

**WIMBORNE MINSTER TOWN COUNCIL**

**MINUTES** of a meeting of the **PLANNING & ENVIRONMENT COMMITTEE** held on **TUESDAY 4 JULY 2017 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 Mrs S A Bell  
Cllr Mrs C A Chedgy  
Cllr Mrs D J March  
Cllr W J Richmond  
Cllr Mrs K F Webb  
Cllr T F Wheeler – Ex-Officio – Chairman of the Council

**COMMITTEE MEMBERS NOT PRESENT**

Cllr S K Bartlett  
Cllr Mrs A E Roberts  
Cllr R D Cook – Ex-Officio – Vice-Chairman of the Council

51 **MAJOR CORE STRATEGY DEVELOPMENTS**  
**(Min 15 – 23.05.17)**

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 appears as **Appendix A** to these Minutes.

She added that more needed to be done to encourage the developers of these sites to install, at the outset, energy-saving systems such as solar panels and ground source heat pumps. This would avoid home owners doing so after the houses had been built.

She also referred to a bulk-buying of energy scheme which the Town Council raised with the District Council in 2013. She felt this needed to be pursued.

The Town Clerk advised the Committee that the District Council had recently considered a similar scheme and were investigating the options. He would include an item on the Agenda for a future meeting.

Regarding the Cuthbury site, Dorset County Council's Regulatory Committee would be considering the application by Wyatt Homes to divert the footpath through the former allotments. The Town Council had objected to this application. Wyatt Homes had offered to meet

representatives of the Town Council to discuss this issue and the Committee was asked whether it wished to do so.

**RESOLVED that the Chairman and Vice-Chairman together with Cllrs Mrs Bell, Mrs Chedgy and Mrs March be appointed to meet Wyatt Homes and report back.**

52

**A FUTURE VISION FOR WIMBORNE**

In view of the considerable changes which were planned for Wimborne over the next few years, the Chairman suggested that the Town Council should take the lead in drawing up a wish list of possible solutions to the transport and infrastructure problems which the town was experiencing at present and which were likely to be exacerbated once the developments commenced construction.

She asked Members to consider for a future meeting ideas which might offer solutions and improvements. Those which found favour could be referred to the appropriate authority with whom the Town Council would request a meeting.

53

**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.

54

**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.

The meeting closed at 7.00 pm.

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

**Chairman's Report on the Core Strategy for Planning & Environment Committee Meeting**

**4 July 2017**

1. Cranborne Road

A meeting had been scheduled between the Planning Officer, Liz Adams, and the Town Council on 5 July 2017 at 10 am.

Bloor Homes had also offered to meet with the Council to talk through the design matters.

2. Parmiter Drive

The plan for Wyatt Homes has been through the District Planning Committee. The Town Council had commented on the application. There were two new conditions:

- i) Remove permitted development rights on houses on the northern side.
- ii) Survey condition of Parmiter Drive surface – it needs to be put back to how it is now (before the increased traffic).

Temporary access should be OK. Gleeson will be developing their part of the site and not selling it on.

3. Cuthbury Allotments

This is a 'work in progress'. The viability study has not been done yet. The office area has been reduced – the core strategy doesn't say 'yes' or 'no'. The number of affordable houses is yet to be decided and subject to the viability study mentioned above.

Footpath – DCC are looking at it and it may be possible to retain the existing route which the Town Council wants. Developer has offered to meet WMTC.

The new allotments are now being used.

Cllr Mrs P A Hymers

**PLANNING DECISIONS  
4 JULY 2017**

Appendix B

Application Number	Address	Proposal	Town Council Observation	District Council
3/16/2668/COU	Jessop House, Mill Lane	Change of use from patio/recreation area to customer seating and outdoor services (Food and drink) (previous proposal to vary condition 2 of Planning Permission 3/14/0787/FUL no longer for consideration) at Jessop House, Mill Lane, Wimborne Minster, Dorset, BH21 1JQ	No Objection	Refusal
3/17/0508/FUL 3/17/0509/LBC	50 West Borough	Demolish existing extension and erect replacement single storey extension and internal alterations	No Objection but roof is high.	Withdrawn
3/17/0690/HOU	3 Meverley Gardens	Re-submission following refusal 3/16/2818 to erect a first floor front extension with external alternations	The Town Council objects to the above application on the grounds set out in the previous refusal of planning permission number 3/16/2818/HOU.	Permission
3/17/0751/HOU	23 St John's Hill	Conversion of garage into living space. Extension to front left side of building to be in line with garage, front wall and roof line. Rearrangement of bedrooms. Replacing existing wide dormer with 2 new dormers. All metal windows replaced with UPVC, new stainless steel flue for wood burner, new porch.	No Objection	Permission
3/17/1086/HOU	60 Leigh Rd	Erect 2 single storey rear extensions - demolish existing lean-to extension and out house	No Objection	Permission
3/17/1249/LB	7 High Street	Installation of retractable security gate to external shopfront lobby	No Objection	Permission

