



Wimborne Minster Town Council

Town Hall, 37 West Borough, Wimborne, Dorset, BH21 1LT

To Councillors of the Planning and Environment Committee – Cllrs S Bartlett, C Butter (Town Mayor/Chairman of Council), D March (Deputy Town Mayor/Vice Chairman of Council), M Hopkins, J Morgan, B Richmond (Committee Vice Chairman), A Roberts, F Shirley, K Webb, and S Wheeler (Committee Chairman).

You are hereby summoned to attend the **Planning and Environment Committee Meeting on Tuesday 13 December 2022 at 7pm** in the **Committee Meeting Room in the Town Hall, 37 West Borough, Wimborne, Dorset, BH21 1LT**, for the purpose of transacting the following business as detailed on the agenda below.

A handwritten signature in black ink, appearing to read "Louise Harrison".

Louise Harrison, Town Clerk to Wimborne Minster Town Council, 7 December 2022.

Council are asked to note that in the exercise of their functions they must take note of the following: Equal Opportunities (race, gender, sexual orientation, marital status and any disability; Crime and Disorder, Health and Safety and Human Rights).

Members of the public and press are welcome to attend any of Wimborne Minster Town Council and Committee meetings. All agendas and minutes can be viewed on the Council's website www.wimborne.gov.uk and requested from the Town Council offices (for contact details see address above).

Under item 3 of the agenda members of the public can ask questions of Council in relation to items on the agenda in accordance with Wimborne Minster Town Council's Standing Orders. Please notify your intention to speak either in advance of or at the meeting by emailing the Town Clerk at louise.harrison@wimborne.gov.uk. Members of the public are asked to restrict their comments, and/or questions to three minutes.

The agenda may be split into two parts – part of the meeting that is open to the public and other part for items on the agenda which may be discussed in the absence of the press or public because the agenda item for discussion includes personal, confidential, or sensitive information (Exempt Business). The press and public will be asked to leave the meeting once a resolution is passed that reflects a decision to go into Exempt Business.

Photographing, recording, broadcasting or transmitting the proceedings of a meeting by any means is permitted. A person may not orally report or comment about a meeting as it takes place if he is present at the meeting of a parish council or its committees but otherwise may: film, photograph or make an audio recording of a meeting; use any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later; report or comment on the proceedings in writing during or after a meeting or orally report or comment after the meeting.

Any person who may find difficulty in access to the meeting through disability is asked to advise the Town Clerk as detailed above at least 24 hours before the meeting so that every effort may be made to provide access.

Agenda

1. Apologies

To receive and consider for acceptance any apologies for absence and approve (or not) by resolution to accept and note the reason for absence. Members are requested to send apologies to the Town Clerk prior to the start of the meeting. If a member has not attended a meeting of Council (or its committees) or has not tendered apologies which have been accepted by Council (or committee), for six consecutive months, they are disqualified.

2. Declarations of interest and dispensations

Members and officers are invited to make any declarations of interest that they may have in relation to an item on the agenda and are reminded to make any declarations at any stage during the meeting if it becomes apparent that it may be required when a particular item or issue is considered, as required by Council's Code of Conduct.

3. Public Participation

For the public or press to ask questions of the Committee on matters relating to the agenda.

4. Minutes of the Planning and Environment Committee meetings on 22 November 2022

To verify the minutes of the previous meetings on 22 November 2022 (appendix 1) as a correct record and signed by the Chairman of the Committee.

