



Dear Councillor

29 June 2020

You are invited to attend a virtual meeting of the **PLANNING & ENVIRONMENT COMMITTEE** via video link on **FRIDAY 3 JULY 2020 at 10.00 am.**

Yours sincerely

A handwritten signature in black ink that reads "Laurence Hartley".

Town Clerk

Members of the public are invited to submit questions to the Committee in writing by **9.30 am on the day before this meeting** (i.e. Thursday, 2 July 2020 using the following email address: [office@wimborne.gov.uk](mailto:office@wimborne.gov.uk) or by delivering a hard copy of the question to the Town Hall, West Borough.)

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**A G E N D A**

- 1 Apologies for absence.
- 2 **NEIGHBOURHOOD PLAN (Min 241 – 10.03.20)**  
The Chairman to provide an update on progress.
- 3 **SUPPORT FOR REOPENING OF HOSPITALITY BUSINESSES**  
To receive for information a letter dated 18 June 2020 from Emran Mian, Director-General for Decentralisation & Local Growth, Ministry of Housing, Communities & Local Government.
- 4 **TEMPORARY CLOSURE OF PUBLIC FOOTPATH E2/9**  
To receive a Notice from Dorset Council regarding the temporary closure of Public Footpath E2/9 to facilitate construction activities. The closure will allow access to the site as well as minimising health and safety risks of the public walking through a live construction site (copy herewith).
- 5 **MAJOR CORE STRATEGY DEVELOPMENTS (Min 242 – 10.03.20)**  
The Assistant Town Clerk to report on any updates received from the Planning Officers.
- 6 **PLANNING DECISIONS**  
To receive a schedule of recent planning decisions by Dorset Council (copy herewith).
- 7 **PLANNING APPLICATIONS**  
To receive a schedule of comments on planning applications made by Members (copy herewith).

## **MEMBERS OF COMMITTEE**

**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 R Wheeler**

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

## **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 duty to consider the following matters in the exercise of any of its functions: Equal Opportunities (age, disability, gender reassignment, marital status, pregnancy and maternity, race, religion or belief, sex and sexual orientation), Crime & Disorder, Health & Safety, Human Rights and Data Protection (General Data Protection Regulation).

## **PUBLIC ATTENDANCE AT VIRTUAL MEETINGS**

Members of the public and press will be allowed to listen *and watch* the meeting in audio mode only using Zoom. To avoid disruption the public and press will not be displayed on video or be able to be heard by the meeting.

**Please choose one of the following options to observe and / or listen to the meeting from 10am:**

**To access online via Zoom website:**

1. Access the Zoom Video and Teleconferencing website by the following link:

<https://zoom.us/>

2. Click to 'Join a Meeting'

3. When prompted, insert Meeting ID and Password as below:

**Meeting ID: 983 8731 2125**

**Password: 267701**

*\*Please note, you may be asked to register and sign into your Zoom user account. This will require a personal email address and password\**

**To access audio only by telephone:**

1. Dial United Kingdom: +44 330 088 5830; or +44 131 460 1196; or +44 203 481 5237; or +44 203 481 5240; or +44 208 080 6591; or +44 208 080 6592.

2. When prompted, insert Meeting ID and Password as below:

**Meeting ID: 983 8731 2125**

**Password: 267701**

Any questions which members of the public wish to put to the Council or Committees must be in writing and received by 9.30 am on the preceding working day before the meeting using the following email address: [office@wimborne.gov.uk](mailto:office@wimborne.gov.uk). Alternatively, a written question can be delivered to the Town Hall by 9.30 am on the preceding working day before the meeting. Every effort will be made to answer the question at the meeting but there may be a need to obtain information from other sources and in those circumstances a written response will be provided at a subsequent time.

**AGENDA ITEM 3 – SUPPORT FOR REOPENING OF HOSPITALITY BUSINESSES**



Ministry of Housing,  
Communities &  
Local Government

*Ministry of Housing, Communities & Local  
Government*  
Fry Building  
2 Marsham Street  
London  
SW1P 4DF

Email : [emran.mian@communities.gov.uk](mailto:emran.mian@communities.gov.uk)

[www.gov.uk/mhclg](http://www.gov.uk/mhclg)

18 June 2020

Dear colleague,

Over recent weeks, the continuing hard work of local authorities has allowed us to make progress along the government's roadmap to recovery. We have begun to bring life back to our high streets and town centres by opening retail businesses that were closed, with effective social distancing. I am now writing to set out how you can continue to support hospitality businesses in particular, ahead of regulatory checkpoints that may see further changes.

