

It was proposed by Cllr Coombs and seconded by Cllr Skeats that the application be granted as per the officer's recommendation, with an added informative note to provide enhanced parking provision for two plots.

Decision: That authority be delegated to the Service Manager for Development Management and Enforcement and Development Management Area Manager East to grant subject to the completion of a legal agreement and conditions, as set out in the appendix to these minutes.

Or,

Refuse permission for the reasons set out in the appendix to these minutes if the s106 agreement is not completed by 8 April 2026 or such extended time as agreed by the Service Manager for Development Management and Enforcement and/or the Development Management Area Manager East.

52. **Urgent items**

There were no urgent items.

53. **Exempt Business**

There was no exempt business.

Decision Sheet

Duration of meeting: 10.00 - 11.48 am

Chairman

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