

**DORSET COUNCIL - NORTHERN AREA PLANNING COMMITTEE**

**MINUTES OF MEETING HELD ON TUESDAY 28 MAY 2019**

**Present:** Cllrs S Jespersen (Chairman), J Andrews, T Cook, L Fry, M Hall, C Jones, N Lacey-Clarke, R Legg, V Potheary, B Ridout

**Apologies:** Cllr M Penfold (Vice-Chairman)

**Also present:** Cllr D Walsh

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

H Smith (Planning), R Lennis (Planning), P Crowther (Legal), J Nixon (Conservation), I Madgwick (Highways), D Reynafarje (Clerk)

**1. Election of Vice-Chairman**

In the Vice-Chairman's absence, it was proposed, seconded and agreed that Cllr V Potheary be elected as Vice-Chairman of the Committee for the remainder of the meeting.

**2. Declarations of Interest**

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

**3. 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.

**4. Planning Applications**

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

**5. 2/2018/0696/OUT - Land North of Enmore Court And Off New Road, Shaftesbury, Dorset**

The Planning Officer presented the report showing Members all the relevant plans and drawings. Members were informed that the proposal description should read: "Development of land by the erection of 2 – 23 Units, form vehicular accesses, parking and landscaping. (Outline application to determine access)." Members were also informed of an additional late representation received that raised no further issues already covered in the report.

It was stated that in conservation terms, that the proposal would lead to less than substantial harm to the setting of the Conservation Area and the grade II listed water trough. Great weight should be attached to the less than substantial harm. On balance, the benefit of providing market and affordable dwellings was considered to outweigh the identified conservation harm.

**Public Participation**

Oral representations in objection to the application were received from Ms C MacKay (Local Resident), Mr A Watson (Agent of Behalf of Local Residents), Ms C Langham (Local Resident), Ms J Upton King (Shaftesbury Civic Society) and Cllr P Proctor (Shaftesbury Town Council). Concerns were raised over the visual impact to the landscape character of the slopes, road

safety and highway issues, the lack of infrastructure, the future loss of trees and ancient hedgerows, the lack of viability and sustainability leading to a loss of affordable units, the lack of footpaths from the site to the town centre, the impact on the listed trough, and the unsuitability of the land for development.

Oral representation was also received in support of the application from Mr M Holmes (Agent for the Applicant). He stated that the proposal was devised following thorough assessments and addressed the shortfall of housing supply in the area. He stated that the site was suitable and visually well contained, benefited from good access, provided additional landscaping, and provided affordable housing. He highlighted the detailed highways assessment improving safety for pedestrians and providing acceptable access and parking. He felt the benefits outweighed any harm and the development was appropriate and sustainable preserving the character and appearance of the area.

#### Members' Questions and Debate

Members raised concern over road safety and the proposed pedestrian crossing. Officers stated that the point of crossing was determined following speed surveys to ensure visibility met national standards. There was no consideration for further traffic calming measures as traffic generation figures provided no significant grounds for refusal.

Members felt that the proposal would change the character of the site and impact on the landscape and the setting of the conservation area and listed building. It was stated that the slope policies were there for a reason and the historic nature of the town had to be taken into account. It was felt that the impact was not outweighed by the benefits of the proposal.

Members appreciated the affordable housing provided, but concern was also raised over the site location being next to a spring and impacting the amount of affordable housing proposed.

Members also felt that the site was unsustainable due to the lack of safe pedestrian access and that there were more suitable areas in Shaftesbury for development.

#### Decision

It was proposed by Cllr Ridout, seconded by Cllr Cook and agreed contrary to the officer recommendation that the application be:-

**REFUSED for the reasons set out in the appendix to these minutes.**

#### 6. **2/2018/1828/OUT - Land Adjacent To Cleff House, Dunns Lane, Iwerne Minster, Dorset, DT11 8NG**

The application was withdrawn from the Agenda due to additional information being under consideration and will be heard at a future meeting of the Committee.

#### 7. **2/2017/1357/OUT - Land Adjacent To Sandways Farm, New Road, Bourton, Dorset, SP8 5BQ**

The Planning Officer presented the report showing Members all the relevant plans and drawings. An update sheet highlighting further representations received was provided to Members and is attached as an appendix to these minutes.

#### Public Participation

Oral representations in objection to the application were received from Mr M Chapman (Trustee of Bourton Village Hall), Ms F Gillett (Local Resident), Cllr M Withers (Bourton Parish Council), and Cllr D Walsh (Ward Member). Concerns were raised over the suitability of the proposed site including the distance from the main road, lack of attractive outlook, access issues, noise issues, loss of setting, and flooding problems.

Oral representations were also received in support of the application from Mrs C Brake (Local Resident), Ms H Palmer (Local Resident), Mr T Bailey (Local Resident), Mr A Sturt (Local Resident), Ms J Powell (Local Resident), and Mr D Carpendale (Agent for the Applicant). It was

stated that the site was favoured by the majority of the village, provided good access, was well protected by trees, provided a level flat playing field, complied with policies, had no conservation or technical objections, and had a fully accessible location in the middle of the village.

#### Members' Questions and Debate

Following questions raised, it was noted that access ownership was not a consideration for the Committee and that any comparisons to the Chaffeymoor Farm site were also not applicable as each application had to be considered on their own merits.

Members felt that there would be no significant or demonstrable harm from the proposal and in planning terms there were no reasons to refuse the application. Concern was raised over the impact on the Grade II listed building but it was stated that this would be addressed at the reserved matters stage.

#### Decision

It was proposed by Cllr Potheary, seconded by Cllr Lacey-Clarke and agreed that the application be:-

**A. GRANTED 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 including the provisions and conditions set out in the appendix to these minutes;**

or

**B. REFUSED permission for failing to secure the transfer of the hall if the agreement is not completed by (6 months from the date of committee) or such extended time as agreed by the Head of Planning.**

#### 8. 2/2019/0077/OUT - Land At Chaffeymoor Farm, New Road, Bourton, Dorset

The Planning Officer presented the report showing Members all the relevant plans and drawings. Members were informed of further representations received that raised no further issues.

#### Public Participation

Oral representations were also received in objection to the application from Mrs C Brake (Local Resident), Ms H Palmer (Local Resident), Mr T Bailey (Local Resident), Mr A Sturt (Local Resident), and Mrs Gibson (Local Resident). Concerns were raised over land ownership issues, visual impact, the loss of views, the lack of suitable land for development, the large footprint, and the impact on adjacent buildings.

Oral representations in support of the application were received from Cllr M Withers (Bourton Parish Council), Mr M Chapman (Trustee of Bourton Village Hall), Ms F Gillett (Local Resident), and Mr R Bagnall (Agent for the Applicant). It was stated that the proposal posed no harm to amenity or the local setting and would keep any increase in traffic outside the village. The benefits of the location were also highlighted including the sustainability of the hall and the creation of a community hub with the church and primary school.

#### Members' Questions and Debate

Members were informed that any questions of land ownership were not planning considerations for this Committee.

Members felt that the site provided good access and parking and since it was identified in the local plan as a suitable site, there were no further issues to raise.

#### Decision

It was proposed by Cllr Potheary, seconded by Cllr Jones and agreed that the application be:-

**A. GRANTED 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 including the provisions and conditions set out in the appendix to these minutes;**

**or**

- B. REFUSED permission for failing to secure the transfer of the hall if the agreement is not completed by (6 months from the date of committee) or such extended time as agreed by the Head of Planning.**

**Duration of meeting:** 2.00 - 4.50 pm

**Chairman**

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