**Helping hospitality businesses**

In March, the government took action to ensure that pubs, restaurants and bars could provide a takeaway and delivery service. We want to make sure they are taking advantage of other opportunities already available to them. Many businesses will already have licences which enable them to set up stalls to sell takeaway food and drink outside their place of business. We would urge local authorities to support more local businesses to get these licences, cutting costs for them and accelerating decisions wherever possible.

We are aware that some local authorities have separate licensing arrangements for street trading and street furniture. Given the current situation, you should not seek to undertake enforcement action which would result in unnecessarily restricting outdoor stalls during this period, having regard to your legal obligations and access for pedestrians. There is wide variation in fees for these licences. In some areas these are as low as £115, and we would encourage all authorities to consider whether their fees are set at an appropriate level. Finally, you should minimise the time to process these applications, aiming to process applications within five days of the end of the statutory consultation period.

**Making the most of outdoor markets**

To boost outdoor trade, we would also encourage local authorities to explore options to set up more outdoor markets. We made it easier to use traffic orders to close roads through emergency legislation that came into effect on 23 May, and we encourage you to consider whether closing certain streets to traffic could better support temporary markets and outdoor eating in a way that reduces pressure on space and reflects the guidance on social distancing. For instance, local authorities could consider using this legislation to pedestrianise streets, in order to create more space for outdoor stalls, as well as making the best use of those already pedestrianised.

We encourage market operators to be as flexible as possible in granting licences, while taking into account that safe movement across public space is not unduly compromised, in particular for those with mobility or visual impairments and other disabilities.

As you work to accommodate further reopenings, we would suggest that you proactively contact hospitality businesses in your local area to ensure they understand the guidance and ask whether they wish to make use of the opportunities available to them. The government will continue to offer guidance<sup>1</sup>, but local businesses will need local authorities to work with them as they plan for the weeks ahead.

We are committed to supporting local authorities in this important work. In May we announced the £50m Reopening High Streets Safely Fund to help you prepare for the safe re-opening of high streets and commercial areas. This Fund is on top of the £3.8 billion package of support already announced to help councils deal with immediate pressures, and complements existing longer-term interventions including the Future High Streets and Towns Funds. The Government will continue to support local authorities as we progress through the phased recovery.



Emran Mian

**Director-General for Decentralisation & Local Growth**

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<sup>1</sup> <https://www.gov.uk/coronavirus>



**AGENDA ITEM 6 – DECISIONS REPORT**

<b>Application Number</b>	<b>Address</b>	<b>Details</b>	<b>Town Council Comments</b>	<b>Dorset Council Decision</b>
3/19/1927/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. Erect seven residential properties (arranged as two pairs of semidetached properties and a terrace of three units) together with associated access and parking accessed from Park Lane	No Objection	Granted
3/19/1507/LB	Tivoli Theatre	Replacement front doors (retrospective)	No Objection	Refused
3/20/0148/PNOD	Crown House, 6 Wimborne Road	Change of use from commercial offices to residential units. Indicative plans provided at this stage showing possible 7 units utilising the existing building		Refused
3/19/2515/HOU	20 Julians Road	Single Storey rear extension	No Objection	Granted
3/20/0256/NMA	31 Barnes Crescent	Non material amendment to P/A 3/18/1914 FUL to amend front landscaping and parking and paved areas changed to tarmac to ensure that approved drawings correspond with as built	No Objection	Granted

