



**Minutes of the Planning and Environment Committee** meeting held on **Tuesday 7 March 2023 at 7pm** in the Committee Room at Wimborne Minster Town Hall, 37 West Borough, Wimborne, Dorset BH21 1LT.

**Present:** Councillors: D March (Deputy Town Mayor), B Richmond, A Roberts, M Hopkins, and S Bartlett.

Civic Society representative: A Wakeling.

Officers: L Harrison (Town Clerk) and KR Brooks (Deputy Town Clerk).

Members of the public: one

<b>PE/2023/062</b>	<b>Apologies for absence</b> Apologies for absence were received from Cllr C Butter (non-business), S Wheeler (non-business) and J Morgan (non-business). Cllr March proposed to accept apologies, seconded by Cllr Roberts, all in favour. <b>Resolved: apologies for absence were approved.</b>
<b>PE/2023/063</b>	<b>Declarations of interest and dispensations</b> Cllr Bartlett declared a non-pecuniary interest being a member of Eastern Area Planning Committee and Strategic Development on Dorset Council and therefore abstained from votes on planning applications or other planning matters considered by the Committee.
<b>PE/2023/064</b>	<b>Public Participation</b> None
<b>PE/2023/065</b>	<b>Minutes of the Planning and Environment Committee 14 February 2023</b> Cllr March proposed that the minutes of the Planning and Environment Committee held on the 14 February 2023 be agreed as a true and accurate record of proceedings and signed by the Chairman, seconded by Cllr Roberts, all in favour. <b>Resolved: the minutes of the Planning and Environment Committee held on the 14 February 2023 were agreed as a true and accurate record of proceedings and were signed by the Chairman.</b>
<b>PE/2023/066</b>	<b>Planning applications for consideration</b> P/LBC/2023/00700 No 3 Redcotts Lane Cllr Hopkins proposed no objection, seconded by Cllr Roberts, four in favour, one abstention. <b>Resolved: No objection</b> P/HOU/2023/00698 No 3 Redcotts Lane Cllr Hopkins proposed no objection, seconded by Cllr Roberts, four in favour, one abstention. <b>Resolved: No objection</b> P/FUL/2023/00735 17 King Street

	<p>Cllr Hopkins proposed no objection provided that all tree analysis comments were observed and tree screening from the road was retained, seconded by Cllr March, four in favour, one abstention.</p> <p><b>Resolved: No objection provided that all tree analysis comments were observed and tree screening from the road was retained.</b></p> <p>P/FUL/2022/07744 14 East Street, 23 and 23A Eastbrook Row East Street and Eastbrook Row.</p> <p>Cllr Hopkins proposed no objection; however Wimborne Minster Town Council agreed with comments raised by residents in relation the lack of fire escape provision and were disappointed in the lack of vehicle parking facilities, seconded by Cllr Roberts, four in favour, one abstention.</p> <p><b>Resolved: No objection; however Wimborne Minster Town Council agreed with comments raised by residents in relation the lack of fire escape provision and were disappointed in the lack of vehicle parking facilities.</b></p> <p>P/HOU/2023/00829 19 West Street.</p> <p>Cllr Roberts proposed no objection provided that an assessment of the policy implications of repeated cases of the removal of car parking provision within properties was included in an evaluation of the application, seconded by Cllr Hopkins, four in favour, one abstention.</p> <p><b>Resolved: No objection provided that an assessment of the policy implications of repeated cases of the removal of car parking provision within properties was included in an evaluation of the application.</b></p> <p>P/VOC/2023/00839 32-34 Rowlands Hill</p> <p>Cllr Hopkins proposed objection: Wimborne Minster Town Council strongly opposed the proposals outlined by the agent, as they appeared to show a blatant disregard for planning rules and regulations that ensured the well-being of communities. Furthermore, the agent's letter suggested amendments beyond the minor issue of the carport mentioned in the summary. It appeared that the developer had not taken the conditions attached to the permission granted by Dorset Council seriously and has attempted to alter them within the limited timeframe imposed by the agent's late response. The planning conditions required several pre-commencement conditions, and the agent's letter indicated that the developer is challenging all these conditions, including those related to tree constraints, highways, tree protection plans, and the carport issue. Conditions 4, 5, 7, 11, 13, 19, and 20 also appeared to be unacceptable to the applicant. However, the standard procedure for registering a disagreement with these conditions does not involve simply asking for their emasculation. Instead, the applicant may initiate an appeal process outlined in Section 78(1) of the Town and Country Planning Act 1990, which must be submitted within six months of the granting of the application on September 23rd, 2022. The agent's response letter was dated February 8th, 2023, four and a half months after Dorset Council granted the application with the required pre-commencement conditions. This left only 43 days before March 23rd, 2023, for Dorset Council to reach a resolution or for the applicant to submit an appeal to the Secretary of State if no agreement is reached.</p>
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	<p>This timeframe imposed by the slow response of the applicant/agent is not a cooperative practice, and it places undue pressure on Dorset Council's planning officers. Wimborne Minster Town Council hopes that this situation will not result in a pressured decision and that all parties involved will work together to find a resolution that benefits the community. Seconded by Cllr March, four in favour, one abstention.</p> <p><b>Resolved: Objection. Wimborne Minster Town Council strongly opposed the proposals outlined by the agent, as they appeared to show a blatant disregard for planning rules and regulations that ensured the well-being of communities. Furthermore, the agent's letter suggested amendments beyond the minor issue of the carport mentioned in the summary. It appeared that the developer had not taken the conditions attached to the permission granted by Dorset Council seriously and has attempted to alter them within the limited timeframe imposed by the agent's late response. The planning conditions required several pre-commencement conditions, and the agent's letter indicated that the developer is challenging all these conditions, including those related to tree constraints, highways, tree protection plans, and the carport issue. Conditions 4, 5, 7, 11, 13, 19, and 20 also appeared to be unacceptable to the applicant. However, the standard procedure for registering a disagreement with these conditions does not involve simply asking for their emasculation. Instead, the applicant may initiate an appeal process outlined in Section 78(1) of the Town and Country Planning Act 1990, which must be submitted within six months of the granting of the application on September 23rd, 2022. The agent's response letter was dated February 8th, 2023, four and a half months after Dorset Council granted the application with the required pre-commencement conditions. This left only 43 days before March 23rd, 2023, for Dorset Council to reach a resolution or for the applicant to submit an appeal to the Secretary of State if no agreement is reached.</b></p> <p><b>This timeframe imposed by the slow response of the applicant/agent is not a cooperative practice, and it places undue pressure on Dorset Council's planning officers. Wimborne Minster Town Council hopes that this situation will not result in a pressured decision and that all parties involved will work together to find a resolution that benefits the community.</b></p> <p>P/FUL/2023/00181 Highlands, Flat 3 Wimborne Road Cllr March proposed no objection, seconded by Cllr Hopkins. Four in favour, one abstention.</p> <p><b>Resolved: No objection</b></p>
PE/2023/067	<p><b>Application responses submitted between meetings as per the Committee's Terms of Reference</b></p> <p>None</p>
PE/2023/068	<p><b>Update from the Clerk in relation to actions from previous meetings.</b></p> <p>(i) Road calming measures at Wimborne First School and Allenvie Road - the Deputy Town Clerk informed the Committee that Dorset Council</p>

