

NORTH DORSET DISTRICT COUNCIL

MINUTES OF THE DEVELOPMENT CONTROL COMMITTEE MEETING HELD ON TUESDAY, 1 JULY 2008 AT 10.00 AM IN THE COUNCIL CHAMBER, SALISBURY ROAD, BLANDFORD

Present:

Committee Members

Bill Batty-Smith MBE	(Chairman)	Joe Hickish
Mervyn Jeffery	(Vice Chairman)	Sue Hunt
Brian Anderson		Trish Lever
Nigel Cook		Geoffrey Miller
Charles Dowden		David Milsted
Vic Fox		Val Potheary

Apologies:

None

Officers, North Dorset DC:

Nick Fagan, *Development Control Manager*

Case Officers:

Andrew Williams

James Whittleton, *Democratic Services*

70. DECLARATIONS OF INTEREST

None.

71. MINUTES

Resolved

That the minutes of the Committee meeting held on 3 June 2008 were confirmed as a correct record and signed by the Chairman.

72. PLANNING APPLICATIONS

Resolved

- i. With regard to applications for permission to develop, to make the decisions as set out in **Appendix A** to these minutes;
- ii. In respect of the above applications, where the 21 day consultation period has not yet elapsed, where approval is given, it is given subject to no adverse comments being received;
- iii. In respect of the above applications, where a developer is required to make a contribution towards community infrastructure, that contribution shall be received by the Local Planning Authority within eight weeks (minor and 'other' applications) or 13 weeks (major applications) of the application being submitted;

- iv. To delegate authority to the Development Control Manager to refuse the application if a contribution is not received in accordance with (iii) above.

73. PLANNING APPEALS

The Committee noted the report of the Development Control Manager for the period between 26 May 2008 to 20 June 2008.

They were informed that the appeals relating to Church Farm, West Stour are likely to take place in early November, though the Council is in negotiation with the applicants with a view to getting the appeals withdrawn.

In respect on the appeal decision relating to Lawn Cottage, Winterborne Houghton, the Inspector judged that the proposal to install a solar panel would not adversely effect the Conservation Area. This is a decision which the Development Control Team will review with the Conservation Team.

A discussion took place about the possibility of the Committee having to determine applications for wind farms. The Committee noted that it would be important for them to be clear about which issues are planning considerations and for Members to carry out a visit to an existing wind-farm to assess the impact of such structures.

Resolved that Officers investigate the possibility of conducting a site visit to an appropriate existing wind-farm.

The meeting closed at 10.53am

CHAIRMAN

NEW APPLICATIONS

APPLICATION:	2/2008/0461 18, French Mill Lane, SHAFTESBURY Full Planning (Minor)
Proposal:	Erect 1 no. 4 bedroomed replacement dwelling and 1 no. garage (demolish existing single storey dwelling and garage)
Applicant:	Hambledon Hill Investment
Case Officer:	Andrew Williams

Officer appraisal

The Case Officer gave an overview of the site and proposals. He stated that the site was within the Settlement Boundary and just outside the Conservation Area. He gave an overview of the proposed design which officers believe to be a significant improvement to previous proposals for the site.

Public Participation

Mrs Sue Bennett on behalf of the Campaign to Protect Rural England stated that she welcomed the proposed design.

Mr Lee Partridge, the applicant, stated that he was happy with the Case Officer's Report and had nothing to add.

Local Member

Councillor Nigel Cook questioned whether the proposals would contravene policies relating to the Northern Scarp Hills, whether the proposals were in keeping with the character of the area and whether views would be affected. He stated that French Mill Lane changed in character from rural to urban along its length and that the modern-urban design was not in keeping with the sites position in the rural part of the lane.

Members' Debate

Members noted that the only trees to be removed were those indicated in the report and on the site plan and the woodland to the east of the site is covered by Tree Preservation Orders.

They noted that the materials would be chosen to help the building blend into the landscape and that materials would have to be submitted to officers for approval.

The applicants anticipate a 30% reduction in energy consumption through the use of efficient building materials.

The possibility of a condition on levels and the ridge height was discussed.

RESOLVED: To **APPROVE** planning permission subject to the following conditions:

1. FR11 - COMMENCEMENT (FULL PERMISSION)
2. MT02 - MATERIALS (SAMPLES FOR APPROVAL)

3. LS11 - LANDSCAPE DESIGN PROPOSALS
4. AC05 - ACCESS CROSSING CONSTRUCTION
5. PK02 - ACCESS, TURNING, GARAGING, PARKING PROVISION
6. DR10 - SURFACE WATER DRAINAGE - APPROVAL PRIOR TO DEVELOPMENT
7. The mitigation measures set out in section 4.2 of the Lindsey Carrington Ecological Services bat report submitted as part of the planning application, which includes the formation of a permanent bat roost within the dwelling hereby approved shall be completed in full and thereafter shall be permanently retained and maintained in accordance with a timetable to be submitted to and approved by the Local Planning Authority before any demolition works or development takes place. This shall include a recheck for the presence of bats by a suitably qualified person, which should include a bat emergent survey of the property immediately prior to the demolition of the existing dwelling.
Reason: In order to protect to habitat of bats which are a statutorily protected species in accordance with policies 1.8 and 1.38 of the North Dorset District Wide Local Plan (First Revision)
8. MT19 - OBSCURED GLAZING
9. LEVELS – ST03

Reason for Decision:

1. The design and visual appearance of this contemporary dwelling is considered to be appropriate in this location and should add to the character of the locality without being detrimental to neighbouring residential amenities.
2. In reaching this decision the policies in the Development Plan for the area, which currently comprises the Bournemouth, Dorset and Poole Structure Plan 2000 and the North Dorset District Wide Local Plan (First Revision) 2003, were taken into account.
This includes specifically the following policies:
Local Plan policies 1.8, 2.6, SB3.