

WIMBORNE MINSTER TOWN COUNCIL

MINUTES of a meeting of the **PLANNING & ENVIRONMENT COMMITTEE** held on **TUESDAY 9 APRIL 2019** 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 A E Roberts
Cllr S K Bartlett – Ex-Officio – Vice-Chairman of the Council

COMMITTEE MEMBERS NOT PRESENT

Cllr R D Cook
Cllr Mrs K F Webb – Ex-Officio – Chairman of the Council

OFFICER PRESENT

Assistant Town Clerk

214 **NEW WIMBORNE FIRST SCHOOL SAFETY CONCERNS AND REPLACEMENT OF PAVING SLABS WITH TARMACADAM (Min 185 – 26.02.19)**

The Assistant Town Clerk submitted an email dated 25 March 2019 from Dorset County Council's Service Director for Environment, Infrastructure and Economy, 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 Committee noted the content of the email and would await contact from the new Dorset Council's local highways team leader so that a meeting could be arranged to discuss the Town Council's concerns regarding the replacement of paving slabs in the town centre.

215 **STREET NAMING JOINT PROJECT WITH COLEHILL PARISH COUNCIL UPDATE (Min 184 – 26.02.19)**

The Chairman reported that this joint project with Colehill Parish Council had been successful and the developer, Barratt Homes, had agreed to the road names suggested. The names were those of local men who had died during World War 1 as follows:

King
Burden
Cole
Lonsdale
Strickland

Moore
Angell
Batterbury
Samways

Also, the developer had accepted a suggested change to the name of the main road through the estate to Larch Wood Avenue (to replace 'Britannia Avenue' and 'The Avenue'). Larch Wood was a Cemetery and Commonwealth War Graves Commission in Ypres, Belgium where a number of men from the 1st Battalion Dorsetshire Regiment were interred.

The Chairman reported that the developer had also agreed to erecting a plaque on the residential estate to provide some context and explanation to the chosen family names, however, they did not wish to pursue planting larch trees as the planners had already approved the landscaping layout.

The Committee noted the update.

216

CHURCHILL ROAD – REQUEST FOR STREET LIGHTING

The Chairman reported that at the recent Annual Town Meeting, held on 2 April 2019, a local resident had asked that the Town Council support a request for the installation of additional street lighting along Churchill Road, Leigh Park. Pedestrians using the road during the hours of darkness were finding it difficult to navigate the pavement making it unsafe and hazardous.

RESOLVED that the Assistant Town Clerk request Dorset Highways to provide additional street lighting along Churchill Road.

217

**WIMBORNE TRAFFIC INFRASTRUCTURE ACTION PLAN
(Min 182 – 26.02.19)**

The Assistant Town Clerk submitted an updated report, a copy of which was circulated to each Member at the meeting and a copy of which appears as **Appendix B** to these Minutes in the Minute Book.

The Chairman reported that the Community Highways Officer had been in contact regarding arranging a meeting to discuss the signage at the entrance of Redcotts Lane. However, because of local government reorganisation in Dorset, they would be unable to meet until after the May 2019 elections. The new Chairman of the Planning and Environment Committee would need to follow this up in the next municipal year.

The Assistant Town Clerk reported that a further email response from Dorset Council's Transport Policy Manager had been received that day, providing additional details about improvements to the road layout along East Borough (North) and to explore changing the signage at the

end of the High Street (where traffic joins East Street/ King Street) to give priority to the High Street traffic. A copy of the email appears as **Appendix C** to these Minutes.

Members noted the updated Action Plan, including all items that had now been completed.

Members briefly discussed the traffic issues on Oakley Lane and the recent response from Dorset Council's Highways Officer (Item No. 11 on the Action Plan) and the Committee agreed to write directly to the new Bournemouth, Christchurch and Poole Council on the matter.

Cllr Richmond raised concerns that there were a couple of items on the action plan (No. 12 Widening Pavements in East Street and No. 14 Changing Signage and Traffic Priority at the end of the High Street leading on to East Street/ King Street) that appeared to be isolated requests and should not be progressed without first completing a town-wide review. Cllr Bartlett agreed that it would be prudent to hold off on any minor changes in the town until the major core strategy developments had been completed and further traffic modelling had been carried out.

