

WIMBORNE MINSTER TOWN COUNCIL

MINUTES of a meeting of the **PLANNING & ENVIRONMENT COMMITTEE** held on **TUESDAY 11 JUNE 2019** at **6.30 pm** in the Committee Room, Town Hall, Wimborne Minster.

COMMITTEE MEMBERS PRESENT

Cllr D Burt
Cllr D J March
Cllr W J Richmond
Cllr A E Roberts
Cllr F Shirley
Cllr M R Tidd
Cllr M Roe
Cllr S K Bartlett – Ex-Officio – Vice-Chairman of the Council

COMMITTEE MEMBERS NOT PRESENT

Cllr J J Bury
Cllr Mrs K F Webb – Ex-Officio – Vice-Chairman of the Council

OFFICER PRESENT

Assistant Town Clerk

(Note: Cllr S K Bartlett asked it to be recorded that as a Dorset Councillor, appointed to the East Dorset Planning Board and Strategic Planning Board, he would not be voting on local planning issues at the Town Council).

Chairman of the Council presiding

29 **ELECTION OF CHAIRMAN 2019/2020**

RESOLVED that Cllr M R Tidd be elected Chairman of the Committee for the 2019/2020 municipal year.

Cllr Tidd in the Chair.

30 **ELECTION OF VICE-CHAIRMAN 2019/2020**

RESOLVED that Cllr F Shirley be elected Vice-Chairman of the Committee for the 2019/2020 municipal year.

31 **REDCOTTS LANE – UPDATE ON THE REQUEST FOR A TRAFFIC SIGN (Min 217 – 09.04.19)**

The Assistant Town Clerk submitted an email dated 2 June 2019 from Dorset Council's Community Highways Officer, 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. Cllr March expressed her disappointment on the matter and advised that she would take the issue up personally, as a local resident, with Dorset Council.

32 **WIMBORNE TRAFFIC INFRASTRUCTURE ACTION PLAN**
(Min 217 – 09.04.19)

The Assistant Town Clerk submitted a report, 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.

The Assistant Town Clerk advised the Committee that two separate meetings had been arranged to take place over the following couple of weeks with Dorset Council officers. Following these meetings, the Action Plan would be more extensively updated.

The Assistant Town Clerk also advised the Committee that a provisional date to meet with a representative of Bruton Town Council to learn from their experiences of developing a Town Plan had been set and further information on this would be sent by email.

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

33 **REQUEST TO CHANGE THE DATE OF A FUTURE**
COMMITTEE MEETING

The Chairman reported that there had been a request to change the date of the Planning and Environment Committee scheduled to take place on 13 August 2019 to 27 August 2019.

RESOLVED that the request be approved and the Planning and Environment Committee scheduled to take place on 13 August 2019 be changed to 27 August 2019.

MAJOR CORE STRATEGY DEVELOPMENTS (Min 186 –
26.02.19)

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

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

35

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 E** to these Minutes in the Minute Book.

The meeting closed at 6.49 pm.

Signed Dated
Town Mayor and Chairman of the Council

Item 4 – Email Response from Nick Lenthall (Dorset Council) dated 2 June 2019

Hello,

The entrance and the first 30 metres of Redcotts Lane is very narrow so any vehicles entering from West Street would have to already be entering slowly and with caution due to the possibility of meeting any on-coming cars due to there not being enough room for 2 cars to pass each other in this 30-metre section.

Looking at correspondence you received from Diann March dated 17/2/19 suggests that the problem is poor driving habits mainly from people coming and going from the Tivoli Theatre.

The email also states that you have previously raised this issue with the Tivoli, I agree with the resident who suggests this is again drawn to their attention as this is where the problem lies.

Unfortunately, no amount of extra signs will stop people's driving habits so we will not be supporting your request for additional signage at this time.

