

**WIMBORNE MINSTER TOWN COUNCIL**

**MINUTES** of a meeting of the **PLANNING & ENVIRONMENT COMMITTEE** held on **TUESDAY 26 JULY 2016 at 6.30 pm** in the Committee Room, Town Hall, Wimborne Minster.

**COMMITTEE MEMBERS PRESENT**

Cllr Mrs P A Hymers (Chairman)  
Cllr Ms C L Butter (Vice-Chairman)  
Cllr P H Bartlett  
Cllr Mrs D J March  
Cllr Mrs A E Roberts  
Cllr Mrs K F Webb  
Cllr Mrs S A Cook - Ex-Officio - Chairman of the Council  
Cllr T F Wheeler – Ex-Officio – Vice-Chairman of the Council

**COMMITTEE MEMBERS NOT PRESENT**

Cllr S K Bartlett  
Cllr Mrs S A Bell  
Cllr R D Cook

**56** **DRAFT DORSET WASTE PLAN UPDATE (Min 139 – 06.01.15)**

The Town Clerk submitted a report, a copy of which had been circulated to each Member and a copy of which appears as **Appendix A** to these Minutes in the Minute Book.

In the report the Committee was advised that the County Council had not included the Town Council's suggestion of providing a Household Recycling Centre (HRC) on land at Candy's Lane, Corfe Mullen due to its remote location and access on to the A31. The County Council was of the view that the facility would be better located in Ferndown and the Town Council was asked to comment on the proposal to site the HRC to serve Wimborne and surrounding towns and villages at Blunts Farm.

Cllr R D Cook, as County Councillor, although not able to attend this meeting had asked for his comments (attached as **Appendix B** to these Minutes) to be considered by the Committee. Cllr Cook still felt strongly that the County Council should look again at the Candys Lane site.

The Committee supported Cllr Cook's view but were mindful of the possible increase in traffic flows through Wimborne from the Ferndown area if that proposal was to proceed. This would exacerbate the traffic

problems which the Committee feared would arise when the new developments in Wimborne were completed.

**RESOLVED** that no objection be offered to the waste disposal unit being located at Blunts Farm provided that it will be a modern facility comparable to that at Swanage.

(Note: the Committee asked it to be recorded that Cllrs Mrs Hymers, Mrs Webb and Wheeler voted for this resolution and Cllrs Ms Butter, Mrs March and Mrs Cook voted against. Cllr Mrs Roberts abstained. As this was an equality of votes the Chairman exercised her casting vote in favour).

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**MAJOR CORE STRATEGY DEVELOPMENTS**  
**(Min 219 – 12.04.16)**

The Chairman submitted a report, a copy of which was circulated to each Member at the meeting and a copy of which appears as **Appendix C** to these Minutes.

The report provided an update on each of the major Core Strategy developments.

(Note: Enquiries would be made about the responsibility for maintaining the footpaths on the Cuthbury development which were becoming overgrown).

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**WIMBORNE MARKET – ANTIQUES MARKET**  
**(Min 105 – 06.10.15)**

The Town Clerk submitted an email dated 2 June 2016 from East Dorset District Council's Locum Planning Lawyer, a copy of which had been circulated to each Member and a copy of which appears as **Appendix D** to these Minutes in the Minute Book.

A further email from the Locum Planning Lawyer was also circulated to Members prior to the meeting, a copy of which appears as **Appendix E** to these Minutes in the Minute Book.

The emails gave the Committee details of the present situation regarding possible planning infringements by Wimborne Market operators.

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**PLANNING DECISIONS**

The Town Clerk submitted for information a schedule of planning decisions made by East Dorset District Council, a copy of which had

been circulated to each Member and a copy of which appears as **Appendix F** to these Minutes in the Minute Book.

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**PLANNING APPLICATIONS**

The Town Clerk submitted for information a schedule of comments on planning applications dated 23 May 2016, 24 June 2016 and 21 July 2016, a copy of which had been circulated to each Member and a copy of which appears as **Appendix G** to these Minutes in the Minute Book.

The meeting closed at 7.55 pm.

Signed ..... Dated .....  
Town Mayor and Chairman of the Council

## PLANNING &amp; ENVIRONMENT COMMITTEE

Date: 26 July 2016

Reference: Item 2 – Draft Dorset Waste Plan Update

Author: Town Clerk

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## 1.0 Introduction and Background

1.1 On 31 May 2016, I advised Members about the consultations being undertaken by Dorset County Council on this document.

1.2 I informed Members that with regard to the Town Council's prime concern - the replacement of the Wimborne Household Recycling Centre (HRC) site - no reference was made to the preference of this Committee for the site to be established at Candy's Lane.