RESOLVED:

- a) **that the Assistant Town Clerk write directly to the new Bournemouth, Christchurch and Poole Council to raise concerns about the signalling issues on Oakley Lane which were causing major traffic queues to back-up into Wimborne during certain times of the day;**
- b) **that requests for small-scale changes to the infrastructure of the Town (as shown at Item No's 12 and 14 in the Action Plan) be deferred until the major core strategy developments had been completed and further traffic modelling had been carried out.**

218

MAJOR CORE STRATEGY DEVELOPMENTS (Min 186 – 26.02.19)

The Chairman referred to an email communication she had received from the Planning Officers at the District Council which reported the progress on the developments, the text of which appears for information as **Appendix D** to these Minutes.

The Committee discussed the Cuthbury Footpath application which had recently been approved by the District Council's Planning Committee. The Committee was disappointed with the way it had been handled and the subsequent outcome of the application.

The Committee noted the updates and a request was made to write to the Planning Officers involved in determining the Parmiter Drive and Leigh Road planning applications to express thanks for their hard work in resolving the issues on this complex application.

RESOLVED that the Assistant Town Clerk write to the Planning Officers involved in the Quarter Jack Park development planning applications to express thanks for their hard work and commitment.

219 PLANNING DECISIONS

The Assistant Town Clerk submitted for information a schedule of planning decisions made by the Local Planning Authority, 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.

220 PLANNING APPLICATIONS

The Assistant 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 F** to these Minutes in the Minute Book.

The meeting closed at 7.40 pm.

Signed Dated
Town Mayor and Chairman of the Council

Item 2a – Email Response from Matthew Piles (Dorset County Council) dated 25th March 2019

Dear Cllr Hymers

Thank you for your letter of the 19th March 2019 addressed to Matt Prosser the Chief Executive of Dorset Council.

I have been asked to respond to you in relation to your concerns over New Wimborne First School – Safety Concerns and Replacement of Town Centre Paving Slabs with Tarmac in Wimborne Minster.

New Wimborne First School – Safety Concerns

I can confirm that concerns raised in respect of pedestrian and road safety were considered when the planning application for the school was assessed. One of the conditions attached to the planning permission requires details of all traffic management measures to be submitted and implemented prior to the first occupation of the school. There is also a requirement for monitoring and review of the effectiveness of the implemented traffic control measures.

A number of safe routes to school were identified prior to the submission of the planning application. The planning permission also requires that works to assist in the provision of these routes are implemented prior to the occupation of the school. Other measures relevant to pedestrian and road safety include the provision of a school travel plan.

I am satisfied that all reasonable steps have been taken in issuing the planning permission to ensure the development is acceptable in terms of sustainable travel and highway impacts.

Replacement of Town Centre Paving Slabs with Tarmac in Wimborne Minster

As you are aware, unfortunately due to current financial resourcing levels we are unable to replace modular paving including the slabs in Wimborne when they are damaged. Infilling the area with tarmac after removing the slab is not an ideal solution but it does make the area safe.

It is unlikely that we will have additional funding required in the short term to change the current policy but we would be happy to discuss the towns concerns with you or your colleagues. To this end I will ask the local community highways team leader to contact you to arrange a meeting in the near future.

Regards

Matthew

|| Matthew Piles || Service Director - Environment, Infrastructure and Economy

No's	Action	Assigned Person	Date Assigned	Completion Date	Progress Update	Complete
2	Review Dorchester's Environmental Plan. Shane to talk to Andy Canning.	Cllr Shane Bartlett	13th November 2018		Update 3 April 2019: Cllr Bartlett will report back to the Town Council when this action is complete.	No
3	Write to Matthew Piles re the safety concerns of NEW first school.	Cllr Pat Hymers	13th November 2018	25th March 2019	Cllr Hymers drafted and sent a letter to the Chief Executive of the new Dorset Council on 19th March 2019. The response to that letter is attached to the agenda of the Planning and Environment Committee dated 9 April, 2019 as item number 2a.	Yes
7	Put in the report to Matthew Piles about local perception and concerns on traffic including ideas.	Holly Burton	9th October 2018	On-going	Cllr Hymers drafted and sent a letter to the Chief Executive of the new Dorset Council on 19th March 2019 raising some concerns about traffic issues in the town. A response to that letter is attached as report item 2a on the agenda of the Planning and Environment Committee dated 9 April 2019. The Assistant Town Clerk has also been emailing Dorset Highways Officers regarding East Borough safety concerns and signage, Redcotts Lane Signage, High Street Signage and traffic signals on Oakley Lane/ Hill.	No
8	Ask Matthew Piles for Nos relating to traffic on Canford Bottom.		9th October 2018		No action has been taken on this item yet.	
9	Ask Matthew Piles re output of recent traffic monitoring.		9th October 2018		No action has been taken on this item yet.	
10	DCC to observe and investigate the traffic issues along East Borough and outside Allenbourn Middle School and report back to the Town Council with their findings. To request that the 'No Entry' sign at the entrance of East Borough be moved or changed as cars currently ignore it.	Wayne Sayers	28th November 2018		Response from Highways Officer dated 18th March 2019: In relation to improvements in East Borough, I have spoken to highways colleagues that are dealing with the Minster Gate development and the highways improvements that are included in the s.278 planning agreement. One of the proposals includes a traffic calming pinch-point at the northern end of East Borough. As the design work for this hasn't started yet (as they are currently working on the larger improvements linked to the new First School), it would make sense to get this pinch-point progressed through Local Transport Plan funding. I will continue to liaise with officers to get some idea of likely timescales and costs and let you know. The Assistant Town Clerk has written back to the Highways Officer on 3 April 2019 to request a further progress update.	No

