

WIMBORNE MINSTER TOWN COUNCIL

MINUTES of an informal meeting of the **PLANNING & ENVIRONMENT COMMITTEE** via video link held on **FRIDAY 3 SEPTEMBER 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 J Hart
Cllr A E Roberts (joined the meeting at 10.22 am)
Cllr F Shirley
Cllr K F Webb – Ex-Officio – Chairman of the Council

COMMITTEE MEMBERS NOT PRESENT

Cllr S K Bartlett
Cllr S Wheeler
Cllr C L Butter – Ex-Officio – Vice-Chairman of the Council

OFFICERS PRESENT VIA VIDEO LINK

Town Clerk
Committee & Administration Officer

52 **LOCAL ISSUES**

(a) Julian's Bridge Pedestrian Safety (Min 39 – 09.07.21)

The Town Clerk reported that he had written to Dorset Council, enclosing recent photographs of Julian's Bridge showing pedestrians crossing the Bridge amongst the traffic. No response had been received to date although Dorset Council had previously said it was seeking a solution to this safety concern.

It was noted that only half of the Bridge was in Wimborne Minster, with the remaining half being in the parish of Pamphill.

(b) Leigh Road/ Wimborne Road West Cycle Paths

The Town Clerk reported that there had been many concerns expressed about the cycle paths, some of which were in the parish of Colehill. He suggested that a delegation, possibly in conjunction with Colehill, be arranged to meet the lead Member for Highways from Dorset Council together with Officers so that the concerns could be addressed on site.

(c) Flooding

The Town Clerk reported that some Members had expressed concerns about the recent flooding in Leigh Road and Brook Road and suggested that this could form part of the site visit referred to in b) above. Cllr Richmond, one of the Town Council's Flood Wardens, believed that the water table in that area was known to be very high.

It was suggested that three Town Councillors should make up the Council delegation and that a site visit covering a), b) and c) above could be covered. It was agreed that the most appropriate Members would be Cllr March, Cllr Richmond and Cllr Butter.

(d) Community Speedwatch (Min 14 – 14.05.21)

The Chairman reported that training for the volunteers was due to commence next week after which the Community Speedwatch initiative could actively commence.

53

REDEVELOPMENT OF WIMBORNE MARKET (Min 34 – 29.06.21)

The Town Clerk reported that Dorset Council had refused the original application (3/20/2172/FUL) for development for assisted living age restricted units on the site of Wimborne Market. The applicant had appealed and had also submitted a fresh application (3/21/1556/FUL).

The Town Clerk was awaiting confirmation from Dorset Council as to whether the new application had been amended or was a duplicate of the original. He further reported that it was his understanding that members of the public should still be able to comment on the fresh application via the Dorset Council portal.

The Town Clerk added that the applicants had met two of the three reasons for refusal of the original application by agreement with Dorset Council. The remaining reason was in relation to the provision of affordable housing which could be overcome if an agreement was reached with Dorset Council. It was then likely that planning permission would be granted.

Cllr Shirley requested that the developers should be pressed to include sustainable building and renewable energy in the development.

54

DORSET COUNCIL CAR PARKING CHARGES REVIEW (Min 36 – 09.07.21)

The Chairman submitted for information 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.

The report gave an update on the review including details of two new parking permits which were to be introduced as well as changes to proposed charges in Dorset Council's car parks.

55 **NATIONAL BUS STRATEGY**

The Chairman submitted for information 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 report contained details of the Government's Bus Back Better initiative.

56 **MAJOR CORE STRATEGY DEVELOPMENTS (Min 42 – 09.07.21)**

The Town Clerk reported that an application had been submitted in respect of land south of Leigh Road for 174 dwellings which was part of the Barrett Development. The Council would be consulted in due course.

The Chairman reported that following a site visit by the Inspector on 2 June 2021 the Cuthbury footpaths Diversion and Stopping Up Order had been confirmed. The Chairman thanked those who had objected to the closing of the footpaths as a section of footpath 8 coming onto Cowgrove Road had been saved.

57 **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 C** to these Minutes in the Minute Book.

