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WIMBORNE MINSTER TOWN COUNCIL

MINUTES of an informal meeting of the **PLANNING & ENVIRONMENT COMMITTEE via video link** held on **FRIDAY 19 NOVEMBER 2021 at 10.00 am.**

COMMITTEE MEMBERS PRESENT VIA VIDEO LINK

Cllr D J March (Chairman)
Cllr W J Richmond (Vice-Chairman)
Cllr S K Bartlett
Cllr D Burt
Cllr J Hart
Cllr A E Roberts
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

OFFICERS PRESENT VIA VIDEO LINK

Town Clerk
Assistant Town Clerk

86 **ALLENVIEW ROAD - REQUEST FOR TRAFFIC SAFETY MEASURES**

The Assistant Town Clerk submitted an email dated 10 November 2021 from Cllr David Morgan, Wimborne Ward Member on Dorset Council, 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.

In the email Cllr Morgan had asked the Town Council to request Dorset Council to introduce three traffic management measures to improve road safety on the approach to the new Wimborne First School.

Firstly, to extend the double yellow lines 12 metres to the north along Allenvie Road from the Lacy Drive junction. Secondly, to implement traffic calming measures in this area of Allenvie Road and, thirdly, the installation of a Speed Indication Device (SID) in this location.

The Chairman introduced the item and reminded Members that the Town Council had initiated a Community Speed watch project with Dorset Police. Members had chosen to pursue this project to deter speeding vehicles at numerous sites across the Town as it did not involve the lengthy process of seeking approval from Dorset Council for the installation of a SID. Allenvie Road had already been added to the list of sites to be assessed by Dorset Police for inclusion in the speed watch initiative. With this in mind, Members did not feel it appropriate to support the third traffic

safety measure requested by Cllr David Morgan regarding the installation of a S.I.D. on Allenview Road.

TOWN CLERK'S DECISION – that the Town Council supports the first two of the road safety measure requests from Cllr David Morgan and to write to Dorset Council requesting these be implemented accordingly.

87

TRANSPORT HUB ON THE PIPPINS SITE

The Assistant Town Clerk submitted an email dated 9 November 2021 from the Wimborne Residents Action Group (WRAG), 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.

Members were aware of the WRAG's preference to see a transport hub replace the dilapidated building on this site. In the email WRAG had asked that the Town Council seeks clarification from Dorset Council (which owns the site) on its current plans for the site and requesting a feasibility appraisal for their transport hub scheme.

The Chairman advised the Members that the Pippins site was a very important site within the town centre and many ideas for its future use were likely to be put forward for consideration. The Chairman felt it was therefore imperative that Dorset Council engaged and consulted with both the Town Council and the local community regarding any future plan for use of the site.

TOWN CLERK'S DECISION – that the Town Council writes to Dorset Council to seek clarification on their current plans for the Pippins site, and to request that the Town Council and local community are actively engaged and consulted on any future plan for the site.

88

OTHER OUTSTANDING LOCAL ISSUES (Min 52 – 03.09.21)

The Town Clerk reported that Dorset Council had yet to respond to the request for a site visit with the Town Council to discuss the issues of flooding, cycle paths and pedestrian safety at Julian's Bridge.

89

COMMUNITY SPEEDWATCH (Min 52 – 03.09.21)

The Town Clerk reported that Dorset Police had now trained five volunteers and would also be carrying out some roadside refresher training for the volunteers who had previously taken part in this initiative. Site assessments had been carried out and were in the process of being finalised. The Town Clerk advised

that the volunteers should be out on the roadsides in the very near future.

90 **LOCAL PLAN AND PLANNING MATTERS**

The Assistant Town Clerk submitted copies of correspondence between the Dorset Association of Parish and Town Councils (DAPTC) and the Chief Executive of Dorset Council, copies of which had been circulated to each Member and copies of which appear as **Appendix C** to these Minutes in the Minute Book.