ITEM 4 - WIMBORNE TRAFFIC INFRASTRUCTURE ACTION PLAN

No's	Action	Assigned Person	Date Assigned	Completion Date	Progress Update	Complete
11	Wayne Sayers (DCC) to investigate the traffic issues on Oakley Lane which cause traffic to back up into Wimborne during peak times and report back on findings.	Wayne Sayers	28th November 2018	18th March 2019	<p>Response from Highways Officer dated 18th March 2019: I've had the following feedback from the Borough of Poole regarding the Willett Arms signalised junction which may explain the congestion currently being experienced:</p> <p>I've just had confirmation from the Siemens Maintenance Engineer (direct from site) indicating that the Willett Arms traffic signal junction is working as it should.</p> <p>Having said that, he indicated that there was a lot of general traffic congestion in the area now, not related to the operation of the signals, but perhaps due to roadworks in and around Wimborne and vehicles avoiding congestion on the A31 Trunk road. As well as the A338 works..., the A350 is closed due to carriageway repairs around Lytchett Matravers and no doubt some vehicles are using Gravel Hill as an alternative at present.</p> <p>There is always a lot of pressure on this junction, and if we give too much time to Oakley Hill we get a lot of complaints about backing up along Oakley Lane. In addition the pedestrian facility will get called more frequently during peak hours adding to the situation. But we will endeavour to monitor and respond to complaints by checking the signals are working normally.</p>	Yes
12	WMTC to send a picture of the pavements along East Street to DCC to be considered for widening.	Clr Kelly Webb	28th November 2018		<p>Update 3 April 2019: Clr Webb will report back to the Town Council when this action is complete.</p>	No
13	Development of a Town Plan for Wimborne Minster – HB to continue to liaise with WS and HJ.	Holly Burton	28th November 2018	On-going	<p>The Assistant Town Clerk made contact with Bruton Town Councillor James Hood on 5th December 2018. Notes from the phone call are available from the Assistant Town Clerk. Clr Hood offered to visit WMTC and give a presentation on the work Bruton Town Council undertook.</p> <p>27 February 2019 Update: It was agreed at the Planning and Environment Committee dated 25 February 2019 that Clr Hood from Bruton Town Council would be invited to the Wimborne Minster Town Council after the May 2019 elections to share learning from their Town Plan project.</p>	No

No's	Action	Assigned Person	Date Assigned	Completion Date	Progress Update	Complete
14	Request to DCC to change the give way signage at the end of the High Street (where traffic joins East Street/ King Street) and give priority to the High Street traffic.	Holly Burton	8th January 2019		The Highways Officer wrote to the Town Council on 18 March 2019 requesting further information on the reasoning behind this proposal. The views of Cllrs Webb, Hymers, Bartlett and Cook were sought on this matter and these have been sent back to the Highways Officer. We are waiting a further reply.	No
15	Project Proposal from WRAG for old Wimborne First School and Pippins Site in Town Centre	Holly Burton	26th February 2019		This project proposal was included in the Town Council's formal response to the District Council's Local Plan Review in September 2018. Cllr Mrs Hymers also raised the matter in a letter to the Chief Executive of the new Dorset Council dated 19 March 2019. No formal feedback has been received on the project proposal to date.	No
16	Request for additional Signage at the entrance of Redcotts Lane	Holly Burton	26th February 2019		The Assistant Town Clerk wrote to the local Community Highways Officer on 19 March 2019 to request additional signage at the entrance of Redcotts Lane to raise awareness of pedestrians and cars. The following response was received on 20 March 2019 and so will be picked up after the May 2019 elections: Unfortunately, we are very busy in the Christchurch area due to LGR until after the 1st of April so can't meet until the new Council starts. I would advise a meeting after the May Councillor elections as the Community Highway area's will be changing to suit so Officers area's will also change.	No