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

59 **NEIGHBOUR NOTIFICATIONS OF PLANNING APPLICATIONS**

The Chairman reported that Dorset Council was proposing to stop notifying neighbours of planning applications or displaying notices outside the properties concerned. This responsibility would now rest with the applicant. The Town Clerk had written to the Head of Planning asking whether this was correct and

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Planning & Environment Committee – 3 September 2021

expressing the Town Council's opposition to the move. To date no response had been received.

The Chairman had therefore written to the Portfolio Holder for Planning at Dorset Council expressing the Town Council's concerns.

(Note: Cllr Butter was not present at the meeting today as she was instead attending a meeting of the Dorset Association of Parish & Town Councils to raise this issue.)

The meeting closed at 10.32 am.

Signed Dated
Town Mayor and Chairman of the Council

PLANNING AND ENVIRONMENT COMMITTEE

Subject: Appendix A – Dorset Council Car Parking Charges
Date: Review 3 September 2021
Author: Chairman of the Planning and Environment Committee

The following is an update from Dorset Council regarding the Car Parking Charges Review:

Following feedback from residents, town and parish councils, businesses and other stakeholders, Dorset Council is planning the introduction of two new parking permits, as well as changes to proposed charges in its car parks.

Following a successful survey which had over 1,900 responses, a proposed new permit scheme to benefit the people of Dorset, whilst reducing the potential impact of the higher parking charges, proved to be very popular. Short stay car park permits were most favoured, but the survey showed a clear need for a long stay permit too. Therefore, two new permits are being proposed:

Pop & Shop: It was clear that many residents want a permit that allows them to pop into their local town or village, so the Pop & Shop permit is designed just for that. The Pop & Shop permit is flexible, allowing the holder to park in the majority of short stay car parks across the whole of the Dorset Council area for 2 hours every day of the week.

The permit can be purchased annually for £78 a year – only £1.50 a week. This is perfect for those who like to make regular visits to their local high street or town/village centre.

This will support local high streets, helping them to rebuild as hubs of the communities they serve following the impact of the Covid pandemic.

Live, Work & Play: It was also clear from the permit survey that there was a real need for affordable parking for people who live and work in the Dorset Council area, and respondents wanted this to be as flexible as possible.

The Live, Work & Play permit can be used in the majority of long and short stay car parks across the whole of the Dorset Council area. Maximum stay times in short stay car parks will still apply. This permit is ideal for residents who need to park for work, leisure activities, or for those residents who have no residential parking.

The proposed price for the Live, Work & Play permit is £260 a year – only £5 a week. A monthly payment option of £25 a month is also available, which includes an administration fee.

To help fund these new permits, some of the proposed car parking charges have been revised, mainly for parking during the peak season at tourist destinations. This is to bring the charges for the most popular summer destinations in line with other comparable areas in the South West.

Existing parking permits currently in use will remain valid until their expiry date, at which point customers will have the choice to purchase either of the two new permits. On-street residents' permits are unaffected by these proposals.

People who wish to comment on the latest plans are advised to e-mail parkingtransformation@dorsetcouncil.gov.uk

Once finalised, the proposals will be presented to Dorset Council's Place and Resources Overview Committee in October, with Cabinet to vote on whether to implement them in early November. If agreed, the new charges and permits would be introduced in January 2022.

Cllr Ray Bryan, Portfolio Holder for Highways, Travel and Environment at Dorset Council, said:

"We asked Dorset residents what they wanted from a new permit scheme, and we are proposing exactly what they have asked for: a permit for those who just want to pop into their town or village to do some shopping, and another for those who regularly use our car parks when working or spending a full day out enjoying what our beautiful county has to offer. These permits are designed to ensure that Dorset Council residents and people who work in Dorset can access lower cost parking options. We also need to ensure tourists continue to feel welcome here, so we've also been careful to make sure that Dorset remains better value to visit than our neighbouring counties. We believe we have found a great offer to benefit everybody. This demonstrates how we're working with all our communities to make parking charges fair across the entire county, while making sure our residents and workers are not left out of pocket."

PLANNING AND ENVIRONMENT COMMITTEE

Subject: Appendix B – National Bus Strategy
Date: 3 September 2021
Author: Chairman of the Planning and Environment Committee

The following notes were written by the Chairman of the Planning and Environment Committee following attendance at a Dorset Council Stakeholder Update event held virtually on Thursday 26 August 2021.