The Chairman reported that she had attended the DAPTC AGM on Saturday 13 November 2021 and that a Motion was passed at that meeting to request that Dorset Council reinstates planning notifications to neighbouring properties. Members would be informed of the outcome in due course.

91 **DORSET COUNCIL BLUE BADGE CAR PARK CHARGING POLICY REVIEW**

The Town Clerk submitted a copy of an email dated 12 November 2021 from the Strategic Parking Project Manager, 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.

Dorset Council was reviewing the 'Blue Badge Car Park Charging Policy' and that that authority was requesting feedback on the draft policy document from people that either had a Blue Badge or were carers/ drivers of Blue Badge Holders. Members were invited to let the Town Clerk know if they were interested in participating in this review, or if they knew of anyone in the local community that wished to be involved, by the deadline of 26 November 2021.

92 **NATIONAL BUS STRATEGY (Min 55 – 03.09.21)**

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 E** to these Minutes in the Minute Book.

Members noted the latest report from the Chairman.

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

The Town Clerk reported that no update had been available from the Planning Officer and if any was subsequently received, these would be circulated to Members.

Members were informed that the Assistant Town Clerk would write to the developers to request an update on the progress of building works on the individual sites around the Town. This information had been requested from Dorset Council previously but had not been forthcoming.

94 **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.

95 **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 10.31 am.

Signed Dated
Town Mayor and Chairman of the Council

excellent officers that provide superb support. It would be helpful to have a consistent approach amongst officers for Neighbourhood plans.

Planning Notification Changes

There is understanding, but at the same time some significant concern that planning notifications to neighbouring properties have been ceased and that the site notification posters in some cases are left to the agent or developer to administer.

The high proportion of our membership are small parishes and they rely on these notifications which then prompts neighbours to inform their local council of any concerns or indeed support for any applications. There have already been examples where the site notices have been missing and the neighbours were unaware of an application, which has caused issues for the parish council. These are not isolated cases. Furthermore, the weekly summary lists of planning outcomes have ceased putting an increased burden on parish Clerks in rounding up key information for their elected members.

Could you urgently let us know if these changes are temporary measures and if so, the earliest point at which they will revert back to previous arrangements.

The matters raised in this letter are important to our member councils. I look forward to your reply.

Yours sincerely,

Neil Wedge

Neil Wedge
Chief executive
Dorset Association of Parish & Town Councils

Copies:

Cllr. Spencer Flower
Cllr. David Walsh
John Sellgren – Dorset Council

PLANNING & ENVIRONMENT COMMITTEE – 19th November 2021

DECISIONS REPORT

Application Number	03/21/0783/HOU
Proposal	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
Town Council Comment	No Objection
Dorset Council Comment	Granted
Application Number	3/21/0841/LB
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
Town Council Comment	No objection
Dorset Council Comment	Granted
Application Number	3/21/1671/PNHH
Proposal	Single storey rear extension to measure 4m in length, with a maximum height of 3.39m and a height to eaves of 2.25m
Location	3 Lewens Close
Town Council Comment	No objection if neighbours have been informed and have raised no objections
Dorset Council Comment	Prior approval not required
Application Number	3/21/1316/HOU
Proposal	Single storey rear lean to extension
Location	8 Park Lane
Town Council Comment	No objection provided that the Conservation Officer accepted the design of the proposed new structure as being beneficial
Dorset Council Comment	Withdrawn
Application Number	3/21/1203/HOU
Proposal	Conservatory to rear elevation of property
Location	17 Shakespeare Road
Town Council Comment	No objection