1.3 When I queried this with the Minerals & Waste Planning Policy Officer, I received the following reply:

1.3.1 *An area of search around Ferndown has been shortlisted as the emerging preferred site for a new HRC to serve the needs of Wimborne, Ferndown and surrounding areas. Please find attached the site assessment for the Ferndown Area of Search WP01.*

1.3.2 *Land at Candy's Lane, Corfe Mullen has not been shortlisted for allocation in the Waste Plan, at this stage. Due to its more remote location and access onto the A31 the site was never put forward for a HRC. The site was being considered for a waste vehicle depot, however this facility would be better located in Ferndown on allocated employment land. The co-location of depot with HRC would also provide advantages.*

1.3.3 A colour copy of the relevant pages of the document (54 – 55) are circulated separately herewith.

1.4 Other considerations in the document relating to the same site are contained in Chapters 5 (Residual Waste Treatment) and 6 (Bulky waste management). Colour copies of both of the sections relating to the Blunts Farm site are also circulated separately herewith (Pages 21 – 23 and Pages 33 – 35).

1.5 At the behest of the Chairman I questioned whether there was any proposal for an incinerator on this site. I received the following reply:

1.5.1 *There is anticipated to be a significant shortfall in capacity to manage residual waste (black bag rubbish) generated by Bournemouth, Dorset and Poole. Future management of this type of waste will be through some type of waste treatment in line with the waste hierarchy. The Waste Plan does not intend to be technology specific. This allows the Plan flexibility to bring forward the best available treatment technologies during the 15 year Plan period.*

1.5.2 *Traditionally, incineration without energy recovery is at the bottom of the waste hierarchy along site landfill and will not be encouraged through the Waste Plan. The Waste Planning Authority has commissioned a piece of work to review the types of waste treatment facilities that are proven and emerging in the UK. This work has also considered the shortlisted site*

## PLANNING & ENVIRONMENT COMMITTEE

*options and undertaken an initial review of those sites in relation to potential emissions, impacts on sensitive receptors and ecological designations.*

### **2.0 Action Required to Proceed**

- 2.1 The Committee's comments are requested to forward on to the Planning Officer concerned. Although the closing date for comments was 21 July 2016, the Planning Officer will accept the Committee's comments from this meeting to accommodate the change of date of the Committee from 5 July 2016.

**COMMENTS RE AGENDA ITEM 2 P & E MEETING 26<sup>th</sup> JULY 2016**

As your County Councillor I had a meeting with officers about 2 years ago to discuss possibilities around relocation of the Wimborne HRC, and to give my thoughts about options and alternative ideas.

Several options were then identified, including those now shortlisted. At that meeting I stressed the importance of maintaining a facility this side of the Canford Bottom roundabout. The Candy's Lane option was then put forward by me as a practical option, not only because of its location for the area to be served, but also joined up working with Highways England, improvements could be made to the A31 in that area such as a roundabout at the Candy's Lane junction. This section of the road has a high proportion of accidents due in many cases to vehicles crossing traffic to enter or leave the petrol station. A roundabout would help to reduce overall traffic speeds and provide a safer turning point to access local services.

Traffic volumes have increased dramatically in that the Canford Bottom / A31 Ferndown-by-pass and associated roads. Putting an HRC on the eastern side of the roundabout to serve the Wimborne area is likely to discourage visits and encourage fly tipping due to hold ups and general traffic conditions in that area.

In addition recycling banks are being removed from several convenient locations which in turn could necessitate more trips to a local HRC exacerbating the likely traffic issues.

I feel very strongly that the authority should look again at the Candy's Lane site, and just because there are associated 'difficulties' e.g. remote location and access onto the A31 this should not prevent a more serious investigation into using that location. It is not doing justice to residents needs to take the 'easy' option.

**Cllr Robin Cook**  
**26<sup>th</sup> July 2016**

## **Update on local planning issues at EDDC from Pat Hymers**

The planning department at EDDC seems to be struggling with a shortage of staff and some major planning applications needing a great deal of time and complicated debate. This is particularly with the three main applications proposed round Wimborne i.e. Cranborne Road site, Cuthbury allotments and land at Parmiter Road.

A new chief planning officer (from Tunbridge Wells) is expecting to start at the beginning of August.

I talked to planning officers at EDDC about the three main sites affecting our town.

### **1. Cranborne Road**

Liz Adams is trying to get the various 106 agreements in place. This is proving to be a very slow process. The new school seems to be agreed but all the other planning requirements have to be negotiated, still ensuring that the affordable homes are provided.

### **2. Cuthbury Allotments site**

There is considerable concern from people living round the site that nothing seems to be happening and the allotments are becoming very overgrown causing the wild life to return and a risk of a fire in this hot weather.

The main reason for the delay is the need for a new planning application which reduces the size of the very large houses proposed and also cuts down the size of the flats on Julians Road and the large office block. The amended plans are expected at the end of the summer to go to the planning committee in October. If the new plans do not meet with approval then they will have to start all over again.

The new allotments apparently have their planning permission but are delayed as legal matters are settled.

James Brightman who deals with this site is on holiday at the moment.

### **3. Parmiter Road site**

David Stanisland is working on this plan. It is the most complicated because there are two developers involved, Wyatt Homes and Gleasons. They seem to have a problem working together.

The provision of land for a new Primary school is causing trouble but DCC have confirmed that they DO need a primary school on the site. It was certainly part of the core strategy so shouldn't be deleted. The amount of land for the Rugby Club is smaller than it should be and making it bigger will reduce the number of affordable homes. This may well be a difficult decision for the EDDC planning committee to make.

