



**Minutes of the meeting of Planning Committee held
on Tuesday 23 February 2021 at 19:00 via Zoom**

Present: **Councillors**
A Holland (Chair)
M Barron
D Everett
B Honeyman
T Howard
D Mattocks
D Sowry-House
J Stennett

In Attendance: Nicola Gray (Town Clerk)
Catherine Horsley (Deputy Clerk) (minute taker)

Public Participation

There were 12 members of the public present.

Cllr A Holland welcomed everyone to the meeting and asked if any members of the public present wished to raise any issues pertaining to the agenda, advising that the Town Councils response to the Dorset Local Plan would be discussed at the following full Council meeting.

No members of the public indicated that they wished to speak, therefore, Cllr A Holland opened the meeting.

PC 20/73 To Receive and Accept apologies for absence (LGA 1972 s85 (1))

There were no apologies for absence received.

PC 20/74 To Record any declarations of interest Members to declare any interests, including Disclosable Pecuniary Interests they may have in agenda items that accord with the requirements of the Town Council's Code of Conduct and to consider any prior requests from members for Dispensations that accord with Localism Act 2011 s33(b-e) (NB this does not preclude any later declarations)

There were no declarations of interest.

PC 20/75 To Approve minutes of meeting held on 9 February 2021 LGA 1972, sch 12, para 41 **A**

The minutes of the meeting held on 9 February 2021 were APPROVED.

The Clerk advised she had received an email from Dorset Council Licensing relating to the new premises license application 1 Hadley Road, Broadstone, which was discussed at the previous meeting. Dorset Council advised they had not been able to accept the

Town Councils strong objections as they did not specifically relate to any of the four licencing objectives, noting Planning at Dorset Council had responded with no objections.

PC 20/76 To Note Planning Decisions Report

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The report was NOTED.

PC 20/77 To Consider the following applications received from Dorset Council:

3/20/2255/HOU Applicant: Mr & Mrs Summer-Watson Agent: Case Designs, Wimborne	Single storey rear extension, demolish existing conservatory, erect front porch, and internal alterations. 27 Phelipps Road
https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117949&cuuid=F617582A-C6EE-4D28-8762-FED037ECD3BA	

It was **RESOLVED** there were no objections or issues to note.

3/20/2289/HOU Applicant: Mr & Mrs Parry Agent: mk3designs, Broadstone	Single storey front and rear extension. 26 Beech Close
https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117983&cuuid=3FDF9561-B8C0-479E-A4B1-538F50D3BB68	

It was **RESOLVED** there were no objections or issues to note.

3/20/2115/HOU Applicant: Mr M Baker	Single storey side extension. 149 Hillside Road
https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117809&cuuid=8FD0C010-46BE-4F67-AF60-C9100E7741BB	

It was **RESOLVED** there were no objections or issues to note.

3/20/2080/HOU Applicant: Mr & Mrs J Rous Agent: Castlemore Ltd, Christchurch	Two storey side extension; single storey rear extension. 18 Diana Way
https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117774&cuuid=FEBA9188-ED64-4043-9DAA-55FA64F34DFD	

It was **RESOLVED** there were no objections or issues to note.

3/20/2096/HOU Applicant: Mr D Blackwell Agent: Mr P Beasley	Two storey front extension and replacement porch. 26 Rectory Avenue
https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117790&cuuid=CB1CDB29-9F2C-4CF8-B751-BC1D56DB2D09	

It was **RESOLVED** there were no objections or issues to note.

3/20/2148/HOU Applicant: Mr & Mrs Johnson Agent: David Lax, Poole	Additional first floor to form two storey dwelling. 2 Viewside Close
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<https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117842&cuuid=4B113D15-0216-43EE-8680-D0702909AC82>

It was **RESOLVED** there were no objections or issues to note. However, it was requested the oak tree at the rear boundary be protected.

3/20/2126/HOU Applicant: Mr Richard Roberts	Replace front bedroom window with French doors and replace rear patio door and kitchen window with bi-fold doors. 20 Highfield Road
https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117820&cuuid=2E90DB6A-EE14-4F39-8117-C4D2C0DDAEE2	

It was **RESOLVED** there were no objections or issues to note.

3/20/2196/HOU Applicant: Mrs Yvonne Roberts	Rear first floor balcony. 7 Laurel Close
https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117890&cuuid=518A9E3F-9830-4E27-86EE-95E578005876	

It was **RESOLVED** there were no objections or issues to note.

3/20/2260/FUL Applicant: Mr N Briant	Demolish existing dwelling and erect replacement dwelling. Smugglers Hyde, 47 Brook Lane
https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117954	

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Cllr Holland provided some background, noting there had been numerous planning applications submitted over the years for this site, with the majority being objected to by the then Parish Council.

Members discussed the application, noting it was similar to previous applications. The application constituted an over development of the severed plot leading to an overlarge, cramped and congested development, which would overlook neighbouring properties and would be out of character for the area.

Cllr Everett noted he understood a restrictive covenant had been placed on the land for only one dwelling to be built on the site.

It was **RESOLVED** to object on the following basis:

- The application would result in over development of the severed plot leading to an overlarge, cramped and congested development which overlooked neighbouring properties and would be out of character with the area.

3/20/2298/FUL Applicant: Ameriz Developments Ltd Agent: Pure Town Planning, Bournemouth	Erection of 9 dwelling homes with associated access, parking and turning areas. Land adjacent to 112 Wimborne Road
https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117993&cuuid=80CFD189-93C3-4AFA-B527-4ED739D064DD	

Cllr Holland noted the proposed development was on part of the old railway line which was also part of the Green Belt and some trees had already been cleared from the site.

Members discussed and agreed the proposed development did not meet the required legal criteria for building on Green Belt land as there was no exception to build. The application showed the properties in close proximity to each other which was not in keeping with similar developments in the area and there was no provision for affordable housing. There was also limited access via a busy road.

It was **RESOLVED** to strongly objection on the following basis:

- Proposed development did not meet the required legal criteria for building on Green Belt.
- The properties are in close proximity to each other which is not in keeping with similar developments in the area.
- No affordable housing within the development.
- Limited access onto a busy road.

3/20/2199/HOU Applicant: Mr Barry Waite	Convert existing outbuilding into habitable accommodation. 61 Wimborne Road
https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117893&cuuid=C0A99572-9AC5-40DA-B0F2-0A344379B684	

Cllr Holland noted the application did not provide sufficient information and drawings relating to the purpose of the outbuilding and members agreed it was not a sufficiently informative application for a decision to be established which meant it was not possible to correctly comment.

It was **RESOLVED** to respond to the planning authority requesting that sufficient information be provided with the application to enable a decision to be established so that correct comment may be given. In particular, the purpose of the 'habitable accommodation' and full clear plans.

3/20/2033/HOU Applicant: Mr John Withey	Car port to the front of the house. 72 Blandford Road
https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=117727&cuuid=02430CF34A-473D-8F29-380FF63C1639	

It was **RESOLVED** there were no objections or issues to note.

PC 20/78 Matters for forthcoming agendas No decisions can be taken ¹

No matters for forthcoming agendas were noted.

PC 20/79 To Agree a date and time for the next meeting - the date and time of the next meeting will be on Tuesday 9 March 2021 at 19:00 via Zoom.

Signed as a correct record of the meeting..... Date.....

¹ Councils cannot lawfully decide items of business which are not specified in the summons/agenda (LGA1972 sch 12, paras 10(2)(b) and Longfield Parish Council v Wright (1918) 88 LJ Ch 119)