

Minutes of the PLANNING COMMITTEE held at the Village Hall, Corfe Mullen on Tuesday 22nd May 2018 commencing at 7pm

Present: Cllr Mattocks - Chairman

Cllrs	Anderson	Harrison	Jefferies	Waterman
	Everett	A Holland	Stennett	

Officers in attendance: Katrina Blee (Clerk) and Claire Gamble (Assistant Clerk).

Also in attendance: Cllrs Alexander, P Holland, Honeyman, Parkin and Perry

PUBLIC DISCUSSION PERIOD

There were 19 members of the public present. Three members spoke against application 3/18/0868/FUL, 15 Croft Close. Three members spoke against application 3/18/0996/OUT, Land to North of Pardy's Hill.

17/415 Apologies for Absence

There were no apologies for absence.

17/416 Declarations of Interest

There were no declarations of interest.

17/417 Minutes

The minutes of the Planning Committee Meeting held on 10th May 2018 were approved.

Nem Con

17/418 Planning Applications

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

3/18/0598/FUL Applicant: Mr Richard Potts Agent: Mori Architects, Bath	Demolition of existing bungalow and construction of replacement dwelling house. 38 Wimborne Road No Objection
3/18/0868/FUL Applicant: Mr Marc James Agent: Asplan Associates Ltd, Poole	Erect two detached dwellings. 15 Croft Close 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. 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.

	<p>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>
<p>3/18/0944/HOU Applicant: Mr Mike Scully Agent: Brian Nicholls Architects Ltd, Lytchett Minster</p>	<p>Erect a new 3 vehicle garage (demolish existing). 102 Springdale Road No Objection</p>
<p>3/18/0963/FUL Applicant: Seward Windows Company Ltd</p>	<p>Alterations to windows of front elevation and material finishes of external wall. Change of use A3 to A1. 137 Wareham Road No Objection</p>
<p>3/18/0996/OUT Applicant: Kevin Hodder, East Boro Housing Association Agent: Henshaw Planning Services Ltd, Bransgore</p>	<p>Development of 12 affordable dwellings and associated access. All other matters reserved. Land to North of Pardy's Hill Comment: The Core Strategy has provision for new housing in Corfe Mullen which includes affordable housing and there is no reason to believe that this will not come forward. There is therefore no need to consider an affordable exception site at this stage.</p> <p>Should this be necessary in the future, all landowners would be invited to put forward land which would then both be assessed for suitability and put to the whole community for consideration so that residents can decide which area of the village's green belt is the least worst option to lose to provide an affordable housing exception site.</p>
<p>3/18/1008/HOU Applicant: Mr R Heard Agent: Mr Malcolm Randall, Broadstone</p>	<p>Two storey extension and alterations. Raise roof to form two storey dwelling. 19 Corfe Lodge Road No Objection</p>
<p>3/18/1058/HOU Applicant: Mr D Bendall Agent: J Burgess & Associates Ltd, Poole</p>	<p>Side extension. Pitch roof and flat roof. Garage conversion. 21 Rushcombe Way No Objection</p>
<p>3/18/1087/HOU Applicant: Mr D Gibbs Agent: Mr D Martin, Bournemouth</p>	<p>Raise ridge level to provide additional accommodation at first floor level with two storey rear extension and new external façade finishes. The Anchorage, Blandford Road No Objection</p>

Nem Con

17/419 Date and Time of Next Meeting

The date and time of the next meeting were confirmed as Tuesday 12th June 2018 at 7:00 pm.

The meeting closed at 7.54pm.