

CORFE MULLEN PARISH COUNCIL

Telephone: 01202 698600
Email: katrinablee@corfemullen-pc.gov.uk



PLANNING COMMITTEE

There is to be a meeting of the above committee at the Small Hall, Village Hall, Towers Way, Corfe Mullen on Tuesday 24th July 2018 commencing at 7.00pm.

Mrs K M Blee
Parish Clerk
18th July 2018

Mrs Katrina M Blee
Clerk To The Council
Council Office
Village Hall
Towers Way
Corfe Mullen
Wimborne
Dorset
BH21 3UA

Members of the Committee: Cllrs. Anderson, Everett, Harrison, A Holland, Jefferies, Mattocks, Stennett and Waterman.

PUBLIC DISCUSSION PERIOD

Members of the Public will have an opportunity to raise issues pertaining to this agenda before the meeting starts. Each member of the public will be limited to a 5 minute slot.

AGENDA

1. To Receive apologies for absence
2. To Record any declarations of interest
3. To Approve minutes of meeting held on 10th July 2018
4. Consideration of the following planning applications:

3/18/1376/HOU Applicant: Mr B G Woolvine	Erection of a car port attached to the property. This will be open on three sides and will be no more than 20.3 sq. m. 12A Albert Road
3/18/1382/HOU Applicant: Mr Ashby Agent: David Wright Architectural Design, Poole	Raise and extend roof to provide accommodation in the new roof space for second floor. First floor extension at front to enclose new staircase. Window and door alterations. As amended by plans received 10/7/18 to include two roof lights on the west elevation. Nutty Ash, Corfe Lodge Road
3/18/1404/HOU Applicant: Mr S Clarke Agent: IJO Design, Poole	Two storey rear extension and extend existing habitable loft space including construction of two new dormers. Lean to garage changed to pitched roof and porch added to east side elevation. 5 Heckford Road
3/18/1408/HOU Applicant: Mr James Morton Agent: Mr Malcolm Randall, Broadstone	Single storey rear extension. 15 Heckford Road
3/18/1613/FUL Applicant: Mr Randall	Demolition of existing bungalow. Erect new 4 bed flat roofed bungalow with detached garage and alterations to boundary treatments. 11 Highfield Close
3/18/1621/HOU Applicant: Mr L Fowell Agent: Michael J Waugh Partnership	Single storey rear extension. 49 Highfield Road

3/18/1651/FUL Applicant: Mrs D Whatts Agent: Venice Design, Poole	Extend existing vehicular access. Jack and Jill Day Nursery
3/18/1653/CONDR Applicant: Mrs K Evans Agent: rbstudio ltd, Poole	Variation of condition 2 of application 3/16/0367/FUL to vary the approved plans, to raise the proposed eaves height by 225mm and reduce the proposed roof pitch to 45 degrees. 6 Brownsea Avenue
3/18/1682/ Applicant: Mrs V Cooper Agent: Symonds & Sampson, Wimborne	Erect general purpose agricultural store and goat rearing facilities. Land Adj. Blandford Road
3/18/1727/HOU Applicant: Mr D Fowler Agent: Barry J Mills Ltd, Bournemouth	Rear conservatory. Alterations to garden levels and formation of walls and fences. 63C Albert Road, Corfe Mullen
3/18/1757/HOU Applicant: Mr Ryan Fawkes Agent: N J Cuddy Ltd, Broadstone	Convert attached carport to garage/store. 81 Wareham Road
3/18/1834/FUL Applicant: Mr & Mrs Goulder Agent: DWNA Ltd Chartered Architects	Plot severance and erection of new single storey dwelling. 67 Albert Road

Applications and Plans are available to view online :
<http://planning.eastdorsetdc.gov.uk/online-applications/>

5. **Application No: 3/18/1373/CLE The Anchorage, Blandford Road – Silversmith Business (Industrial Manufacturing Unit).**
6. **Items of Information and Matters for Forthcoming Agendas**
7. **To Confirm date and time of next meeting as Tuesday 14th August 2018 at 7.00 pm.**

Minutes of the PLANNING COMMITTEE held at the Village Hall, Corfe Mullen on Tuesday 10th July 2018 commencing at 7pm

Present: Cllr Mattocks - Chairman

Cllrs	Anderson	Jefferies	Waterman
	Everett	Stennett	

Officers in attendance: Katrina Blee (Clerk) and Shelia Bird (Assistant Clerk).

