

WIMBORNE MINSTER TOWN COUNCIL

MINUTES of a meeting of the **PLANNING & ENVIRONMENT COMMITTEE** held on **TUESDAY 5 SEPTEMBER 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 C A Chedgy
Cllr Mrs D J March
Cllr W J Richmond
Cllr Mrs K F Webb
Cllr R D Cook – Ex-Officio – Vice-Chairman of the Council

COMMITTEE MEMBERS NOT PRESENT

Cllr S K Bartlett
Cllr Mrs S A Bell
Cllr Mrs A E Roberts
Cllr T F Wheeler – Ex-Officio – Chairman of the Council

81

WEST BOROUGH (N) – REQUEST FOR TRAFFIC REGULATION ORDER

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.

The report set out details of a request by Mr J Preselo of 45 West Borough for an experimental traffic regulation order to relieve traffic volumes and associated noise and pollution in West Borough (N). His letters and those of many residents who supported the proposal are attached for the record as **Appendix B** to these Minutes in the Minute Book.

Following a meeting with Mr Preselo which was referred to in the report, the Committee was asked to authorise expenditure to arrange for Dorset Highways to place traffic counting tubes in West Borough(N), Stone Lane and Victoria Road in order to obtain accurate data relating to vehicle movements and numbers.

Mr Preselo, who was present in the public gallery with other residents who supported his proposal, pointed out that he was conscious of the possible impact from overspill on West Street and West Borough (S) and had therefore suggested a similar proposal for those roads.

Whilst the Committee was mindful that there were traffic problems generally in the Town which needed to be dealt with as part of a wider review it was prepared to take this first step.

RESOLVED that the Town Clerk be authorised to ask Dorset Highways to place tubes in the three roads referred to in the report together with West Street and to ensure that the tubes are in place for a minimum of two weeks during school term time.

82

WIMBORNE 1ST SCHOOL – POSSIBLE FUTURE REDEVELOPMENT

The Chairman reported that with the possible future sale and re-development of the First School and The Paddock in mind, Members of the Committee had undertaken a site visit earlier that evening to assess which trees and groups of trees within the curtilages of these properties were not protected by tree preservation orders. There were a significant number which contributed to the visual amenity and landscape of the area.

The Chairman also referred to the possible loss of the school building itself which had been built circa 1911 but was not a listed building nor was it in the conservation area. Enquiries had been made of the District Council's Conservation Officer and it had been her opinion that it would not meet the criteria for listing and that extending the conservation area just to include the school building was unlikely without a wider review.

However, the Committee was keen to see the building preserved in any redevelopment plans and that this might best be achieved by seeking a redrawing of the conservation area boundary to include the School.

RESOLVED

- a) that the Town Clerk contact the Tree Section Team Leader for the District Council with a view to achieving the protection by tree preservation orders of those trees in the First School grounds and Paddock worthy of protection;
- b) that the Town Clerk contact the Chief Executive of the District Council with a view to achieving the inclusion of the original First School building in a revised conservation area.

83

MAJOR CORE STRATEGY DEVELOPMENTS
(Min 51 – 04.07.17)

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 C** to these Minutes.

84 **A FUTURE VISION FOR WIMBORNE (Min 52 – 04.07.17)**

The Chairman referred to the wish of the Committee to carry out an appraisal of where the Town would be in future years and what was needed in terms of improvements to roads, transportation, the environment and other aspects in the interest of the wider community in general.

Whilst acknowledging that other stakeholders would need to be involved including the business community, she suggested that the Committee set up a working party as a first step.

The Town Clerk added that particular expertise and advice would be required if progress was to be made and that to this end he would contact the District Council to establish what money was available for consultant support.

RESOLVED

- a) **that a working party be appointed for this task comprising the Chairman and Vice-Chairman of the Committee together with the Chairman or Vice-Chairman of the Council, the County Councillor, the District Councillors representing Wimborne Minster together with Councillors Mrs Chedgy and Richmond and a representative of the Wimborne Residents Action Group;**
- b) **that at its first meeting the working party set out its detailed terms of reference for the Committee’s approval.**

85 **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 D** to these Minutes in the Minute Book.

86 **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 E** to these Minutes in the Minute Book.

The meeting closed at 7.16 pm.

Signed Dated
Town Mayor and Chairman of the Council

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.

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

5 September 2017

1. Cranborne Road

Reserved Matters for the main access junctions, spine road and school access road, foul-water pumping station and associated infrastructure would be considered by the District Council Planning Committee on 13 September 2017.

A meeting had been scheduled between the Planning Officer, Liz Adams, and the Chairman and Vice-Chairman on the same afternoon to go through the recent amendments that had been made by Bloor Homes.

2. Parmiter Drive

The case officer dealing with this application had left the employment of the District Council which had delayed progress. A replacement Planning Officer was expected to start work in the near future.

3. Cuthbury Allotments

Minor amendments had been received in draft form by the Planning Officer on which the Town Council would be consulted in due course. The good news was that amendments to the foot path changes which had been proposed originally were expected including the removal of the board walk.

The percentage of affordable homes had still not yet been determined.

Cllr Mrs P A Hymers

**PLANNING DECISIONS
5 SEPTEMBER 2017**

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**

Appendix E

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