

From the Town Clerk



WIMBORNE MINSTER TOWN COUNCIL
Town Hall, 37 West Borough, Wimborne Minster,
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Dear Councillor

31 August 2017

You are invited to attend a meeting of the **PLANNING & ENVIRONMENT COMMITTEE to be held on TUESDAY 5 SEPTEMBER 2017 at 6.30 pm** in the Committee Room at the Town Hall, West Borough, WIMBORNE MINSTER.

Members of the public are advised that they may speak at the meeting, at the discretion of the Chairman, if notification is given to the Clerk prior to the meeting.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Lawrence Clark'.

Town Clerk

A G E N D A

- 1 Apologies for absence.
- 2 **WIMBORNE 1ST SCHOOL – POSSIBLE FUTURE REDEVELOPMENT**
The Chairman to report following a site visit prior to the meeting.
- 3 **MAJOR CORE STRATEGY DEVELOPMENTS (Min 51 – 04.07.17)**
The Chairman to report.
- 4 **WEST BOROUGH (N) – REQUEST FOR TRAFFIC REGULATION ORDER**
To consider the report of the Town Clerk (copy herewith)
- 5 **A FUTURE VISION FOR WIMBORNE (Min 52 – 04.07.17)**
The Chairman to report and to consider setting up a working party to progress this matter.
- 6 **PLANNING DECISIONS**
To receive a schedule of recent planning decisions by East Dorset District Council (copy herewith).
- 7 **PLANNING APPLICATIONS**
To receive a schedule of comments on planning applications made by Members (copy herewith).



MEMBERS OF COMMITTEE

Cllr Mrs P A Hymers (Chairman)

Cllr Ms C L Butter (Vice-Chairman)

Cllr S K Bartlett

Cllr Mrs S A Bell

Cllr Mrs C A Chedgy

Cllr Mrs D J March

Cllr W J Richmond

Cllr Mrs A E Roberts

Cllr Mrs K F Webb

Ex-Officio – Chairman and Vice-Chairman of the Council

(Members are reminded of the importance of letting the office know of non-attendance by noon on the day of the meeting.)

LOCALISM ACT 2011 and CODE of CONDUCT

Members are reminded to comply with those elements of the Localism Act and the Town Council's Code of Conduct in respect of disclosable pecuniary interests.

GENERAL CONSIDERATIONS

Members are reminded that the Council has a general duty to consider the following matters in the exercise of any of its functions: Equal Opportunities (race, gender, sexual orientation, marital status and any disability), Crime & Disorder, Health & Safety and Human Rights.

PLANNING & ENVIRONMENT COMMITTEE

Date: 5 September 2017

Reference: Item 4 – WEST BOROUGH (N) – REQUEST FOR TRAFFIC REGULATION ORDER

Author: Town Clerk

1.0 Introduction and Background

1.1 Members have received copies of letters from Mr J Preselo of 45 West Borough seeking an experimental traffic regulation order designed to reduce the traffic flow in West Borough North. For the record these will be attached to the Minutes of this meeting. Other letters of support have been received from other residents.

1.2 In order to progress this matter a meeting was held on Friday, 18 August 2017 with Mr Preselo together with the Chairman and Vice-Chairman of the Council and the County Councillor.

1.3 Mr Preselo was advised that the Town Council would not consider his proposal until it had all of the facts and to that end Cllr Bartlett and I are meeting the relevant County Officer on Thursday 7 September 2017 at County Hall.

2.0 Action Required

2.1 In order to obtain data relating to vehicle movements the Committee is asked to authorise me to ask Dorset Highways to place tubes in West Borough (N), Stone Lane and Victoria Road at a cost of £600.