PUBLIC DISCUSSION PERIOD

There was one member of the public present.

18/067 Apologies for Absence

Apologies were received from Cllr Harrison and Cllr A Holland.

18/068 Declarations of Interest

There were no declarations of interest.

18/069 Minutes

The minutes of the Planning Committee Meeting held on 26th June 2018 were approved.

Nem Con

18/070 Planning Applications

It was agreed that the following observations should be submitted to the District Council:

3/18/1075/HOU Applicant: Mr & Mrs Price Agent: Lacey Architectural Services, Verwood	Loft conversion. 16 Albert Road No Objection
3/18/1454/HOU Applicant: Mr Michael Slater Agent: Mr Michael Slater, 33 Dalkeith Road	Single storey front extension 33 Dalkeith Road No Objection
3/18/1487/HOU Applicant: Mr & Mrs Philpotts Agent: Case Designs, 13A Mill Lane Precinct, Wimborne	Single storey extension to bungalow with internal alterations 5 Corfe View Road No Objection
3/18/1534/FUL Applicant: Instavolt Ltd, Basingstoke	Two rapid electric vehicle charging stations. Starbucks, A31 Support
3/18/1576/FUL Applicant: Mr & Mrs Primmer Agent: Design-Werx, 33 Venator Place, Wimborne	Change of use from D1 Church to C3 residential. Single storey side & rear extensions & new extended roof to create habitable living space 82 Wimborne Road Support

3/18/1595/HOU Applicant: Mr & Mrs Benson-King Agent: Asplan Associates Ltd., Poole	Ground and first floor extension with internal alterations 106 Springdale Road No Objection
3/18/1612/HOU Applicant: Mr Robert Tripp Agent: Trinity Architecture, Poole	Rear extension and raised roof to form first floor accommodation 154 Springdale Road No Objection

Nem Con

18/071 Items of Information and matters for forthcoming Agendas

Cllr Waterman reported that he has received a complaint regarding the dirty street names signs in Dennis Road and Corfe View Road. The Clerk said she will look into this.

18/072 Date and Time of Next Meeting

The date and time of the next meeting were confirmed as Tuesday 24th July 2018 at 7:00 pm.

The meeting closed at 7.30pm.

PLANNING COMMITTEE INFORMATION REPORT 24th JULY 2018

PLANNING APPLICATION DECISIONS

3/18/0128/HOU	Erection of two-storey annexe and new integral garage following demolition of existing integral garage and car port, and erection of single storey extension following demolition of WC and store room. Beacon Lodge, Wareham Road Refused: Located within and adjacent to the application site stand a number of mixed species trees including a Monterey Pine, which is the subject of Area Tree Preservation Order CM/13. These trees make a positive contribution to the area's character and are a feature within the local landscape. The proposals will have a direct and indirect impact on the retention and long-term viability of these important landscape trees. PC: No Objection
3/18/0598/FUL	Demolition of existing bungalow and construction of replacement two storey dwelling house. 38 Wimborne Road Granted PC: No Objection
3/18/0730/HOU	Alterations to form additional accommodation at ground floor and within extended roof space. 33 South Road Granted PC: No Objection
3/18/0811/HOU	Convert integral garage into accommodation; construct detached garage, two storey rear extension and front dormer extended (as amended by plans rec'd 4.6.18). 5 Wyatts Close Granted PC: No Objection