Appendix C – Email from Dorset Council's Transport Policy Manager (dated 9 April, 2019)

Dear Holly,

My apologies for not getting back to you in time for today's Planning Committee. I've attached a plan of the works on East Borough which I mentioned in my previous email. These are s278 works in relation to the Minster Gate development. I've contacted colleagues in the highways development team to find out timescales and costs for these works but have not had a response, I'll let you know when I hear back. You will see on the plan (although it's tiny print so you may need a magnifying glass!) that it mentions relocating the existing no entry sign so I'll find out if this will address your concerns about visibility of the sign.

Thank you for the additional info regarding the High Street / East Street junction. I will get our Highways Improvements team to look at this to consider the options, costs and overall feasibility of the scheme and then the scheme will go through the Local Transport Plan (LTP) prioritisation process to be ranked against all the other schemes looking for LTP funding. This work is likely to take at least a couple of months to complete so I will keep you updated on progress.

Kind regards

Helen

Helen Jackson
Transport Policy Manager
Infrastructure

Dorset Council

Appendix D – Email from Dorset Council’s Major Projects Officer (dated 4 April 2019)

Dear Holly,

I think I have unfortunately missed the deadline for your update however, please find below:

Cuthbury Allotments

- Permission granted for application 3/16/0002/FUL – 203 dwellings, office & café on 31 March 2019
- No objections raised to application 3/19/0326/TCA to feel trees in conservation area (adjacent to Julians Road)
- Cabinet made order to divert and stop up footpaths on 6 March 2019, a public consultation on the footpath order will follow shortly

Parmiter Drive

- Application 3/18/2320/CONDR for variation of conditions on application 3/15/0839/FUL is with the Council for consideration
- I am taking responsibility for this site post-LGR

Leigh Road, Wyatt Homes hybrid application for 44 dwellings and a school (3/17/0848/FUL)

- Application is with the Council for consideration
- I am taking responsibility for this site post-LGR

Kind regards,

Liz

Elizabeth Fay
Major Projects Officer
Development
Management



Dorset
Council

DECISION LOG

Application Number	Address	Details	Town Council Comments	EDDC Decision
3/18/3350/HOU	41 Avenue Rd	Replace existing lean to structures with new buildings to create storage space using the existing side brick wall. Walls to be built from brickwork cavity. Roof to be flat onto timber joists, windows and doors to be timber	No Objection	Granted
3/18/2519/CONDR	51 Barnes Crescent	Minor material amendment to vary condition 2 of planning application 3/11/1009/FUL (First Floor Rear Extension, new front porches and alterations to window position to form additional dwelling) to alter roof form at rear.	The Town Council objects to this application on the basis of loss of light to the neighbouring property and overshadowing of the neighbouring property. It supports the comments made by the neighbour and considers this application over-development of the	Refused
3/18/3228/HOU	88 Howarth Rd	Erect single storey rear extension	No Objection	Granted
3/18/2990/HOU	31 Lacy Drive	Convert and extend existing garage to separate annexe residential accommodation with new roof lights. Remove existing rear windows.	The Town Council objects to this planning application on the basis of poor design	Granted
3/19/0268/HOU	11 Blind Lane	Single storey rear extension, internal alterations and rooflights	No Objection	Granted