**PLANNING APPLICATIONS**  
**4 JULY 2017**

Appendix C

Application Number	Address	Details	Observation
3/17/1086/HOU	60 Leigh Rd	Erect 2 single storey rear extensions - demolish existing lean-to extension and out house	No Objection
3/17/0919/FUL	Land at Fairfield Rd (to the right of 2 Chene Rd)	Erection of bungalow	No Objection provided wall is not built so closely to the neighbouring property that maintenance cannot be carried out.
3/17/0920/FUL	Land at Brook Rd	Erection of detached bungalow	No Objection
3/17/0614/FUL	12 Milton Rd	Demolish existing single storey extension, sever plot and erect 1 dwelling	No Objection
3/17/1249/LB	7 High Street	Installation of retractable security gate to external shopfront lobby	No Objection
3/17/1256/HOU	16 Marlborough Place	Raising roof level to front elevation and roof windows to rear. Raising roof level to flat roof at rear	No Objection
3/17/1178/HOU	25 victoria Rd	Enclosed porch on front door	No Objection
3/17/0835/COND	Walford Bridge Garage	Variation of Condition 2 of consent 3/15/1046/FUL to substitute the approved plans to reduce the number of apartments from 27 to 25 and vary the building design	No Objection
3/17/1230/HOU	35 Station Road	Formation of 2 dormer windows on main roof and alterations to garden room roof	No Objection
3/17/1157/FUL	18 Cornmarket	Demolition of existing commercial property and erection of 2 dwellings, formation of 2 parking spaces	No Objection
3/17/1037/HOU	3 St Catherines	Proposed single storey rear extension	Comment: This is a request for retrospective approval. The Town Council has concerns with the extension overlooking neighbouring properties

**PLANNING APPLICATIONS**

**4 JULY 2017**

3/17/1291/FUL	6A Rowlands Hill	Minor material amendments to existing planning approval for 2 storey extension to existing house, to change window arrangement and increase first floor extension to East elevation	No Objection
3/17/1301/HOU	30 Churchill Rd	Proposed new outbuilding	No Objection
3/17/1329/FUL 3/17/1333/LB 3/17/1330/ADV	9 West Borough	New signage and redecoration of windows and doors externally	No Objection
3/17/1305/ADV	1 West Borough	2 no externally illuminated projecting signs & fascia to be painted (charcoal grey) with white hand painted 'Toni & Guy' logo	No Objection
3/17/1087/COU	9 Church Street	Change of use from A3 (restaurant) to A4 (bar)	No Objection
3/17/1331/HOU	44 Lacy Drive	Demolish existing flat roof detached garage and erect single and two storey side and front extensions	No Objection but planners need to check if TPO on oak tree which should remain
3/17/1225/HOU	28 St Catherines	Two storey rear extension and alterations	No Objection
3/17/0999/LB	41 West Borough	Comple re-thatch and repairing/replacing roof timbers which have collapsed at rear of property	No Objection
3/17/1316/FUL	4 Rowlands Hill	Demolition of existing dwelling and formation of 6 new residential units	Objection. There are still traffic issues with extra cars turning right to access the proposed properties and causing tailbacks to the mini-roundabout. Plus concerns over development in a conservation area
3/17/1432/HOU	13 Victoria Rd	Rear single storey extension and squaring off front secondary porch to create utility room	No Objection
3/17/1405/HOU	3 Cuthburga Rd	Two storey side and single storey rear extension and alterations	No Objection
3/17/1417/HOU	22 Avenue Rd	Single storey rear extension	No Objection
3/17/1391/ADV	8 West Street	Install 1 fascia sign and 1 hanging signs	No Objection

PLANNING APPLICATIONS

4 JULY 2017

3/17/1420/LB	9 Church Street	Expose original brickwork of interior walls and replacement of existing flooring	No Objection
3/17/1408/FUL	9 East Street	Conversion of outside (rear) to create outside seating area for customers of restaurant. Erection of fencing and timber decking	No Objection, provided outside seating area is only used during the day time.
3/17/0671/HOU	17 Station Road	Replacement shed in front garden	Amended from 'Objection' to 'No Objection' following site visit by Chairman with Case Officer and confirmed by email with Members.