5. New Planning applications

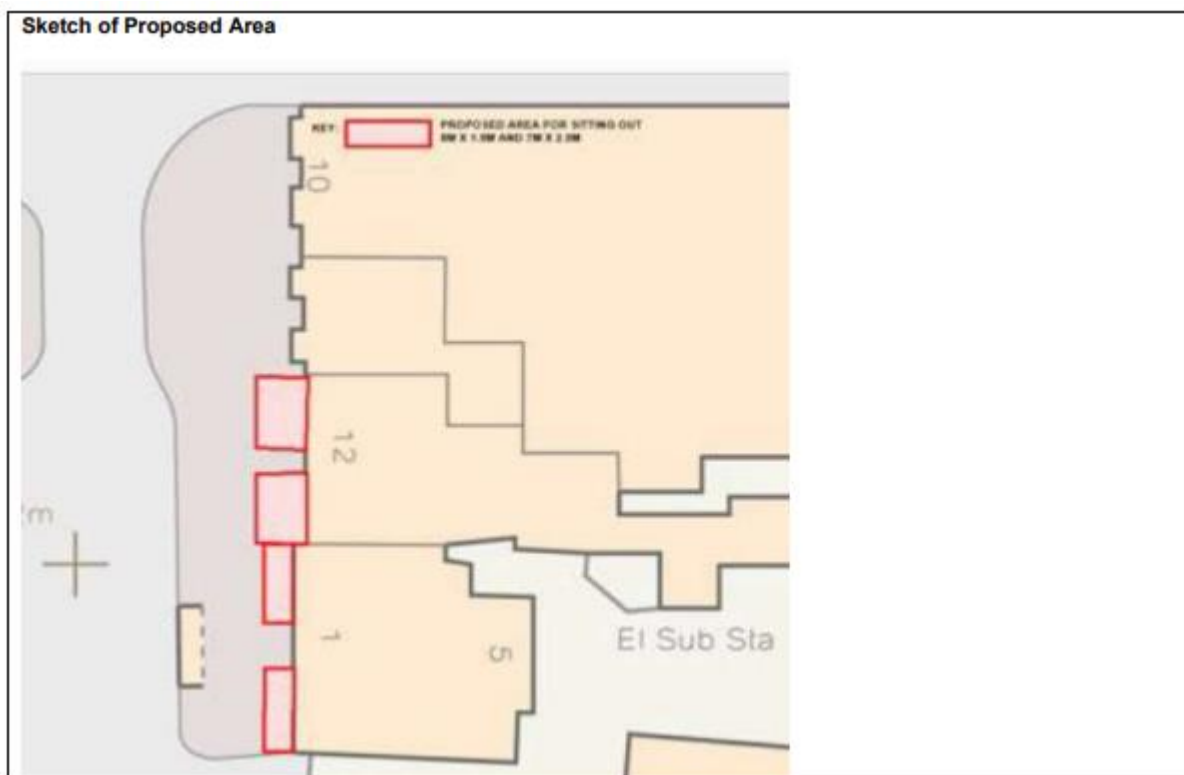
To consider responses to the following planning applications:

Planning application reference	Address	Summary of application	Web link	Deadline	Other info
P/FUL/2022/05715	Units 4-6 Crown Mead	Installation of 9 no. outdoor AC condensing units to rear service yard	Web Link	14/12/22	
PADV/2022/05637	5 The Square	Amended/additional plans - installation of fascia signs, protecting sign and menu board	Web Link	14/12/22	Original comment - WMT have no objections other than requesting less 'blue' LED lights, lights that do not exceed the level of protection appropriate to Environmental Zone E1 (as defined by the Institution of Lighting Professionals) and a correlated colour temperature of 2700k, illuminated signage is switched off at end of trading and any signage is respectful of the historic nature and conservation status of the area.
P/LBC/2022/05638	5 The Square	As above	Web Link	14/12/22	As above
P/FUL/2022/05940	Tapper Court, Barnes Crescent	Proposed new parking spaces	Web Link	23/12/22	

6. Sitting out licence consultation (Café Aroma)

Start of consultation 02/12/22, end of consultation 09/12/22, address of sitting out area: 12 The Square and 1-3 High Street, Wimborne, Dorset, BH21 1JA.

Area of highway to be occupied: 5m x 1.5m and 7m x 2.5m. Operating hours for café area: from 8am to 5.30pm.



7. Application responses submitted between meetings:

To note and retrospectively approve comment to P/FUL/2022/05715 (land at Deans Court Lane Wimborne - use of the land as an outdoor day-care nursery falling within Class E (f)) deadline and submitted 30.11.22:

"WMTC objects - The application form clearly states that no new pedestrian access changes will be made and no new vehicle access points and yet the plan of the new arrangement (007-003) shows otherwise. There is also a statement that no parking exists on the site yet the new plan shows an access for parking on the site; "new or altered pedestrian access proposed to or from the public highway" – NO – "Is a new or altered vehicular access proposed to or from the public highway" – NO – "Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?" – NO.

If the gates are to be created and hedgerow removed as indicated in drawing 007-003 Then shrubbery and hedgerow would be lost. This is potentially detrimental to the biodiversity requirements under which DC are shortly to be placed by the Environment Act 2021

As this is in a conservation area in close proximity to listed features development might be expected to alter the area around those listed features; there appears to be no 'Heritage' text showing that any evaluation of the impact of the proposed changes

WMTC also has concerns that if the application has been submitted with incorrect details and is also a retrospective application WMTC would like to be assured that no trees will be removed in future work. There is mention within the Design & Heritage document that

makes light of the trees on site not being visible from King Street or elsewhere in the town - and WMTC would comment that the same can be said of most trees within the townscape. The town is currently disadvantaged with only 14% tree cover and WMTC would comment that it places high regard on all trees in the area and especially those within the conservation area.”