Dorset Council Comment	Granted
Application Number	3/21/1162/CLP
Proposal	Convert existing integral garage into habitable living accommodation
Location	25 Fairfield Road
Town Council Comment	No objection
Dorset Council Comment	Granted
Application Number	3/21/1250/HOU
Proposal	Erect timber garage on concrete base
Location	202 Leigh Road
Town Council Comment	No objection
Dorset Council Comment	Granted
Application Number	3/21/1657/PNRD
Proposal	Prior Approval for a Proposed Change of Use of a first floor hairdressing salon (Formerly Class A1 but now Class E) to 2 residential flats (Class C3). Under the Town and Country Planning (General Permitted Development) Order Schedule 2, Part 3, Class MA
Location	Unit 3 Mill Court
Town Council Comment	No objection
Dorset Council Comment	Prior approval refused
Application Number	3/21/0982/HOU
Proposal	Single storey rear extension
Location	83 Leigh Road
Town Council Comment	No objection
Dorset Council Comment	Granted
Application Number	3/20/0486/FUL
Proposal	Retention and extension of coach house; sever plot to form 1no. dwelling
Location	Coach House, 2 Rowlands Hill
Town Council Comment	No objection
Dorset Council Comment	Granted
Application Number	3/21/1800/HOU
Proposal	Rear single storey extension and raising of terrace
Location	19 St Johns Hill
Town Council Comment	Application withdrawn before deadline
Dorset Council Comment	Application withdrawn

PLANNING & ENVIRONMENT COMMITTEE – 19th November 2021

APPLICATIONS RECEIVED

Application Number Proposal	3/21/1556/FUL Web Link Erection of a continuing care community comprising of apartments, chalet bungalows and bungalows with communal and care facilities and 9 houses. Formation of associated parking, highway improvements and a pedestrian link between Station Terrace and Grenville Road
Location	Wimborne Market
Response Due Date	07.09.21
Application Number Proposal	3/21/1160/FUL Web Link Proposed conversion of existing office building change of use into 3 residential units (Block A) and 3 new additional residential units (Blocks B & C) with existing car parking & existing vehicular access to be re-used or slightly modified. Change of use from of the existing building from Commercial offices to Residential units previous approval App Ref: 3/20/1321/PNOD Proposed scheme taking into account the comments previously submitted by the Environmental Agency where all the proposed units have bedroom accommodation at first floor only
Location	Crown House
Response Due Date	08.09.21
Application Number Proposal	3/21/0320/HOU Web Link Remove and replace garage and porch roof, re-clad, and render; in-fill existing small kitchen window, add small window to lounge, add two velux windows to house roof.
Location	44 Lacy Drive
Response Due Date	15.09.21
Application Number Proposal	3/21/0840/FUL Web Link 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 9 units (description amended 21 Sept 2021 as per revised plans submitted)
Location	Park Farm, Leigh Road
Response Due Date	21.09.21
Application Number Proposal	3/21/1566/RM Web Link Approval of reserved matters application in respect of appearance, layout scale and landscaping following outline planning application 3/18/3305/FUL for residential development of 174 dwellings with associated roads, parking, turning and amenity areas; provision of public open space and landscaped areas
Location	Land South of Leigh Road

Response Due Date	23.09.21
Application Number Proposal	3/21/1225/FUL Web Link Construct single storey commercial display units to side of existing building
Location	Unit 14, Riverside Park
Response Due Date	23.09.21
Application Number Proposal	3/21/1161/HOU Web Link Conservatory to rear elevation of property
Location	17 Shakespeare Road
Response Due Date	27.09.21
Application Number Proposal	3/21/1144/HOU Web Link Single storey extension to side and new window to ensuite
Location	16 Parmiter Drive
Response Due Date	27.09.21
Application Number Proposal	03/21/1203/HOU Web Link Proposed single storey detached garden room
Location	8 Redcotts Road
Response Due Date	27.09.21
Application Number Proposal	3/21/1657/PNOD Web Link Prior Approval for a Proposed Change of Use of a first floor hairdressing salon (Formerly Class A1 but now Class E) to 2 residential flats (Class C3). Under the Town and Country Planning (General Permitted Development) Order Schedule 2, Part 3, Class MA
Location	Unit 3 Mill Court, Mill Lane
Response Due Date	29.09.21
Application Number Proposal	3/21/1269 Web Link Demolish existing outbuildings, sever the plots and erect a terrace of 3 dwelling houses with associated parking and access.
Location	Land to the rear of 64 to 66 Barnes Crescent
Response Due Date	30.09.21
Application Number Proposal	3/21/1250/HOU Web Link Erect Timber garage on concrete base
Location	202 Leigh Road
Response Due Date	06.10.21
Application Number Proposal	3/21/1316/HOU Web Link Single storey rear lean to extension
Location	8 Park Lane
Response Due Date	06.10.21

