

WIMBORNE MINSTER TOWN COUNCIL

MINUTES of a meeting of the **PLANNING & ENVIRONMENT COMMITTEE** held on **TUESDAY 10 MARCH 2020 at 7.00 pm** in the Committee Room, Town Hall, Wimborne Minster.

COMMITTEE MEMBERS PRESENT

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

COMMITTEE MEMBER NOT PRESENT

Cllr S Wheeler

OFFICER PRESENT

Assistant Town Clerk

Several residents attended the meeting.

Questions from the Public

Shirley Bellwood, West Borough resident, requested further information from the Town Council on the recent news of the closure of Wimborne Market and any planned proposals for that site. Mrs Bellwood also requested that the Town Council give due consideration to the retrospective planning application for the Tivoli Theatre for the new entrance canopy and illuminated sign given that the appearance and design was out of keeping and over dominant in the street scene.

The Chairman advised Mrs Bellwood that the Town Council had no further information about Wimborne Market than the public and that the retrospective planning application for the Tivoli Theatre had not yet been received but would be considered following the normal procedures once it had.

237 **LEIGH ROAD LONG STAY CAR PARK**

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 A** to these Minutes in the Minute Book.

(Note: Written copies of representations received by the Town Council from the local community on this proposal were made available to Members of the Committee prior to the meeting taking place).

Public Speaking:

Julie Finch, a local resident, addressed the Committee and advised that she and several other local residents living in the roads near to the Leigh Road Long Stay Car Park objected to the proposal. The full text of her representations appears as **Appendix B** to these Minutes.

Discussion followed on the context of the report, the history of previous car park surveys conducted in Wimborne Minster, the effect this had had on issuing car park permits to households in the Town and the need to carry out a further car park survey in light of the new large-scale housing developments in the area. Members were reminded that most of the car parks in Wimborne Minster, including the one in question, were owned and operated by Dorset Council and were not within the jurisdiction of the Town Council. It was considered that further consultation and evidence needed to be gathered by Dorset Council as part of its planned county-wide review of car parks.

RESOLVED that this item be deferred to enable consultation with the public and additional research to take place on the proposal.

238

**BURTS HILL/ ALLENVIEW ROAD – PROPOSED
EXPERIMENTAL TRAFFIC REGULATION ORDER (Min 191 –
14.1.2020)**

The Committee was advised that whilst no formal communication had been received from Dorset Council, a local resident had contacted the Chairman, Cllr Tidd, to thank the Town Council for its support on this matter and to inform him that Dorset Council had agreed to extend the yellow lines along Allenvie Road as requested.

The Committee noted the update.

239

**ST JOHN'S HILL - REQUEST FOR SPEED INDICATOR
DEVICE (SID) REQUEST (Min 192 – 14.1.2020)**

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 C** to these Minutes in the Minute Book.

Members noted the response from Dorset Council and agreed not to pursue the matter further given the fact there was no history of any collision data or other speeding complaints registered in this location.

RESOLVED that the Town Council takes no further action on this matter.

240

**STREET NAMING – LAND OFF HARDY CRESCENT /
GORDON ROAD, WIMBORNE**

The Assistant Town Clerk submitted a site plan, 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.

The Committee considered the suggested road name for this development but agreed that an alternative name should be submitted to Dorset Council which remained consistent with the surrounding road names. The surrounding roads were named after deceased war veterans from the local community. It was felt that Cllr Bartlett, with his knowledge of local history, should review the local war names and recommend a suitable name for the new development on behalf of the Town Council.

RESOLVED that the Assistant Town Clerk, in consultation with the Chairman of the Council, be delegated authority to submit an alternative road name to Dorset Council which was consistent with the surrounding road names and taken from the names of deceased war veterans from the local community.

241

NEIGHBOURHOOD PLAN (Min 204 – 28.01.20)

The Chairman of the Committee advised Members that the Council had received confirmation from Dorset Council that the parish of Wimborne Minster had been designated as a local Neighbourhood Plan area. Two public meetings had been arranged to take place on Friday 13 March 2020 to gather volunteer support from the local community to help progress the development of the Plan.

Cllr Tidd advised Members that he and Cllr Richmond had attended a Local Plan consultation meeting at Dorset Council on Friday 6 March 2020 and the Senior Planning Policy Officer working on the Dorset Local Plan would be the same Officer supporting Wimborne Minster in developing a Neighbourhood Plan.