3/18/0868/HOU	<p>Erect two detached dwellings.</p> <p>15 Croft Close</p> <p>Refused: The proposal by virtue of excessive combined scale and massing, and the rhythm and spacing of the dwellings, would be a discordant feature on the wider Croft Close street scene. The proposal is therefore considered to be poor design and as such does not accord with Christchurch and East Dorset Part 1 Core Strategy Policy HE2.</p> <p>The proposal would have a significant adverse harmful impact on the residential amenity of both the occupiers of the adjacent residential dwelling 17 Croft Close by virtue of over-bearing impact and some loss of light, and the prospective occupiers of proposed replacement dwelling Nos. 13 Croft Close by virtue of inadequate natural light and oppressive outlooks in habitable rooms (bedrooms 2, 3 and 4). Therefore, the proposed development does not accord with Christchurch and East Dorset Part 1 Core Strategy Policy HE2.</p> <p>Inadequate and insufficient survey and mitigation information has been submitted for the Local Planning Authority to conclude that the proposed development would not have an adverse impact on protected species. Therefore, the proposed development does not accord with the Christchurch and East Dorset Part 1 Core Strategy Policy ME1 and the Wildlife and Countryside Act 1981.</p> <p>Inadequate and insufficient survey and mitigation information has been submitted for the Local Planning Authority to conclude that the proposed development would not have an adverse impact on protected trees. Therefore, the proposed development does not accord with the Christchurch and East Dorset Part 1 Core Strategy Policies HE2 and HE3. The site lies between 400m and 5km of the European wildlife sites. The proposal fails to secure the avoidance measures identified as necessary to mitigate the impact of the development, in combination with other plans and projects, on the integrity of the designated site as set out in the Dorset Heathlands Planning Framework Supplementary Planning Document (SPD) 2015-2020. As such the proposal is contrary to policy ME2 of the Christchurch and East Dorset Local Plan, Part 1 - Core Strategy, Adopted April 2014, the provisions of the National Planning Policy Framework, particularly paragraph 118 and the Conservation of Habitats and Species Regulations 2017.</p> <p>PC Object: Overdevelopment and out of scale and character with neighbouring properties. Croft Close is characterised by well-spaced properties in generous plots, in keeping with the adjacent Special Character Area in Central Avenue.</p> <p>The houses are too large for the site and would be cramped in relation to each other and neighbouring properties. The design is too modernistic and therefore would appear incongruous, especially when viewed from the PROW at the rear of the site. The properties would cause loss of light to no. 17 and would appear generally bulky. Their positioning on the plot neither respects the front nor the rear building line. The rear of the properties would overlook gardens and living accommodation in Blythe Road to the rear, and nos. 17 and 11 Croft Close, this would be exacerbated by their upside-down design, where the living accommodation is on the upper floor.</p> <p>It is also noted that the parking allowed for is below the recommended standard for the size of the houses.</p>
3/18/0920/PNAGD	<p>Conversion of agricultural building to residential dwelling.</p> <p>Little Manor Farm, Waterloo Road</p>

	<p>Refused: In respect of paragraph Q2(1)(e) (whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a dwelling), the proposed dwelling and its garden's close proximity to the hay barn and attached agricultural building has potential for noise issues for future occupants of the dwelling, as these agricultural buildings could be used for any agricultural purpose to include uses that resulted in more noise than their current uses.</p> <p>PC: No Objection in principle</p>
3/18/0947/HOU	<p>Single storey rear and side flat roof extensions with two roof lanterns and internal alteration (demolish existing rear conservatory).</p> <p>113 Wareham Road Granted PC: No Objection</p>
3/18/1087/HOU	<p>Raise ridge level to provide additional accommodation at first floor level with two storey rear extension and new external facade finishes.</p> <p>The Anchorage, Blandford Road Granted PC: No Objection</p>

TREE DECISIONS

3/18/1444/TTPO	<p>Oak – Crown reduce to height of 'ridge' on adjacent property.</p> <p>34 Wareham Road Granted</p>
3/18/1325/TTPO	<p>T1 – 4 Radiata Pines Fell.</p> <p>155 Springdale Road Granted</p>
3/18/1678/TTPO	<p>T1 - Sycamore - Crown thin by 25%; Remove first lateral branch on left side and first lateral branch on rear side. Reduce lateral branch on left side by 4 meters up to 7 meters.</p> <p>T2- Sycamore - Crown thin by 25%; Reduce right side laterals by 2meters up to 6meters above ground.</p> <p>Taba Taba, Dennis Road Granted</p>

APPEAL OUTCOMES

3/17/1896/FUL	<p>Detached building for office use.</p> <p>Land adjacent to 6 Birch Close Appeal Dismissed</p>
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