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3/20/0102/HOU	93 Leigh Road	Single Storey rear extension	No Objection	Granted
3/20/0131/HOU	4 Crescent Road	Single Storey rear extension	No Objection	Granted
3/19/2310/FUL	Harleston House	Internal and external alterations to existing supported living home	No Objection	Granted
3/20/0290/PNOD	6 The Square	Conversion of existing B1 offices to C3 residential to form 8 flats		Granted
3/20/0045/LB	Tivoli Theatre	Alterations to previously approved proposals ref 3/18/3104/LB (to erect a new canopy to the front façade of the existing building including signage and lighting as drawings indicate). Changes to font and lighting of canopy	No Objection	Granted
3/20/0327/HOU	1 Hardy Crescent	Single Storey rear extension with pitched roof	No Objection	Granted
3/19/2489/FUL	Land to east of 52-68 Hardy Crescent	Construction of pre-fabricated bin stores (to serve 34-50 Hardy Crescent & 52-68 Hardy Crescent)	No Objection	Granted
3/19/1769/FUL	Flight Refuelling, Brook Road	Erect industrial building on a concrete slab. As amended by plans rec'd 28/01/2020 to enlarge the building and amend its siting to be further from the site boundary with housing to the east	No Objection	Granted
3/20/0187/FUL	51 Barnes Cres	Sever plot, demolish existing outbuildings and erect a pair of 2 bedroom semi-detached dwel	No Objection	Refused

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3/20/0025/CONDR	4 Rowlands Hill	Minor Material Amendment to permission 3/19/0006/FUL (Erection of 8 no. 3 bed flats and 1 no. 3 bed house after demolition of existing dwelling) to vary condition 2 (Approved Plans) to amend proposed access and windows on Unit 9.	No Objection	Granted
3/19/2188/HOU	8 Redcotts	Single storey side extension an alteration to existing outbuilding (Amended proposal)	Regarding the changed plans (3/19/2188/HOU) the Town Council is of the opinion that the side extension is still seen from the road therefore still means that it disrupts the visual appearance of the row of houses in the SCA. We also believe that conservation areas must be taken seriously to protect our historic town.	Granted
3/20/0123/CONDR	Tivoli Theatre	Vary condition 2 (approved plans) of previously approved proposals ref: 3/18/3103/FUL (to erect a new canopy to the front facade of the existing building including signage and lighting as the drawings indicate) to vary signage and lighting	The Town Council has a close business relationship with the Tivoli Theatre management and it would be inappropriate for the Council to comment on these related applications.	Granted
3/18/2716/FUL	14 King Street	Demolition of existing building and the erection of two properties- a mix class C4 HMO (four beds with shared facilities) on ground floor with 2no. (Class C3) one		Granted



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		bed flats at first floor; and a five bed (Class C3) dwelling house.		
3/20/0124/HOU	34 Venator Place	Single storey front extensions, new bay window to rear elevation, alter existing windows and create new windows on both side elevations along with alterations to terrace and widening dropped kerb	No Objection	Granted
3/20/0337/CONDR	61 Barnes Cres	Vary condition 2 (approved plans) of permission 3/19/1807/FUL (to sever plot and erect a pair of 2no bedroom sei detached houses with associated access and parking) to extend and move the proposed dwellings	No Objection	Granted
3/20/0191/CONDR	6 East Street	Variation of Condition 1 of Planning Permission 3/17/3060/CONDR to permit retention of patio with some raised beds to the north of the garden and continuation of the use of the rear garden as a storage area, ancillary to the lawful use of the property	No Objection	Granted
3/20/0020/LB	16 West Borough	Redecoration of front elevation facing West Borough including render, window frame paint & door paint	No Objection	Granted

**AGENDA ITEM 7 – PLANNING APPLICATIONS RECEIVED**

<b>Application Number</b>	<b>Address</b>	<b>Details</b>	<b>Response due date</b>	<b>Observation</b>
3/20/0102/HOU	93 Leigh Road	Single Storey rear extension	11.03.20	No Objection
3/20/0131/HOU	4 Crescent Road	Single Storey extension	12.03.20	No Objection
3/19/2488/LB	46 East Street	3 no. signs: 1 corner sign to first floor corner to East Street, 1 no. hanging sign to the ground floor east elevation, and 1 no. hanging sign to the first floor east elevation	17.03.20	No Objection
3/20/0187/FUL	51 Barnes Crescent	Sever plot, demolish existing outbuildings and erect a pair of 2 bedroom semi-detached dwellings	17.03.20	No Objection
3/19/2188/HOU	8 Redcotts	Single storey side extension an alterations to existing outbuilding (Amended proposal)	25.03.20	Regarding the changed plans (3/19/2188/HOU) the Town Council is of the opinion that the side extension is still seen from the road therefore still means that it disrupts the visual appearance of the row of houses in the SCA. We also believe that conservation areas must be taken seriously to protect our historic town.
3/20/0123/CONDR	Tivoli Theatre	Vary condition 2 (approved plans) of previously approved proposals ref: 3/18/3103/FUL (to erect a new canopy to the front	01.04.20	The Town Council has a close business relationship with the Tivoli Theatre management, and it would be inappropriate for the Council to comment