Members briefly discussed the recent news of the planned closure of Wimborne Market. Members raised concerns that whilst this might be a subject for consideration within the developing Neighbourhood Plan, a decision on the current site might be required before the Neighbourhood Plan had been sufficiently progressed and adopted.

The Committee noted the update.

242

**MAJOR CORE STRATEGY DEVELOPMENTS (Min 121 –
8.10.19)**

The Chairman referred to email communications he had received from the Planning Officers at Dorset Council on the progress of these developments, the text of which appears as **Appendix E** to these Minutes.

The Assistant Town Clerk reported the road names accepted and approved by Dorset Council for the Cuthbury Development; to include:

- Kingfisher Court
- Alder Mews
- Farrs Avenue
- Lewis Way
- Fallowfield Place
- Heron Close
- Kestrel Close
- Athelstan Way
- Stour Court
- Godwinson Court

Cllr Bartlett advised the Committee that he had requested that Dorset Council review its policy on street naming to enable Town and Parish Councils to have a greater say on the chosen road names of new developments in their areas.

Members noted the update.

243 **PLANNING DECISIONS**

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

244 **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 G** to these Minutes in the Minute Book.

The meeting closed at 7:53 pm.

Signed Dated
Town Mayor and Chairman of the Council

Appendix A

Date: 10 MARCH 2020

Reference: Item 5 – LEIGH ROAD LONG STAY CAR PARK

Author: Assistant Town Clerk

The Chairman of the Council has requested that a proposal be submitted to Dorset Council to change the Leigh Road Long Stay Car Park to a Short Stay Car Park.

The reason for the request is to give patients using the Quarterjack Surgery the opportunity to park in this car park which presently, being designated a long stay car park, it is difficult to do as they are competing with those parking all day. The Surgery is also the only dispensing chemist in this part of the Town.

The Committee is asked for its decision.

Appendix B

There are 22 residents who have parking permits who live between the Rising Sun and the Quarterjack Surgery as they have no access to off road or on road parking. These residents park their cars in Leigh Road car park as it's the closest to their homes. There are probably more but these are the neighbours I am aware of. Many of these residents are self-employed, stay at home carers or working parents who need to come and go during the day by car with shopping, equipment required for their job or pushchairs with children and babies in tow. These long stay car parks are effectively their drive ways. Currently during the day including Saturdays we struggle along with the long stay permit holders to find a space, not just in Leigh Road but all the other long stay car parks. For example I have had to park in Old Road car park as Leigh Road, Poole Road, Allendale long stays and Westfield were full and there were only a handful left in Old Road. I know some residents with permits think about whether they need to leave Wimborne in case they cannot find a space on their return. I can't imagine many patients of the Quarterjack have to think about that, do you? And where would 40 plus permit holders park if you removed 60 spaces from the current capacity?

The Quarterjack has a carpark, so how is this utilised? It's not manned and does not have a barrier like some doctors surgeries carparks do in towns so people who are going into town could easily park there. Last Thursday afternoon there were 6 un used spaces, Friday morning at 10.00am there were 6 and at 12.25, 10.

Piecemeal development over the years with this site has consistently reduced the number of on-site parking spaces, justified on the grounds that the adjacent public car park can accommodate the extra requirements. A parking survey carried out only 9 years ago supports this view. Any occasional inconvenience suffered by users of the surgery has been created by the expansion of the surgery. Residents and workers using the car park should not have to suffer a daily and greater inconvenience to accommodate this entirely avoidable situation. To avoid repeating that mistake we as permit holders would suggest that a town wide parking survey is carried out, as we know that changes to one car park has a ripple affect across the others. That survey must be independent and not created simply to justify a planning application. Such a survey would provide valuable data that could be incorporated into the Neighbourhood Plan. The decision today should be deferred until all the evidence is available to make an educated decision. If not, the same mistakes will be made over and over again.

Going to the issue of the chemists. Walford Mill surgery also has a dispensing chemist and is supported by a large and under used car park which is available to those patients who rely on their car to obtain prescriptions. Altering the car park to aid the convenience rather than necessity of using of Boots may open the Town Council up to an accusation of favouritism. It is not the Councils role to improve the trading conditions of one premises over another.

Also can I add, that when the planning application for the pharmacy and offices was granted in 2011, the transport statement states that a survey carried indicated 11 extra spaces were required and they could be accommodated by the spare spaces in Leigh Road carpark.

