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WIMBORNE MINSTER TOWN COUNCIL

MINUTES of an informal meeting of the **PLANNING & ENVIRONMENT COMMITTEE** via video link held on **TUESDAY, 29 JUNE 2021** at **10.00 am**.

COMMITTEE MEMBERS PRESENT VIA VIDEO LINK

Cllr D J March (Chairman)
Cllr W J Richmond (Vice-Chairman)
Cllr D Burt
Cllr F Shirley
Cllr S Wheeler
Cllr K F Webb – Ex-Officio – Chairman of the Council
Cllr C L Butter – Ex-Officio – Vice-Chairman of the Council

COMMITTEE MEMBERS NOT PRESENT

Cllr S K Bartlett
Cllr A E Roberts

OFFICERS PRESENT VIA VIDEO LINK

Town Clerk
Committee Officer

34 **PLANNING APPLICATION WIMBORNE MARKET - 3/20/2172/FUL**

Members were requested to give the Town Clerk the Committee's views on this planning application for the redevelopment of Wimborne Market.

Based on the comments of the Members present the **TOWN CLERK'S DECISION** was that the formal comments of the Town Council on this planning application, attached as **Appendix A** to these Minutes, be forwarded to the Planning Department at Dorset Council.

The meeting closed at 10.38 am.

Signed Dated
Town Mayor and Chairman of the Council

Final Comments by Town Council on Planning Application 3/20/2172/FUL - Site of Wimborne Market

1. Could Dorset Council consider whether this brownfield site would be suited for an alternative sustainable form of development?
2. The Town Council has concerns about the proposed road system but is mindful that the Case Officer has not yet received the comments of Dorset Highways on the application. However, whilst the Council would welcome an opportunity to see the comments of Dorset Highways the following issues are of particular concern:
 - a. Station Terrace is unsuitable as an access for vehicular traffic and given the layout will be used extensively by vehicles to access the eastern part of the development.
 - b. The apparent narrowness of the road network within the development might not be able to allow access by ambulances and refuse vehicles due to parked vehicles. This should be checked carefully. Furthermore, the roads and footpaths should be designed and constructed to adoption standards.
 - c. It is a great pity that the intention of the developer is not to seek the adoption of the road system within the development. This could lead to maintenance problems in the years to come.
3. With regard to 2 above, as part of the reconsideration, the Station Terrace access should not be capable of use by vehicular traffic and a new access provided using the Riverside Industrial Estate roads.
4. On-site parking spaces are inadequate given the likely number of vehicles which will be generated by this development.
5. Could Dorset Council seek to obtain more than its normal 10% of renewable energy provision on the site. The Town Council also hopes that the development meets the highest standards of sustainable design and construction. To this end, as part of the construction, provision should be made in the development for ground source heat pumps and photovoltaic panels with storage to avoid the necessity to retrofit such renewable energy sources in the years to come. Charging points for electric vehicles should also be considered throughout the development.
6. If residents of the development are expected to walk to Wimborne Minster town centre, Station Terrace should be used for pedestrian access but not vehicular traffic. Added to this could consideration be given to providing a wider footway along Market Way to join Avenue Road, perhaps using a Section 106 agreement or CIL monies. This would prevent any future consideration of Market Way becoming a two-way traffic flow.

7. Given the Victorian and Edwardian designed dwellings in the immediate vicinity which form a special character area the proposed design of this development is not sympathetic to this style and is out of keeping with those dwellings.
8. The proposed communal green spaces and allotments appear to be inadequate in size for the number of dwellings.
9. The Town Council supports the initial and updated comments of EDEP on the landscaping proposals including in particular the removal of invasive species.
10. Whilst it is noted that the proposed café is intended for use by residents only the Town Council hopes that residents' guests will be able to use it so that residents have an opportunity to integrate with the wider community.
11. No provision appears to have been made in the development for a proportion of affordable homes. Please could this be addressed.
12. Could Dorset Council make every effort to ensure that the dwellings are occupied by existing Wimborne Minster residents thereby freeing up much needed family homes for local residents. Other areas of the country have managed to ensure this local connection.
13. If the development is approved, the Town Council wishes to be consulted on the proposed management plan for access to the site by construction vehicles.