Regards,

**Nick Lenthall
Community Highways Officer
Dorset Highways**

Dorset Council

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
8	Ask Matthew Piles for Nos relating to traffic on Canford Bottom.		9th October 2018		No action has been taken on this item yet.	No
9	Ask Matthew Piles re output of recent traffic monitoring.		9th October 2018		No action has been taken on this item yet.	No
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	On-going	<u>Update 5 June 2019:</u> The Highways Officer emailed the Assistant Town Clerk on 22 May 2019 to advise that there was no further feedback or progress to report. The Assistant Town Clerk is now arranging to meet the Dorset Council Officers at the end of June 2019. The matter of vehicles turning into the Tice's Garage exit along East Borough and using it as an entrance was raised at the Planning and Environment Committee on 9 April 2019. There was concern that this would cause a serious accident. This is now also being reviewed by the local Community Highways Officer.	No
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.	New Chairman of Planning and Environment Committee	28th November 2018	On-going	Following the update to the Planning and Environment Committee on 9 April 2019, it was agreed that the new Chairman appointed from May/June 2019 would write directly to the new Bournemouth, Christchurch and Poole Council to raise concerns about signalling issues on Oakley Lane.	No
12	WMTC to send a picture of the pavements along East Street to DCC to be considered for widening.		28th November 2018	On-hold	This item is on-hold. See Minutes from 9 April 2019 Planning and Environment Committee: Small scale changes to the infrastructure of the Town be deferred until the major core strategy developments had been completed.	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	Bruton Town Councillor James Hood has been invited to attend Wimborne Minster Town Council to give a presentation and share learning on the process of completing a Town Plan. A tentative date of Tuesday 2nd July 2019 at 10.30am has been suggested.	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	On-hold	This item is on-hold. See Minutes from 9 April 2019 Planning and Environment Committee: Small scale changes to the infrastructure of the Town be deferred until the major core strategy developments had been completed.	No
15	Project Proposal from WRAG for old Wimborne First School and Pippins Site in Town Centre	Holly Burton	26th February 2019	On-going	This project proposal was included in the Town Council's formal response 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	11th June 2019	See Agenda Item 4 - Planning and Environment Committee 11 June 2019.	Yes

Major Core Strategy Developments – Updates

North Wimborne/ Cranborne Rd

Although I have been advised to anticipate pre-application submissions for the western parcel off Cranborne Road and an application for the allotments by the developer, neither have been received to date. I will update you if we receive anything before your meeting. The alternative reserved matters application (3/19/0681/RM) for parcel 2 east of the new school is still under public consultation but due for determination shortly.

Cuthbury Allotments

Planning permission granted 31/03/19 for application 3/16/0002/FUL. We have now received a Discharge of Conditions application for the partial discharge of conditions in relation to the 20 units to the south of Julians Road.

The Council has commissioned Paul Hopkins of Countryside Access Management Ltd. to act as a consultant and arrange and advise on the creation of the draft footpath order, publication of notices and consideration of responses received. The draft footpath order is awaiting sealing by our Legal Team. The publication of notices in relation to the draft footpath order will take place as soon as possible.

Parmiter Drive

Development underway and show home open. An application for variation of this application under S73 (3/18/2320/CONDR) which seeks to show a double garage and chimney to plot 1 and to increase the footprint to plots 59 and 60, update landscaping layout and amend the SANG is with the Council for consideration.

Leigh Road

Following Robert Thain's transfer to the BCP Council I have taken over as case officer for the Leigh Road sites and applications. Lynda King will continue to oversee the S106 negotiations in relation to the Gleasons hybrid application for 174 dwellings and the sports facility (3/18/3305/FUL).

The Barratts part of the site is proceeding under applications 3/15/0789/COU and 3/18/2262/RM. A S73 application is with the Council for consideration to amend house types on this part of the site (3/19/0820/CONDR).

The hybrid application from Wyatts for 44 dwellings and the first school is still under consideration (3/17/0848/FUL).

PLANNING & ENVIRONMENT COMMITTEE – 11 JUNE 2019

DECISIONS LOG

Application Number	Address	Details	Town Council Comments	EDDC Decision
3/19/0473/HOU	144 Hardy Cres	Single storey rear extension to be attached to existing conservatory	No Objection	Granted
3/19/0291/HOU	19 Barnes Cres	Erect 2 storey side extension	No Objection - but tree needs to be retained and damage done during building work prevented.	Granted
3/18/3497/LB	29 West Borough	Treat damp, replace various fittings, repair and repaint	No Objection	Granted
3/19/0694/HOU	36 Grove Rd	Single storey side extension	No Objection	Granted
3/19/0585/ADV & 3/19/0588/LB	6 Corn Market	New signage	No Objection	Granted
3/19/0101/LB & 3/19/0100/FUL	1 & 2 The Square	Change of use of first floor and internal alterations	The Town Council objects to this application unless the requirements of Historic England are met	Granted
3/19/0534/HOU	34 Greenhays Rise	Single storey rear in-fill extension and side extension. New raised deck to rear of property	No Objection	Granted
3/19/0465/CLP	76 Leigh Road	Single storey side & rear extension	No Objection	Granted
3/19/0090/FUL	Wimborne Model Town	Installation of a temporary building in the rear yard	No Objection	Granted