We should also in today's climate be reducing our day to day carbon footprint and encouraging people to walk or use public transport not making it easier for them to get in the car. A pollution test carried out 3 years ago by some residents showed how shockingly high the pollution of Wimborne Town Centre was at just a fraction below of what was an acceptable EU level – I would imagine it's even higher now.

With the continuing building of new homes around the Town the infrastructure of our carparks will reach their capacity and will need addressing, a knee jerk reaction now to what is only a drop in the ocean to the car parking needs of this Town is extreme.

There are various options/proposals that can be discussed and considered before the

needs of a few are put before the needs of many. However as I mentioned before a survey is required and Town wide needs prioritised.

Just one more thing from us, something that is as hugely important to our daily lives as this is, has not been raised with us and we think it should have been as the Town Council is there for all residents and to find this proposal has been put forward without consulting us is very upsetting. I understand the agenda is online but the Council needs to be more transparent when making decisions on items like this and contact residents and businesses that it affects so they can voice their opinions and ideas. We have not had sufficient time to react. Here's a long shot, why don't you let us park in any Wimborne town car park as we will be filling some sort of space anyway! It may spread us around the town more.

Appendix C

Date: 10 MARCH 2020

Reference: Item 2(b) – ST JOHN’S HILL - SPEED INDICATOR DEVICE
(SID) REQUEST

Author: Assistant Town Clerk

The Assistant Town Clerk wrote to Dorset Council regarding the above and to request:

- a) that Dorset Council reviewed and shared with Wimborne Minster Town Council any traffic and speed data held by that Council in this location; and
- b) to request that Dorset Council shared the cost of collecting traffic data in this location with Wimborne Minster Town Council.

The Town Council has received the following response from Dorset Council Officer, Principal Technician, in the Transportation Modelling Team:

We have never received any complaints of speeding in this area. I have checked the all the collision data since 2015 and cannot see any records of incidents. Therefore, we wouldn't have a reason to monitor this location.

I have spoken to the Team Leader for your Community Highways Office, he also confirmed they had not received any complaints from yourselves or members of the public here.

All communities must have a valid speed survey to show the road meets criteria for a SID. We have charged them the full amount, which covers our costs to collect it. I couldn't pay for half of yours, as this would be unfair to the many other Town and Parish Councils that are paying in full.

This item has therefore been brought back to Committee for further consideration.

Members are reminded of the following:

The placement of a new traffic tube or radar survey will cost £250+VAT. Should members wish to proceed with this survey, the traffic tubes could be funded from the 'Working Together' budget which currently stands at £2,500.

Should the results of the survey indicate that a SID could be deployed at St John's Hill, the Town Council would need to fund the equipment cost which would be in the region of £2,000 – £3,000 depending on the preferred model. However, there is no budget for this in the 2020/21 Financial Year.

The Committee's decision is requested as to whether to ask Dorset Council to carry out a survey and if the results meet the criteria a further report will be made to the Committee to consider whether it wishes to proceed to the next stage by asking the Council to meet the cost of a SID from the General Fund.

The Committee is asked for its decision.

Item 6 – Major Core Strategy Developments

Chairman's Update

Cuthbury Update – received by email 26 February 2020

Cuthbury Footpath – objections are available online. There has not been a submission to the Secretary of State yet, but we expect to do so in the near future. When a submission is made objections will be sent with this and the inspector will be in touch with objectors.

Leigh Road – received by email 26 February 2020

Other major developments such as:-

3/19/2426/RM (Park Farm House Leigh Road Colehill Wimborne BH21 2DA. Proposal: Approval of reserved matters application in respect of appearance, layout, scale and landscaping following outline planning application 3/15/0789/COU for residential development of 305 dwellings); and

3/19/2449/FUL (Land south of Leigh Road Wimborne Dorset BH21 2DA. Proposal: Replace approved retail unit (not commenced) with 64 bed care home with associated access, car parking, foul and surface water drainage and landscaping).

are still under consideration.

Cranborne Update – received by email 26 February 2020

Dorset Council is currently assessing the Reserved Matters application for Cranborne Road 19/2437/RM. A decision is due mid-March but I'm anticipating that we'll need some additional time for amendments before the application is acceptable.