Bus Back Better: Stakeholder Update

The National Bus Strategy

On Monday 15 March 2021 Government launched Bus Back Better, a new national bus strategy for England with aims to rejuvenate local bus services by making them:

- More attractive for passengers
- More affordable
- Easier to understand and use
- Faster and more reliable
- Greener

It acknowledges the decades-long national decline in bus patronage and points to places which have bucked this trend.

It requires each authority to produce a Bus Service Improvement Plan (BSIP) to coordinate services and future investment through an Enhanced Partnership (EP) approach.

Work Underway

Gathering data and working on the following areas:

- National Policy Context
- Local Policy Review and Context
- Mapping population demographic data
- Producing accessibility heat maps
- Understanding the propensity to use public transport
- Generating current bus network frequency maps
- Gathering local bus operator data
- Collating and analysing public and stakeholder feedback
- Liaising with Department of Transport on their expectations for the BSIP

Public and Stakeholder Feedback

As part of the preparation for the Bus Service Improvement Plan (BSIP) the following primary data has been gathered:

- Online snap survey for the general public

- Detailed feedback from stakeholders

The public online survey is interim as the survey closes on 27 August 2021 so additional comments will be added to the data set as they come in.

Detailed meetings have been held with local bus operators, rail and coach service providers, community transport groups and Dorset Council Planning.

Public Survey – Base Analysis

- The public online survey attracted over 1,300 responses with 96% of respondents' resident in Dorset
- 60% of respondents were younger than 65 years of age
- There was an fairly even split of regular and non-bus users
- Only 27% of respondents were satisfied with bus services
- Three main issues prevent increased use of bus:
 - Service frequency
 - Buses not going to places people want them to go
 - The cost of fares

The top three improvements people asked for were

- Buses than run more often
- Buses to more places
- Earlier morning/later evening buses (inc. weekends)

Feedback Results – Notes

- The feedback provided formally by stakeholders was guided with sub-section headers covering main themes and requests made to comment on each.
- This in part explains the higher proportion of responses for each theme compared to the public survey.
- Conversely, the public survey was a pure free-text responses with no guidance notes following a “tick-box” questionnaire.
- We received 43 written responses from formal stakeholders (using the supplied guided forms) and 756 written responses from the general public
- We received responses across a range of media from email, social media, written/postal and online survey.
- A total of 799 written responses have been received and analysed from all consultees.

Stakeholder Feedback Priorities

The top five priorities for stakeholders formally asked to provide feedback were:

1. Cheaper/simplified fare structure;
2. Additional bus routes;
3. Higher frequency/enhanced weekend bus timetables;
4. Better integration between buses and rail; and
5. Improved bus stop infrastructure.

While the top three reflect the three main priorities of the general public, albeit in a revised order, the last two differ from public opinion whose priorities were instead: (4) 'Additional and clearer bus service information'; and (5=) 'Improved bus fleet' and "Routing through locations',

Summary Feedback Context

Common themes drawn from detailed feedback were:

- Fares – concessionary travel not being available at peak times; lots of different tickets between operators; and expensive fares for the quality and amount of service provided.
- A lack of services – poor connections between communities and to facilities (shopping and hospital) and timetables that do not make journeys easy/possible.
- Interchange – with rail and related to timetables not matching up or existing routes not providing good interchange potential.
- Information – for ticketing and available services. This is seen as below standard and often out of date.
- Suggestions that a review of the concessionary travel scheme to help maintain unprofitable routes should be raised nationally.
- People recognise that issues are not cheap to remedy and note the positive environmental/societal importance of the bus.