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		facade of the existing building including signage and lighting as the drawings indicate) to vary signage and lighting		on these related applications.
3/20/0045/CONDR	Tivoli Theatre	Alterations to previously approved proposals ref: 3/18/3104/LB (to erect a new canopy to the front facade of the existing building including signage and lighting as the drawings indicate). Changes to font and lighting of canopy	01.04.20	The Town Council has a close business relationship with the Tivoli Theatre management, and it would be inappropriate for the Council to comment on these related applications.
3/20/0025/CONDR	4 Rowlands Hill	Minor Material Amendment to permission 3/19/0006/FUL (Erection of 8 no. 3 bed flats and 1 no. 3 bed house after demolition of existing dwelling) to vary condition 2 (Approved Plans) to amend proposed access and windows on Unit 9	01.04.20	No Objection
3/20/0019/HOU	1 Marlborough Place	Single storey side and rear extensions, front porch and detached double garage. Demolish existing garage, conservatory and portic	01.04.20	No Objection
3/20/0327/HOU	1 Hardy Cres	Single storey rear extension with pitched roof	01.04.20	No Objection

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3/20/0020/LB	16 West Borough	Redecoration of front elevation facing West Borough including render, window frame paint & door paint.	09.04.20	No Objection
3/20/0131/HOU	4 Crescent Road	Single Storey Rear Extension (amended plans or more information received)	15.04.20	No Objection
3/20/0124/HOU	34 Venator Place	Single storey front extension, new bay window to rear elevation, alter existing windows and create new windows on both side elevations	23.04.20	No Objection
3/20/0216/ADV	Cricketers Arms, 12 Park Lane	Two externally illuminated fascia signs; two externally illuminated hanging signs; three nonilluminated amenity boards; one poster case; five window vinyls; four lanterns; and four LED floodlights	24.04.20	No Objection
3/20/0191/CONDR	6 East Street	Variation of Condition 1 of Planning Permission 3/17/3060/CONDR to permit retention of patio with some raised beds to the north of the garden and continuation of the use of the rear garden as a storage area, ancillary to the lawful use of the property	08.05.20	The storage and movement of beer casks in the rear garden area would be detrimental to the amenity of neighbours of this property by reason of noise and general disturbance. Additionally, the storage and piling up of casks will also be detrimental to residents' visual amenity as well as the public as they will

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				be seen from community areas
3/20/0337/CONDR	61 Barnes Crescent	Vary condition 2 (approved plans) of PA 3/19/1807/FUL to extend and move the proposed dwelling	20.05.20	No Objection
3/20/0496/NMA	Park Farm House, Leigh Road	Non material amendment to 3/19/2426/RM to amend visitor parking bays material- tarmac instead of block paving	20.05.20	No Objection
3/20/0268/LB	12 Park Lane	Erection of illuminated and nonilluminated signs to the exterior of the building and re-decoration of the building	03.06.20	No Objection
3/20/0331/CONDR	Yard, 28 Old Road	Application to vary condition 2 and 3 of planning permission 3/18/3456/FUL - erect an office building and demolish an outbuilding - to allow the inclusion of photovoltaic panels on the roof slope	04.06.20	No Objection
3/20/0404/FUL	Rydal House, 22 St Johns Hill	Proposed replacement windows and doors from timber to heritage type upvc	04.06.20	No Objection

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3/20/0310/HOU	18 King Street	Demolish existing garages and rear single storey extension and erect new single storey side and rear extensions with new double garage. Extend first floor to the front elevation and by the formation of hip to gable alterations to the existing roof. Additional living accommodation is to be created on the second floor within the roof space with the insertion of roof lights to the rear elevation	10.06.20	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	11.06.20	No Objection
3/20/0474/CONDR	16-17 East Street	Minor-Material Amendment to Planning Permission 3/19/0786/FUL (to sub-divide property to provide dwelling and shop) to revise roof light size and add roof light on rear roof slop	17.06.20	No Objection