Appendix F

**PLANNING & ENVIRONMENT COMMITTEE – 10th March 2020
DECISIONS REPORT**

Application Number	Address	Details	Town Council Comments	Dorset Council Decision
3/19/2275/HOU	11 Westfield Close	Two storey rear extension, front porch added, change garage from flat to mono-pitch roof, internal alterations and associated changes to elevations (description amended 06.01.19)	No Objection	Granted
3/19/2162/HOU	18 Julians Road	Demolish existing single storey rear extension and erect a new single storey side and rear extension	No Objection	Granted
3/19/2017/HOU	38 King Street	Construction of a new car parking space to the side of No 38 to be accessed from King Street	No Objection	Granted
3/19/2308/HOU	72 Leigh Road	Single Storey extension	No Objection	Granted
3/19/2323/HOU	1 Lacy Drive	Single Storey extension	No Objection	Granted

3/19/1596/FUL	Allenview South Car Park	'Replacement of the culverted bridge into the Allenview South car park. Creation of a temporary access off Hanham Road into Allenview South Car Park to enable access whilst bridge is closed. This forms part of a wider Wessex Water scheme to upgrade the sewer network, connecting the new housing development to north of Wimborne. A new storage shaft, pipelines, inspection chambers, etc and an above ground control kiosk will be progressed under permitted development rights, as detailed on plan C9872-712-B	No Objection	Granted
3/19/1780/LB	2 West Borough also known as 1 The Square	The removal of existing asbestos panels on second floor, forming a sloping soffit above a corridor on the first floor. Installation of new flooring to match existing and a new vertical timber stud partition lined both sides with lath and lime plaster. Installation of new removable timber stud partition forming new corridor to allow sub-division of office	No Objection	Granted
3/19/1913/FUL	19 & 19a Wimborne Road	Demolish existing annexe and erect a detached 4no bedroom dwelling with associated access onto Burts Hill and parking	No Objection	Refused
3/19/2011/FUL	28 West Street	Change of use from A1 Shop to D1 Clinic (Podiatric & chiropody clinic) and internal alterations.	No Objection	Granted

3/19/2151/FUL	10 Wimborne Road	Proposed new windows to ground floor west elevation to facilitate internal reconfiguration of offices and meeting rooms.	No Objection	Granted
3/19/2175/LB	28 West Street	Change of use to podiatric and chiropody clinic. Minor alterations to provide treatment room, ante room, cloakroom and reception area	No Objection	Granted
3/19/2346/LB	Gulliver House	Form new window opening on south elevation	No Objection	Granted

Appendix G**PLANNING & ENVIRONMENT COMMITTEE – 10th March 2020****APPLICATIONS RECEIVED**

Application Number	Address	Details	Response due date	Observation
3/19/1780/LB	2 West Borough Address change to 2 West Borough (from 1 The Square).	The removal of existing asbestos panels on second floor, forming a sloping soffit above a corridor on the first floor. Installation of new flooring to match existing and a new vertical timber stud partition lined both sides with lath and lime plaster. Installation of new removable timber stud partition forming new corridor to allow sub-division of office	02.01.20	No Objection
3/19/2449/FUL	Land South of Leigh Road	Replace approved retail unit (not commenced) with 64 bed care home with associated access, car parking, foul and surface water drainage and landscaping	23.01.20	No Objection to this revised planning application. Would the developer consider opening up the planned café within the care home to the local community and consider selling basic sundries?

3/19/2426/RM	Park Farm House, Leigh Road	Approval of reserved matters application in respect of appearance, layout, scale and landscaping following outline planning application 3/15/0789/COU for residential development of 305 dwellings at Land at Park Farm, Leigh Road, Wimborne, Dorset, BH21 2DA	28.01.20	No Objection
3/19/2437/RM	Land West of Cranborne Road, Wimborne Minster	Reserved matters details for 312 dwellings, public open space, vehicular, cycle and pedestrian access, connections to the SANG, landscape planting and surface water attenuation features	28.01.20	No Objection
3/19/2346/LB	Gullivers House	Form new window opening on south elevation	04.02.20	No Objection
3/19/1769/FUL	Flight Refuelling, Brook Road	Erect temporary industrial building on a concrete slab. As amended by plans rec'd 28/1/2020 to enlarge the building and amend its siting to be further from the site boundary with housing to the east	17.02.20	No Objection
3/19/2515/HOU	20 Julians Road	Single Storey rear extension	21.02.20	No Objection
3/19/2310/FUL	Harleston House	Internal and external alterations to existing supported living home	02.03.20	No Objection
3/19/2489/FUL	Land to the east of 52-68 Hardy Cres	Construction of pre-fabricated bin stores (to serve 34-50 Hardy Crescent & 52-68 Hardy Crescent	02.03.20	No Objection