PLANNING & ENVIRONMENT COMMITTEE – 3rd September 2021

APPLICATIONS RECEIVED

Application Number	3/21/0567/HOU Web Link
Proposal	Side extension of garage
Location	1 Waterworks Cottage
Response Due Date	02.07.21
Application Number	3/21/0982/HOU Web Link
Proposal	Single Storey Rear Extension
Location	83 Leigh Road
Response Due Date	08.07.21
Application Number	3/21/0840/FUL Web Link
Proposal	Erect 75 residential dwellings. This application proposes to re-plan part of the permitted Quarterjack park Development (granted under PA 3/15/0789/COU), resulting in an uplift of 18 units
Location	Park Farm, Leigh Road
Response Due Date	09.07.21
Application Number	3/21/0833/ADV Web Link
Proposal	Update external signage on the building, which covers 23-29 High Street and 29 High Street, Wimborne Minster, BH21 1HR
Location	23-27 & 29 High Street
Response Due Date	12.07.21
Application Number	3/21/0841/LB Web Link
Proposal	Repair to spalled render to cornice below roof Parapet wall to north elevation with the removal of any further loose material. The repair material will Be shaped to match the existing cornice profile, with works being undertaken by a competent mason
Location	7 West Borough
Response Due Date	15.07.21
Application Number	3/21/0848/CONDR Web Link
Proposal	Minor material amendment to vary conditions 2 and 9 of planning approval 3/20/0739 (Alterations and additions to existing building to form new shop front and facade, remodelled roof and 8 self-contained flats, bin and cycle stores. As amended by plans rec'd 5/1/21 to revise shopfront design) to remove the cycle store from the ground floor of the commercial unit, create more commercial space, provide a new cycle store outside and move the bin store to a different position on the site.
Location	6 The Square
Response Due Date	22.07.21

Application Number Proposal	3/21/0854/HOU Web Link Add a new external spiral staircase to the existing Rear terrace area.
Location	9 Wesley Road
Response Due Date	22.07.21
Application Number Proposal	3/21/0944/HOU Web Link Single storey rear extension
Location	1 Old Highway Mews
Response Due Date	23.07.21
Application Number Proposal	3/21/0785/HOU Web Link Demolish existing detached garage, construct new two storey extension with integral garage
Location	8 Milton Road
Response Due Date	30.07.21
Application Number Proposal	3/21/0668FUL Web Link Extend existing single storey building and change use to that of hand car wash facility
Location	Land rear of 5 High Street
Response Due Date	04.08.21
Application Number Proposal	3/21/0746/LB Web Link Use of the rear patio area as an outdoor seating space and the Erection of a pergola
Location	3 East Street
Response Due Date	05.08.21
Application Number Proposal	3/21/0745/FUL Web Link Use of the rear patio area as an outdoor seating space and the Erection of a pergola
Location	3 East Street
Response Due Date	05.08.21
Application Number Proposal	3/21/0783/HOU Web Link Erect single storey rear extensions and attached garage. Raise the ridge height to create habitable accommodation on the first floor. (Revised scheme to App ref: 3/17/2909/HOU)
Location	12 Beaufort Drive
Response Due Date	19.08.21

Application Number
Proposal

3/21/1085CONDR [Web Link](#)
Non material amendment to Approved P/A 3/19/0006/FUL
(Erection of 8 no. 3 bed flats and 1 no. 3 bed house after demolition
of existing dwelling - as amended by plans received 4th April 2019)
to vary Condition 1 to relocate the Cycle Store and alter the
Location Plan

Location

Orchard House, 4 Rowlands Hill

Response Due Date

30.08.21

PLANNING & ENVIRONMENT COMMITTEE – 3rd September 2021

DECISIONS REPORT

Application Number	3/21/0384/HOU
Proposal	Convert existing garage into habitable accommodation and Internal alterations
Location	36 Venator Place
Town Council Comment	Not in keeping with the street scene. Potential to create unnecessary on street parking
Dorset Council Comment	Granted
Application Number	3/21/0639/HOU
Proposal	Single storey extension to front/side to replace car port
Location	39 Allenview Rod
Town Council Comment	No Objection
Dorset Council Comment	Granted
Application Number	3/21/0381/LB
Proposal	Add extract fans to the dental surgery to improve ventilation, in response to the COVID-19 pandemic.
Location	1 Cornmarket
Town Council Comment	No Objection
Dorset Council Comment	Granted
Application Number	3/20/2158/FUL
Proposal	Erect a two Bed Flat above existing retail storage outbuildings. As amended by plan rec'd 28/5/21 to include access to the site
Location	5 Gordon Road
Town Council Comment	Taking into account of neighbours concerns – being overlooked and loss of privacy – and would request a site visit by DC
Dorset Council Comment	Refused
Application Number	3/20/2172/FUL
Proposal	Redevelopment of Wimborne Market to continuing care community comprising of 66 age restricted apartments, 26 age restricted bungalows, 6 age restricted chalet bungalows, one wellness centre, 9 open market houses, parking , highway improvements and pedestrian link
Location	Wimborne Market
Town Council Comment	Comments as recorded at P&E Committee held on