8. Non material amendment for noting P/NMA/2022/07454 (Wimborne Market, Station Terrace, Wimborne Minster)

For information purposes only: non-material amendment to approved P/A P/VOC/2022/01598 (vary condition 2, 3, 4, 6, 9 and 19 of PA 3/21/1556/FUL) - redevelopment of Wimborne Market to continuing care community comprising of 67 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 (description amended 24.09.2021 as agreed to include dwelling numbers) to vary Condition 16 to reflect the proposed phased completion and occupation of properties at the development in line with the other conditions that have been revised for phased for the same reason.

9. Update from the Clerk in relation to actions from previous meetings:

- (i) Update from the Clerk in relation to road calming measures Wimborne First School and Allenvue Road.
- (ii) Update from the Chairman regarding the site visit to Parmiter Drive.
- (iii) Update from the Chairman regarding the Neighbourhood Plan Working Group

10. Correspondence relevant to the Committee’s Terms of Reference

- (i) Email from Cllr March regarding image below



- (ii) Email correspondence from a resident at Cranfield Road regarding flooding (see appendix 2).

11. Date of next meeting (3 January) and close of meeting

[end]



Wimborne Minster Town Council

Town Hall, 37 West Borough, Wimborne, Dorset, BH21 1LT

Draft Minutes of the Planning and Environment Committee meeting held on **Tuesday 22 November at 7pm** in the Committee Room at Wimborne Minster Town Hall, 37 West Borough, Wimborne, Dorset BH21 1LT.

Present: Councillors: C Butter (Town Mayor), M Hopkins, D March (Deputy Town Mayor), J Morgan, B Richmond (Vice Chairman and Chairman for this meeting), A Roberts and F Shirley.

Officer: L Harrison (Town Clerk).

Members of the public: one.

PE/2022/016	Apologies for absence Apologies for absence were received from Cllrs Bartlett (non-business), Cllr Webb (non-business) and Cllr Wheeler (non-business). Cllr Hopkins proposed to accept apologies, seconded by Cllr Roberts, all in favour. Resolved: apologies for absence were approved.
PE/2022/017	Declarations of interest and dispensations None.
PE/2022/018	Public Participation The member of the public confirmed he was attending in relation to item 8 (i) on the agenda (Allenview). It was agreed that this item would be brought forward to accommodate the member of the public. The member of the public provided background information to the current issues at Allenview and requested the Town Council expedite the 20mph zone around the access to Wimborne First School with Dorset Council and the three outstanding matters agreed by the Town Council in November 2021 with Dorset Council (extension of double yellow lines at junction of Allenview Rd / Lacy Drive, potential traffic calming of Allenview Road, and pursue a Community Speed Watch Initiative in the area). Cllr Butter proposed the Town Clerk was to progress the issues identified above with Dorset to understand the process and report back to the next meeting, if not done already, seconded by Cllr March and agreed by all. Resolved: the Town Clerk was to progress the issues identified above with Dorset Council to understand the process and report back to the next meeting, if not done already. The member of the public was thanked for attending and left the meeting.
PE/2022/019	Minutes of the Planning and Environment Committee 8 November 2022