PLANNING ENVIRONMENT COMMITTEE - 9 APRIL 2019

DECISION LOG

3/18/3227/FUL	Land to rear of 198/200 Leigh Road and 12 Parmiter Drive	Erect blungalow	The Town Council shares the concerns of the residents who have written in letters of objection. To be more specific they are: loss of sunlight; overshadowing/loss of outlook; overlooking and loss of privacy; adverse impact on nature conservation; layout and density	Granted
3/18/3380/FUL	1 Crown Mead	Installation of plant equipment on roof	No Objection	Granted
3/18/0339/FUL	68-70 Barnes Cresc	Sever plots, demolish existing outbuilding and erect a pari of 3-bed semi-detached dwellings with associated access and parking	"The Town Council objects to this application on the basis of inappropriate development of the garden, NPPF Section 53. Also concern about access and parking, access for emergency vehicles and problems with	Granted
3/19/0040/FUL	10 Wimborne Road	Retrospective application for installation of a new window and green screen at first floor level.	No Objection	Granted
3/18/3456/FUL	Yard, 28 Old Road	Erect Office Building (demolish outbuilding)	No Objection	Granted
3/18/3422/LB	16 The Square	3 new high level non illuminated logo signs		Granted
3/18/3381/ADV	16 The Square	3 new high level non illuminated logo signs	No Objection	Expressly consent

PLANNING ENVIRONMENT COMMITTEE - 9 APRIL 2019
 APPLICATIONS RECEIVED

Application Number	Address	Details	Observation
3/18/2990/HOU	31 Lacy Drive	Convert and extend existing garage to separate annexe residential accommodation with new roof lights. Remove existing rear windows (Use class C3)	The Town Council objects to this planning application on the basis of poor design
3/19/0050/FUL	55 Barnes Crescent	Erection of an attached 2 bedroom dwelling with associated access and parking	The Town Council objects to this application until the important requirements of the Highways Department have been addressed
3/18/3380/FUL	1 Crown Mead	Installation of Plant Equipment on the Roof	No Objection
3/19/0040/FUL	10 Wimborne Rd	Retrospective application fo the installation of a new window and green screen at first floor level.	No Objection
3/19/0146/LB & 3/19/0145/FUL	13 West Borough	Change of use from A4 (drinking establishment) to A2 (professional business services). Form new window and french door opening in north elevation and new rooflight in eiwsting rear flat roof etension, re-cover flat roof. Internal alterations and refurbishment, exterior decoration.	No Objection

PLANNING ENVIRONMENT COMMITTEE - 9 APRIL 2019
 APPLICATIONS RECEIVED

3/19/0339/FUL	70 Barnes Crescent	Sever plots, demolish existing outbuilding and erect a pair of 3-bed semi-detached dwellings with associated access and parking.	"The Town Council objects to this application on the basis of inappropriate development of the garden, NPPF Section 53. Also concern about access and parking, access for emergency vehicles and problems with over-development."
3/19/0268/HOU	11 Blind Lane	single storey rear extension, internal alterations	No Objection
3/19/0337/HOU	1 Three Lions Close	Creation of additional parking space to the front of the property	No Objection
3/19/0086/FUL	19 Wimborne Rd	Erect a detached dwelling containing 4 bedrooms. A separate access will be provided between the proposed and existing dwellings to form an area for parking to service both houses	The Town Council objects to this application on the grounds of over development. Section 53 NPPF."
3/19/0296/FUL	Land off Brook Rd, rear of 33 Barnes Cres	Proposed terrace of 3 x 2 bedroom houses with parking	"The Town Council objects to this application on the grounds of overdevelopment - 3 houses is too many for the site. Parking is a concern and not clear where the access is."

PLANNING ENVIRONMENT COMMITTEE - 9 APRIL 2019
APPLICATIONS RECEIVED

3/19/0006/FUL	4 Rowlands Hill	Erection of eight 3 bedroom flats and one 3 bed house after demolition of existing dwelling	The Town Council objects to this application on the grounds of overdevelopment. It will generate too much traffic onto Rowlands Hill. Loss of trees and green space is a concern and it would change the character of the area. Section 53 NPPF. Also an issue for wildlife e.g. badgers.
3/18/3227/FUL	Land to rear of 198/200 Leigh Rd	Erect bungalow (amended plans)	"The Town Council still objects to this application as neighbours' concerns have not been addressed."
3/19/0090/FUL	Wimborne Model Town	Installation of a temporary building in the rear yard for storage and display of historical building and construction toys	No Objection
3/19/0392/FUL	Flight Refuelling, Brook Rd	Erect a single storey storage building	No Objection
3/19/0566/HOU	1 Waterworks Cottages, Wimborne Rd	Erection of a new garage	No Objection
3/19/0558/HOU	1 Waterworks Cottages, Wimborne Rd	The addition of a single storey ground floor side extension	No Objection
3/19/0497/HOU	76 Leigh Rd	Single storey side and rear extension	No Objection