PLANNING & ENVIRONMENT COMMITTEE – 11 JUNE 2019
APPLICATIONS RECEIVED

Application Number	Address	Details	Observation
3/19/0694/HOU	36 Grove Rd	Single storey side extension	No Objection
3/19/0585/ADV & 3/19/0588/LB	6 Corn Market (White Hart)	New signage with lighting	No Objection
3/19/0681/RM	Minster Gate, Cranborne Rd	Alternative Reserved Matters details to substitute house types for plots 235-242, 258-259, 269-318 within the southeast residential development east of Cranborne Rd	No Objection
3/19/0805/HOU	20 Beaufort Drive	Increase driveway with new gravelled area, reposition steps to entrance and provide new balustrade and handrail	No Objection
3/19/0834/HOU	25 Venator Place	Single storey rear extension to be attached to existing conservatory	No Objection
3/19/0533/FUL	Rear of 77 Barnes Cresc	Sever land to the rear of 77 Barnes Cresc and erect a 2 bedroom chalet bugalow, with associated access and parking	No Objection
3/19/0473/HOU	144 Hardy Crescent	Single storey rear extension to be attached to existing conservatory	No Objection

3/19/0291/HOU	19 Barnes Cresc	Erect a 2 storey side extension	"No Objection - but tree needs to be retained and damage done during building work prevented."
3/18/3497/LB	29 West Borough	Treat existing damp problems; Replace fire place; replace kitchen fittings; replace bathroom fittings; replace existing PVC bathroom window; replace plastic guttering; repaint nternal & external walls	No Objection
3/19/0491/HOU	19 St John's Hill	Rear ground, first and second floor extensions, loft and garage conversions and alterations to front of house at ground floor level, including change of wall finish, change from pitch roof to flat roof over porch and door and window revisions	"Objection: Concern about overlooking; applicant is even concerned about this. WMTC is also concerned about design, materials and its location near to a conservation area."

3/17/3060/CONDR	6 East Street (Butcher's Dog)	Variation of licensing hours	<p>'Object: The noise and disturbance to residents by extending the hours would be unreasonable for residents. This is a planning issue. Please see attached letter from Robert Rodway. The following files have been uploaded: Letter from Robert Rodway re planning app 3 17 3060 CONDR.pdf.' The Town Council also supports the most recent comments made by John Gatrell and Robert Rodway and contained in their letter of 1 April 2019 which has already been submitted to the Planning Inspectorate.</p>
3/19/0747/FUL	Land r/o 62 Barnes Crescent	Sever plot, erect a detached 3 bedroom dwelling with associated access and parking	

3/19/0718/CONDR	46-54 Leigh Rd	Variation of condition 3 of planning consent 3/17/1962/PNOD (for change of use of existing offices and light industrial (B1) premises to residential (B1 & C3). The conversion will see a large part of the premises converted to 6 one bedroom residential units) to allow the continuing light industrial use of the site.	No Objection
3/19/0787/LB 3/19/0786/FUL	16-17 East Street	Sub-divide property to provide dwelling and shop	No objection
3/19/0608/FUL	20-23 East Street	Demolish existing extensions; insert new openings to allow the subdivision of the ground floor to form three A1 units; and insert new openings and a change of use to first and second floors to form eight apartments	No Objection

3/18/3302/FUL	6-8A Rowlands Hill	Erect detached house with carport - amended plans received 22.03.19	The planning application is still inappropriate in the conservation area. The building is still too intrusive to the existing houses around it. It is important that the character of the area is retained including existing trees and bushes. We would refer back to our previous comments made on 30 Jan 2019. The Town council would wish this to be taken to Committee if there is any chance of it being passed by Dorset Council.
3/19/0006/FUL	4 Rowlands Hill	Erection of 8 x 3 flats and 1 x 3 bed house after demolition of existing dwelling	The Town Council stands by its previous comments but will not require this matter to go before Committee if Dorset Council is minded to approve it."

3/19/0820/CONDR	Park Farm Leigh Rd	Variation of condition 2 of application 3/18/2262/RM to substitute drawings originally approved and to separate plots 29 and 30. Plot 41 and 42 will form a pari of semi-detached properties, plot 43 will be detached.	No Objection
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