	<p>Cllr Butter proposed that the minutes of the Planning and Environment Committee held on the 8 November 2022 be agreed as a true and accurate record of proceedings and signed by the Chairman with one amendment, seconded by Cllr Morgan, four in favour and three abstentions.</p> <p>Resolved: the minutes of the Planning and Environment Committee held on the 8 November 2022 were agreed as a true and accurate record of proceedings with one amendment and were signed by the Chairman.</p>
PE/2022/020	<p>Planning applications for consideration P/FUL/2022/04654 – 1 Marlborough Place</p> <p>Cllr Hopkins proposed no objection; however Wimborne Minster Town Council noted the comments of the case officer of the original refusal and those of the appeal Inspector following the appeal process that concerns remain with regard to the scale of development on the site and the relationship of the proposed garage to the main building, and Wimborne Minster Town Council agrees that anything that can be done to lessen the scale and apparent height is a positive step. Seconded by Cllr Morgan, all in favour.</p> <p>Resolved: no objection, however Wimborne Minster Town Council noted the comments of the case officer of the original refusal and those of the appeal Inspector following the appeal process that concerns remain with regard to the scale of development on the site and the relationship of the proposed garage to the main building, and Wimborne Minster Town Council agreed that anything that could be done to lessen the scale and apparent height was a positive step.</p> <p>P/ADV/2022/06937 – 6 Crown Mead</p> <p>Cllr Morgan proposed no objection; however, Wimborne Minster Town Council discourage the illumination of shop signs in the town centre out of trading hours, request that the front illumination is respectful of the Conservation Area, and that any illuminations do not exceed the level of protection appropriate to Environmental Zone E1 (as defined by the Institution of Lighting Professionals). Seconded by Cllr Shirley, all in favour.</p> <p>Resolved: no objection; no objection; however, Wimborne Minster Town Council discourage the illumination of shop signs in the town centre out of trading hours, request that the front illumination is respectful of the Conservation Area, and that any illuminations do not exceed the level of protection appropriate to Environmental Zone E1 (as defined by the Institution of Lighting Professionals).</p>
PE/2022/021	<p>Sitting in Licence consultation 9 The Green/2 Cook Row BH21 1LB The retrospective response was noted by the Committee.</p>
PE/2022/022	<p>Terms of Reference amendment Cllr March proposed an additional sentence was added to the change to the Terms of Reference to include the wording “in consultation with the Committee members by email”, seconded by Cllr Butter, all in favour.</p>

	Resolved: the following sentence was added to the Committee's current Terms of Reference: "Committee meetings may be held online but only in the event of no formal resolutions being made. Delegated powers are to be given to the Town Clerk to comment on planning applications after consultation with the Chairman of the Committee for planning applications that fall outside a scheduled meeting date, in consultation with the Committee members by email" .
PE/2022/023	Correspondence and meetings The Town Clerk confirmed the Chairman had attended a meeting with residents at Parmiter Drive and would update the Committee at its next meeting.
PE/2022/024	Date of next meeting and close of meeting The Chairman confirmed the date of the next meeting as 13 December and closed the meeting at 7.35pm.

Signature of Chairman:

Date:

Appendix 2 – Correspondence from a resident at Cranfield Road

1. Summary of email from resident at Cranfield Road dated 02/11/22:

- there is a storm drain at the top of their side drive - rain water is fed into the drain from Cranfield Avenue, Wesley Road and Pine Tree Close.
- When there is a cloudburst, the storm drain on the road gets covered in leaves and blocks and it cannot cope with the volume of water
- There is little or no kerbstone at the top of the drive because it has sunk and the pavement camber directs the water down their drive with any rainfall that does not go down the drain directed to their property.
- they have had major floods in January 2018 and February 2020 which led to substantial claims on their household insurance and their insurers have indicated that they will be no longer able to consider future claims for flooding
- they have had meetings with DC Highways and Flood Management Team, Cllr Richmond who lives close by has viewed the problem and talked with Cllr Bartlett.
- they have lived there for 36 years but it is only in recent 5 years that the road has flooded and as a result have spent £10,000 to protect the property
- on the 21, 23 and 31 October they experienced heavy rain fall and were flooded - 2 dehumidifiers have been used in one room since the 26th October and the room is beginning to dry out.
- their opinion is that they are living with the consequences with a drainage system no longer fit for purpose – the current solution that was designed over 45 years ago and a “new engineering solution needs to be designed, implemented, and paid for by Dorset Council Highways”.

2. Summary of actions by resident so far:

- resident has previously liaised with DC Cllrs Bartlett and Roe in 2018 and 2020.
- the resident has confirmed that their property is the only one affected by flooding and has spent £10,000 trying to protect their property.
- DC Community Highway's Officer has repeatedly visited the property and the Flood Risk Manager once.
- The resident has shared solutions with DC which have not been progressed.

3. Dorset Council (Highways and Flood Risk Management) have confirmed that they have met with the resident and have advised the resident accordingly (advice to be confirmed).

4. The resident would “really appreciate Wimborne Town Council using its influence to persuade DC (Highways and Flood Risk Management) to deal with this problem” via a meeting with the residents, DC and WMTC – “this flooding issue is placing a great strain on my wife and I and this is leading to mental health issues for both of us. We are both in our 70s and do not need this worry constantly overhanging us, afraid to leave the house.”