

**WIMBORNE MINSTER TOWN COUNCIL**

**MINUTES** of a meeting of the **PLANNING & ENVIRONMENT COMMITTEE** held on **TUESDAY 23 MAY 2017** at **6.30 pm** in the Committee Room, Town Hall, Wimborne Minster.

**COMMITTEE MEMBERS PRESENT**

Cllr S K Bartlett  
Cllr Ms C L Butter  
Cllr Mrs C A Chedgy  
Cllr Mrs P A Hymers  
Cllr Mrs D J March  
Cllr W J Richmond  
Cllr Mrs A E Roberts  
Cllr Mrs K F Webb  
Cllr T F Wheeler – Ex-Officio – Chairman of the Council

**COMMITTEE MEMBERS NOT PRESENT**

Cllr Mrs S A Bell  
Cllr R D Cook – Ex-Officio – Vice-Chairman of the Council

Chairman of the Council presiding.

**MANCHESTER BOMBING ATROCITY**

Before commencement of the meeting Members stood in silence as a mark of respect to those killed and injured as a result of this atrocity on Monday, 22 May 2017.

13 **ELECTION OF CHAIRMAN 2017/2018**

**RESOLVED** that Cllr Mrs P A Hymers be elected Chairman of Committee for the 2017/2018 municipal year.

Cllr Mrs Hymers in the Chair.

14 **ELECTION OF VICE-CHAIRMAN 2017/2018**

**RESOLVED** that Cllr Ms C L Butter be elected Vice-Chairman of Committee for the 2017/2018 municipal year.

15 **MAJOR CORE STRATEGY DEVELOPMENTS**  
**(Min 209 – 11.04.17)**

The Chairman submitted for information an oral report on the present situation regarding the three major developments proposed in the town, a copy of the text of which together with comments made by Members

and action being taken by the Town Clerk appears as **Appendix A** to these Minutes.

16            **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 B** to these Minutes in the Minute Book.

17            **PLANNING APPLICATIONS**

The Town Clerk submitted for information a schedule of comments on planning applications made by Members, a copy of which had been circulated to each Member and a copy of which appears as **Appendix C** to these Minutes in the Minute Book.

Regarding the Town Council's comment on planning application 3/17/1075/FUL seeking a change of use from shop to financial & professional services of 8 West Street, Cllrs Mrs March and Mrs Roberts stated that they were disappointed that the Town Council had not objected to this proposal. They added that if approved by the planning authority it would result in a further loss of a retail outlet to the detriment of other shops in that street because of the reduction in footfall.

The Chairman responded that there had been no planning grounds on which a valid objection could be made.

The meeting closed at 7.00 pm.

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

Cuthbury Development (Planning Officer: James Brightman)

The delay goes on. EDDC are waiting for the affordable housing offer to be made. It was 40% but now will be less because of the costs of demolishing existing housing. The delay is mixed up with the Wyatt development on the Parmiter Road site i.e. moving the football club and building the new club house.

Draft 106 agreements are not finalised yet. Allotments can now be used as they are not part of the legal planning application but are a 'gesture of goodwill' on behalf of the developers.

Cllr Mrs March reported that there had been a delay because the new access recently installed had to be excavated to allow a water main to be laid which appears to have been unwittingly forgotten.

Cllr Mrs Roberts reported that at a recent meeting of flood wardens which she had attended as the Town Council's Flood Warden representatives of organisations such as Wessex Water had expressed concerns about the detrimental effect the new developments would have on flooding.

The footpath that should be diverted is delayed and there will be more delay if it has to go to the Rights of Way sub-committee at DCC because advertising the changes takes time.

Cranborne Rd (Planning Officer: Liz Adams)

'A blip' is holding things up at the moment.

Fences went up to tie in with the nesting season.

Design Code has been accepted (available for Members to see).

EDDC are waiting for the Access Application.

The eastern side reserved matters should be available soon. They will need to go to EDDC Planning Committee. Bloor Homes will make a presentation to WMTC about this.

The Bloor Homes website is now available to see.

The plan for the new school should be shown to the public soon but we are not sure when or where.

Parmiter Road (Planning Officer: Rob Brigden)

Still awaiting for the final plans. On 21 June 2017 Wyatt Homes plan is expected to go to EDDC Planning Committee, again there is connection with the Cuthbury site. The EDDC Planning Committee will look at the Park Farm plan on 24 May 2017. This is mainly about legitimising the road proposals across greenbelt. EDDC want to avoid judicial review being taken about the road proposals that go across greenbelt/common land. See article in Stour & Avon. Various questions regarding the common land had been put to the EDDC (see below together with the response).