Dorset Council Comment	29 th June 2021. Refused
Application Number	3/21/0350/HOU
Proposal	Single storey rear extension
Location	1 Rushton Way
Town Council Comment	No Objection
Dorset Council Comment	Granted
Application Number	3/21/0307/FUL
Proposal	Sever plot and extend annexe to form a separate dwelling and extend existing dwelling
Location	20 St John's Hill
Town Council Comment	The Local Planning Authority has a statutory duty to 'protect and enhance' the character of the Conservation Area. The current Application neither protects nor enhances this important site. The conjunction of two disparate building forms - a poorly proportioned dwelling abutting the existing garage - is not a successful design solution. The buildings in this part of the Conservation Area have a uniformity of scale, architectural style, materials and detailing. The design of the proposed dwelling shares none of these qualities; its impact on the street made worse by the adjacent loss of green space and enclosure. More fundamentally, the sub-division of the plot would sorely disrupt the pattern of development - the established grain of development in St John's Hill, which is characterised by large plots, wide frontages and generous spaces between dwellings. The severance of the plot in this manner would undermine the special qualities of the Conservation Area and conflict with Government (NPPF) and Historic England Advice.
Dorset Council Comment	Withdrawn
Application Number	03/21/0632/HOU
Proposal	Single storey rear extension, demolish existing sunroom
Location	Franbar Station Terrace
Town Council Comment	On balance no objection but concern of loss of light to neighbour during winter months
Dorset Council Comment	Granted
Application Number	3/21/0842/HOU
Proposal	Two storey rear extension

Location	29 Parkwood Road
Town Council Comment	No objection
Dorset Council Comment	Refused
Application Number	3/20/1718/HOU
Proposal	Revised front garden landscaping and boundary treatment (retrospective) relating to Planning Permission 3/18/2033/HOU (Two storey front and rear extension with roof extension and conversion). As amended by plan rec'd 3/8/21 to show hedge on front boundary.
Location	23 St Johns Hill
Town Council Comment	No objection
Dorset Council Comment	Granted
Application Number	3/21/0826/LB
Proposal	Amendments to previously approved proposals ref: 3/20/1253/LB - Change of use from office (B1) to residential (C3) including alterations as the drawings indicate.
Location	28 West Borough
Town Council Comment	No objection
Dorset Council Comment	Granted
Application Number	3/21/0868/FUL
Proposal	Change of use from office (B1) to residential (C3) including alterations as the drawings indicate
Location	28 West Borough
Town Council Comment	No objection
Dorset Council Comment	Granted
Application Number	3/21/1145/PNOD
Proposal	Prior Approval for a Proposed Change of Use of the second floor which is in Office Use (formerly use Class B1(a)) to 1 residential flat (Class C3). Under the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 3, Class O
Location	Unit 4 Mill Court
Town Council Comment	No Objection
Dorset Council Comment	Prior Approval - Non determination

Application Number
Proposal 3/21/1146/PNRD
Prior Approval for a Proposed Change of Use of a first floor hairdressing salon (Formerly Class A1) to 2 residential flats (Class C3). Under the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 3, Class M

Location Unit 3 , Mill Court

Town Council Comment No objection but as per application 3/21/1145. concern if all first and second floor businesses become residential

Dorset Council Comment Prior Approval - Non determination

Application Number
Proposal 3/21/0785/HOU
Demolish existing detached garage, construct new two storey extension with integral garage

Location 8 Milton Road

Town Council Comment Accepting in principal – confirmation needed that works are acceptable in that the character of the road is unaffected before approval is given

Dorset Council Comment Granted