**PLANNING DECISIONS
5 SEPTEMBER 2017**

Item 6

Application Number	Address	Details	Town Council Observation	Decision
3/16/0315/FUL	Unit 5 Jessop House, Mill Lane	Removal of condition 2 of planning permission 3/14/0787/FUL to allow the permanent use of patio/recreation area outside building to customer seating and outdoor services (food and drink).	No Objection	Withdrawn
3/17/0218/FUL/ 3/17/0219/LBC	16 West Borough	To change the use of the ground floor from office to restaurant, with associated internal and external alterations	Object. This additional eating establishment on West Borough seems a step too far. Residents are already having to cope with several eating establishments on West Borough and the consequential disturbance to their way of life, including customers, traffic, anti-social behaviour and late night openings.	Granted
3/17/1075/FUL	8 West Street	Change of use from Shop (A1) to Financial and professional services (A2)	No Objection	Withdrawn
3/17/0614/FUL	12 Milton Rd	Demolish existing single storey extension, sever plot and erect 1 dwelling	No Objection	Granted
3/17/1249/LB & 3/17/1248	7 High Street	Installation of retractable security gate to external shopfront lobby	No Objection	Permission
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	Permission
3/17/1178/HOU	25 victoria Rd	Enclosed porch on front door	No Objection	Permission
3/17/1230/HOU	35 Station Road	Formation of 2 dormer windows on main roof and alterations to garden room roof	No Objection	Permission

PLANNING DECISIONS
5 SEPTEMBER 2017

Application Number	Address	Details	Town Council Observation	Decision
3/17/1157/FUL	18 Cornmarket	Demolition of existing commercial property and erection of 2 dwellings, formation of 2 parking spaces	No Objection	Refused
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	Permission
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	Granted
3/17/1301/HOU	30 Churchill Rd	Proposed new outbuilding	No Objection	Granted
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	Withdrawn
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	Consent
3/17/1087/COU	9 Church Street	Change of use from A3 (restaurant) to A4 (bar)	No Objection	Permission
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	Permission
3/17/1225/HOU	28 St Catherines	Two storey rear extension and alterations	No Objection	Granted
3/17/1515/HOU	14 Glendale Close	2m single storey extension on south side of existing garage with half hip roof & south facing window	No Objection	Permission
3/17/1432/HOU	13 Victoria Rd	Rear single storey extension and squaring off front secondary porch to create utility room	No Objection	Permission
3/17/1405/HOU	3 Cuthburga Rd	Two storey side and single storey rear extension and alterations	No Objection	Permission
3/17/1417/HOU	22 Avenue Rd	Single storey rear extension	No Objection	Permission

**PLANNING DECISIONS
5 SEPTEMBER 2017**

Application Number	Address	Details	Town Council Observation	Decision
3/17/1391/ADV & 3/17/1394/LB	8 West Street	Install 1 fascia sign and 1 hanging signs	No Objection	Permission
3/17/1420/LB	9 Church Street	Expose original brickwork of interior walls and replacement of existing flooring	No Objection	Permission
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.	Refusal
3/17/1611/FUL	4 Church Street	Change of Use from offices (class B1) to two 2 bedroom town houses.	No Objection	Permission
3/17/1760/HOU	66 East Borough	Enclose existing covered carport area to form new habitable living space and erect a new front porch	Object - Too close to oak tree. needs further investigation as per the tree teams comments.	Permission
3/17/1610/ADV	39a East Street & 18 Millstream	Installation of 3 x non-illuminated signs	Sign too large (and obvious) particularly the white arrow	Consent
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.	Permission

**PLANNING APPLICATIONS
5 SEPTEMBER 2017**

Item 7

Application Number	Address	Details	Observation
3/17/1390/RM	Land to west & east of Cranborne Rd	Reserved matters for the main access junctions, spine road and school access road, foul water pumping station and associated infrastructure to serve urban development off Cranborne Rd approved by application 3/14/0016/OUT	Email to Elizabeth Adams 11.08.17 (see attached)
3/17/1515/HOU	14 Glendale Close	2m single storey extension on south side of existing garage with half hip roof & south facing window	No Objection
3/17/1523/LB 3/17/1522/HOU	46 East Borough	construction of a new garage/garden room/garden store/shed/WC	No Objection
3/17/1455/FUL	1 High Street	Retrospective application for change of use of land from car park to wholesale fresh fish storage (B8) and associated office (B1) to include the siting of two storage containers and 2 refrigerated units, together with bin and portaloos siting/storage for a temporary period of 5 years.	The Town Council considers the containers to be unsightly in the Town Centre. The smell is unacceptable in the Town Centre. We understand the Victorian drains cannot cope with the waste products.
3/17/1734/CONDR	14 Marlborough Place	Variation of condition to planning application 3/14/0743/FUL. Change of materials for windows and doors and amendments to condition no 4.	No Objection
3/17/1792/FUL	1 Redcotts Lane	External alterations to include provision of new dormer window, bay window and installation of velux windows	No Objection
3/17/1674	1 Corn Market	Proposed hanging sign with practice name and contact details	Objection, poor design for the Corn Market area.
3/17/1678/LB	41C East St	Proposed internal alterations to first floor office to include partial removal of internal wall to create open office environment	No Objection
3/17/1683/LB & 3/17/1682/FUL	50 West Borough	Erect single storey extension and carry out internal alterations and landscaping works	No objection but archaeological dig is a good idea
3/17/1840/FUL &			