1. How was the common land which is currently part of Bytheway acquired and who sold it?

*Bytheway land was bought in April 2000 from the National Trust. The land was sold with restrictive covenants but only a small proportion of the site has common rights (see attached Leigh Common plan). The relevant extract from our sale agreement is provided below relating to public access.*

*'The Property is sold subject to all rights of way water drainage light air and other rights and easements quasi-easements and other like privileges hitherto used and enjoyed over the Property and to all liabilities and public rights whatsoever and to any liability to repair or to contribute to the repair of road ways passages sewers drains fences or other like matters and to all encumbrances of whatever nature without obligation on the part of the Seller to define the same and the Transfer shall so provide'*

*The major area of common land (which is not owned by the Council) lies to the west of this area, known still as Leigh Common and is maintained by EDDC.*

2. Is it possible to enlarge the car park at Bytheway?

*There have been suggestions to extend the car park. Although constraints exist on site and we would have to secure consents and funding to do this, we would potentially like to increase capacity by up to 8 spaces. At the moment the project can't go ahead unless funding & consents can be obtained.*

Wimborne Minster Town Council has already commented that there should be one access and this Committee needs to reiterate this as well as the fact that Parmiter Drive should only be a temporary access during the construction period and then revert to a cul-de-sac. The Town Clerk would write to the relevant planning officer to emphasise these points which were agreed at the meeting of this Committee on 15 October 2015.

Regarding Julians Bridge and Walford Bridge, the Town Clerk would seek assurances from Dorset County Council that stress tests had been carried out to confirm that these ancient structures were capable of coping with the additional traffic from the developments.

PLANNING DECISIONS  
23 MAY 2017

Appendix B

Application Number	Address	Proposal	Town Council Observation	District Council
3/16/2749/HOU	85 Leigh Rd	Dropped kerb	No Objection	Withdrawn
3/17/0201/CONDR	212 Leigh Road	Variation of condition 3 of application 3/16/2500/FUL to add a garage to side south west elevation of unit 1. Change of unit 2 from chalet bungalow to bungalow.		Permission
3/17/0200/HOU	2 Parmiter Way	Single storey extension	No Objection	Permission
3/17/0417/HOU	Applegarth, Legg Lane	Demolish existing single storey extension and replace with a two storey extension. Replace windows, move front door, render	No Objection	Permission
3/17/0548/HOU	3 A/B Redcotts Lane	Replace felt flat roof with a fibreglass system and install 3 new roof lights. Raise parapet wall by 1 brick course to accommodate extra roof thickness.	No Objection	Permission
3/17/0700/HOU	62 Leigh Rd	Single Storey side extension	No Objection	Permission
3/17/0575/hou	11 Cranfield Avenue	Demolish conservatory and erect single storey side extension	No Objection	Permission

PLANNING APPLICATIONS

23 MAY 2017

Application Number	Address	Details	Observation
3/17/0848/FUL	Land at Leigh Rd, Wimborne	Hybrid planning application comprising 1) Full application for 44 dwellings with associated roads, footways, amenity areas, parking, open space, a drainage pumping station and a sustainable urban drainage system with surface water attenuation ponds in the eastern sector of the site as well as the provision of a principal access road from Leigh road as per the scheme approved under ref 3/14/1097/FUL other than the amended surface water drainage arrangements and 2) Outline planning application for a First School of 1.2 hectares in extent with means of access via the road and footway system incorporated in the accompanying full application and other matters reserved :- all as	The Town Council would be interested to know how the common land was acquired to widen the road. We support the bio-diversity comments made by EDEP in their report
3/17/0980/CON DR	Land adjoining 14 Marlborough Place	Variation of Condition 2 of approved application 3/14/0743	No Objection
3/17/0656/CLE	Former St Johns Ambulance Building	To retain uses of building as per application form	The Town Council supports this application
3/17/0452/LB & 3/17/0451/FUL	1 Cornmarket	Install air conditioning system	No Objection
3/17/1075/FUL	8 West Street	Change of use from Shop (A1) to Financial and professional services (A2)	No Objection
3/17/0894/LB	Tivoli Theatre	Replacement front doors	No Objection