Wyatt homes want to move the football club from their Cuthbury site so they have planned good facilities for the club on the new Parmiter Sports Village site.

The cost of the SANG site is another issue. Originally the cost was going to fall on the residents but developers want the council to pick up the bill.

The 'odour' problem from the sewage works has been resolved.

The main issue on this site is that the developers are trying to avoid providing land for a school although this was in the original proposals. This application could be refused if the developers do not come up with the education provision originally proposed.

It would seem that with so many possible changes in the plans round Wimborne we could end up with a very different local plan from the one we agreed in the Core Strategy agreed in 2014.



**Town Clerk**

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**From:** Paul Barkley [<mailto:PBarkley@christchurchandeastdorset.gov.uk>]  
**Sent:** 2 June 2016 11:11  
**To:** Town Clerk <[townclerk@wimborne.gov.uk](mailto:townclerk@wimborne.gov.uk)>  
**Subject:** Wimborne Market

Dear Laurence

Sophia has passed your e-mails to me.

The question of non-compliance with the planning restrictions in relation to the market, i.e. operating on more days than permitted, is currently under investigation by David Lloyd (who is an agency enforcement officer dealing with a number of long running cases).

I am aware that Ian Faulkner (Chair of Wimborne BID) has raised the question of the car park attached to the market being able to open on days when the market is closed. At present planning restrictions mean the car park can only open on market days.

To lift either or both restrictions will require a formal application by the market/car park operator.

Kind regards

**Paul Barkley**

**Locum Planning Lawyer  
Christchurch and East Dorset Councils**

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**Wimborne Minster TC**

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**Subject:** FW: Planning & Environment Committee meeting - 26 July 2016 - Wimborne Market [PROTECT]

**From:** Paul Barkley [<mailto:PBarkley@christchurchandeastdorset.gov.uk>]  
**Sent:** 25 July 2016 09:22  
**To:** Town Clerk <[townclerk@wimborne.gov.uk](mailto:townclerk@wimborne.gov.uk)>  
**Subject:** RE: Wimborne Market [PROTECT]

Classification:PROTECT

Dear Laurence

Given that there are ongoing discussions between the market operator and the Local Planning Authority I am constrained in what I can say.

However, I believe the market operator believes the current planning permissions give consent for seven day trading. He has been advised that he needs to "lay his cards on the table" so that the LPA can examine the evidence. He has been given until the end of July to do this.

Kind regards

**Paul Barkley**

**Locum Planning Lawyer  
Christchurch and East Dorset Councils**

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## DISTRICT COUNCIL PLANNING DECISIONS – 26 JULY 2016

P/A No	ADDRESS	PROPOSAL	TOWN COUNCIL OBSERVATIONS	DISTRICT COUNCIL
3/16/0070/HOU	Augustus House, 4 Old Manor Close	Single storey rear and side extension. Additional information received 1/4/2016	No Objection	Permission
3/16/0126/	4 Rushton Way	To erect a 4m x 2m Conservatory at the rear of the property.	No Objection	Permission
3/16/138/FUL & 3/16/139/LBC	9 West Borough	Single Storey addition to existing flat roof extension at rear of restaurant within walled garden/terrace area, to provide increased seating area and improved kitchen cold storage space. (No demolitions are proposed and no alteration or connection with historic fabric will be required).	No Objection	Permission
3/16/0232	10 Pye Lane	Rear Conservatory	No Objection	Permission
3/16/0233/FUL	Hit Fitness, 3 Legg Lane	Vary Condition 5 of Planning Permission 3/15/0099/COU (granted 27/05/15) to extend the opening hours of The Fitness Centre (currently 8 am to 10 pm) to open between 6.30 am – 10 pm.	No Objection	Permission
3/16/0284/LBC	Tivoli Theatre 19 - 27 West Borough	Provision of toilets to second floor and modifications to box office.	No Objection	Permission
3/16/0326/LBC	Coach & Horses, 73 Poole Road	Remove old signage and replace with new	No Objection	Permission
3/16/0557/HOU	7 Avenue Road,	Replacement of existing front porch with similar structure	No Objection	Permission

WIMBORNE MINSTER TOWN COUNCILPLANNING APPLICATIONS – 21 July 2016

<b>P/A No &amp; ADDRESS</b>	<b>DESCRIPTION</b>	<b>OBSERVATION</b>
3/15/1046/FUL Walford Mill Garage	Demolition of existing open air car sales and motor repair workshop and erection of 29 sheltered apartments for the elderly; modification of existing access onto East Borough; associated car parking and integral refuse bin store, cycle storage and electric pavement car store as amended 2nd December to include extra parking spaces. and 17th June 2016.	No Objection
3/16/0623/HOU 4 Tennyson Road	Demolish garage and erect Single storey rear extension.	No Objection
3/16/0769/HOU 7 Victoria Road	Two storey front and single storey rear extensions	No Objection
3/16/0804/FUL 3 East Street	Change of Use from A2 to A3/A4 and listed building consent for internal works	No Objection
3/16/0805/LBC 3 East Street	Change of Use from A2 to A3/A4 and listed building consent for internal works	No Objection