Application Number Proposal Location Response Due Date	3/21/1316/HOU Web Link Single storey rear lean to extension 8 Park Lane 06.10.21
Application Number Proposal Location Response Due Date	3/21/1786/HOU Web Link Rear single storey extension and raising of terrace. 19 St Johns Hill 13.10.21
Application Number Proposal Location Response Due Date	3/21/1374/HOU Web Link Raise the ridge height to form new habitable accommodation on the first floor with the addition of front & rear dormers 11 Cheriton Way 19.10.21
Application Number Proposal Location Response Due Date	3/21/1268/FUL Web Link Temporary use of the land for 18 months as an outdoor day-care nursery (Use Class E(f)) Land at Deans Court Lane Wimborne 19.10.21
Application Number Proposal Location Response Due Date	3/21/1274/LB Web Link Change of business use from use class E(b) cafe to E(a) retail (previously use classes A3 to A1). Works to replace and upgrade interior walls, floors & ceilings. (Retrospective) 10 East Street 26.10.21
Application Number Proposal Location Response Due Date	3/21/1409/FUL Web Link Single storey extension to south-east elevation of existing club house. Redcotts Recreation Ground 27.10.21
Application Number Proposal Location Response Due Date	3/21/1444/FUL Web Link Erect marquee for temporary period of 2 years Hit Fitness, 3 Legg Lane 29.10.21
Application Number Proposal Location Response Due Date	3/21/1554/HOU Web Link Demolish existing conservatory and lean-to and erect new single storey rear extensions 31 Grove Road 29.10.21

Application Number Proposal	3/21/1574/FUL Web Link Erect a two bedroom flat above existing storage outbuildings (revised scheme to 3/20/2158/FUL)
Location	5 Gordon Road
Response Due Date	01.11.21
Application Number Proposal	3/21/1486/HOU Web Link Install 2 meter high fence around back garden joining onto the electricity substation (retrospective)
Location	1 Courtenay Drive
Response Due Date	03.11.21
Application Number Proposal	3/21/1477/FUL Web Link Detached single storey mobility scooter storage unit
Location	Gulliver Court
Response Due Date	08.11.21
Application Number Proposal	3/21/1488/HOU Web Link Erect single storey side and rear extension.
Location	2 Glendale Close
Response Due Date	09.11.21
Application Number Proposal	3/21/1489/HOU Web Link Single Storey Rear and Side Extension
Location	3 Lacy Drive
Response Due Date	09.11.21
Application Number Proposal	3/21/1273/FUL Web Link Change of business use from use class E(b) cafe to E(a) retail (previously use classes A3 to A1). Works to replace and upgrade interior walls, floors & ceilings. (Retrospective)
Location	10 East Street
Response Due Date	10.11.21
Application Number Proposal	3/21/1276/FUL Web Link Change of use from existing shop (A1) to beauty salon (Sui Generis).
Location	A Little Dacorum, 27 West Street
Response Due Date	10.11.21
Application Number Proposal	3/21/1527/HOU Web Link Proposed two storey rear extension to gable end to provide new kitchen, dining, bathroom and additional bedroom space. Amended following previous submission (3/21/0842/HOU) to reduce depth of first floor extension.
Location	29 Parkwood Road

Response Due Date

11.11.21