	<p>Highways had confirmed all traffic calming measures had been completed and there were no plans for further measures. Cllr Bartlett reminded the Committee that any costs in relation to 20mph restrictions plans would be borne by the Town Council. It was decided to defer this matter to the next meeting of the Committee to allow officers to establish the costs of 20mph restrictions.</p> <p>(ii) SANG access at Burts Hill and <i>consideration</i> of applying for 20mph restrictions to include Wimborne First School – the Deputy Town Clerk informed the Committee that there is one crossing locations located into the SANG on Burts's Hill and updated on the viability of 20mph restrictions in that area. The Committee decided to defer until more information was available from Dorset Council.</p> <p>(iii) Parmiter Road Traffic – due to the absence of Cllr Wheeler the Committee agreed to defer to the next meeting.</p> <p>(iv) Rivers Edge development, Old Road, and Wyatt Homes – the Deputy Town Clerk informed the Committee that there had been no response from Wyatt Homes, and it was agree to escalate with the Chairman of the Committee and Town Clerk.</p> <p>(v) Avenue Road and speed watch group to obtain traffic data – it was agreed by the Committee that the Deputy Town Clerk was to engage with the Police in respect to setting up a Speed Watch group and to enquire about the prices of rubber speed reduction matting for traffic calming measures and report back.</p>
<b>PE/2023/069</b>	<p><b>Visit to Cranbourne SANG</b></p> <p>It was agreed that before a site visit took place further information was required from Dorset Council to identify which specific areas within the SANG could fall to the responsibility of the Town Council at a future point.</p>
<b>PE/2023/070</b>	<p><b>Correspondence</b></p> <p>(i) Email from resident regarding density of traffic, potholes, large lorries, and weight limit on Leigh Road. The Committee were sympathetic for the resident's views; however the Committee agreed Leigh Road was the main arterial road for Wimborne Minster regarding goods and supplies to the town. With regards to potholes the Deputy Town Clerk was tasked to engage with the residents to locate the potholes and action with Dorset Council.</p> <p>(ii) Email from a resident regarding safety at Lacy Drive/Allenview Road and request for extended yellow lines on the junction – the Committee decided to arrange a site visit to this location to better understand the situation and to report back to the next meeting.</p> <p>(iii) Proposed diversion of Footpath 22 Quarter Jack Park Wimborne Minster. Cllr Roberts proposed the Committee made no comment, seconded by Cllr Hopkins, four in favour, one abstention. <b>Resolved: Wimborne Minster had no comment in relation to Dorset Council's proposed diversion of Footpath 22 at Quarter Jack Park Wimborne Minster.</b></p>

	<p>(iv) Dorset Council Planning Committee meeting at the Allendale Centre on 8 March 2023 in relation to application PVOC/2022/07839 (dwellings on land at Leigh Road). The Town Clerk confirmed two spaces had been secured from an officer and Committee member to attend.</p> <p>(v) Licence application from Wimborne Brewery Company, Stone Lane, Pamphill and Shapwick Parish. The Committee noted the application fell outside Wimborne Minster parish and was on the border inside Pamphill and Shapwick Parish area. Cllr March proposed no comment, seconded by Cllr Roberts, four in favour, one abstention. Resolved: Wimborne Monster Town Council had no comment.</p>
<b>PE/2023/071</b>	<p><b>Date of next meeting and close of meeting</b> The Chairman confirmed the date of the next meeting as 28 March 2023 and closed the meeting at 8.35pm.</p>

Signature of Chairman: .....

Date: .....