PLANNING APPLICATIONS

5 SEPTEMBER 2017

3/17/1841/LB	Tivoli Theatre	Proposed fly tower, extension to existing sotre and extension to existing stage door	No Objection
3/17/1943/LB	5 The Square	Installation of new external ATM	No Objection
3/17/1926/ADV	Masonic Hall, Cornmarket	Non-illuminated hand carved stone plaque to celebrate 300 years since founding of first Grand Lodge	No Objection
3/17/1811/HOU	2 River Close	Demolish detached garage and erect single storey side & rear extension with attached garage and raised timber decking	No Objection
3/17/2237/LB & 3/17/2085/ADV	6 East Street	1 Additional of 1 x hanging sign plus painting & sign writing of wall adjoining 6/7 East Street	No Objection
3/17/1642/FUL	2 Rowlands Hill	Demolition of coach house and outbuilding; sever plot and erect 1 dwelling	No Objection
3/17/2294/LB	5 The Square	Installation of 1 CCTV camera to front and 1 CCTV camera rear of building	No Objection
3/17/1962/PNOD	46-54 Leigh Rd	Prior notification for change of use of existing offices and light industrial (B1) premises to residential (B1 & C3). Conversion of large part of the premises to 6 one bedroom residential units	No objection, subject to sufficient parking spaces being provided for occupants
3/16/0315/FUL	Unit 5 Jessop House, Mill Lane	Removal of condition 2 of planning permission 3/14/0787/FUL to allow the permanent use of patio/recreation area outside building to customer seating and outdoor services (food and drink).	No Objection
3/17/1611/FUL	4 Church Street	Change of Use from offices (class B1) to two 2 bedroom town houses.	No Objection
3/17/1760/HOU	66 East Borough	Enclose existing covered carport area to form new habitable living space and erect a new front porch	Object - Too close to oak tree. needs further investigation as per the tree teams comments.
3/17/1610/ADV	39a East Street & 18 Millstream	Installation of 3 x non-illuminated signs	Sign too large (and obvious) particularly the white arrow

Planning Application 3/17/1390/RM

Comments of Wimborne Minster Town Council, below:

1. Continuation of the single yellow line on Allenvie Road going from number 35 towards junction with Burts Hill. This is to prevent parking on both sides of the road when parents drop of/collect their children to the new school.
2. We would like a 20 mph speed limit around the school, including Allenvie Road.
3. We need confirmation that there is a controlled crossing (lollipop person?) going across Burts Hill from Allenvie Road to the new footpath to the school.
4. We need to keep the filter lane on the Cranborne Road turning right into Burts Hill from Wimborne.
5. No parking on Burts Hill.
6. Investigation should be made about the possibility of providing a school bus from Wimborne which could visit areas of the town picking up children i.e. Cuthbury Estate, Town Centre (The Square) and Allendale Community Centre. It is envisaged that this would be for the older children and reduce the number of cars going to the school. Other opportunities to avoid car travel should be looked at including car sharing/staggered times.
7. Traffic controlled lights on the access roads from the Cranborne Rd on to the Estate. We welcome the addition of a pedestrian phase on the traffic lights at the junction of Stone Lane with West Borough.
8. WMTC would like to know where the cycle paths are being put in place.
9. The Town Council would like to know the direction of the construction traffic during the building period and would welcome sight of the construction management plan.