

NORTH DORSET DISTRICT COUNCIL

MINUTES OF THE DEVELOPMENT CONTROL COMMITTEE MEETING HELD ON TUESDAY, 8 APRIL 2008 AT 10.00 AM IN THE COUNCIL CHAMBER, SALISBURY ROAD, BLANDFORD

Present:

Committee Members

W Batty-Smith (Chairman)
M Jeffery (Vice Chairman)
Mrs D Croney
C Dowden
V G Fox
J Hickish

Mrs S Hunt
G Miller
D Milsted
Mrs V Potheary
Miss T Lever

Apologies:

N Cook

Officers, North Dorset DC

Nick Fagan, *Development Control Manager*

James Whittleton, *Democratic Services*

Case Officers:

Andrew Williams
Robert de Ferry Foster
James Lytton-Trevers

57. DECLARATIONS OF INTEREST

There were no declarations of interest.

58. MINUTES

Resolved

That the minutes of the meeting of the Committee held on 11 March 2008 were confirmed as a correct record and signed by the Chairman.

59. 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.

60. PLANNING APPEALS

The Committee noted the report of the Development Control Manager for the period between 3 March 2008 to 28 March 2008.

61. PLANNING APPLICATION REQUIREMENTS

The Committee considered the report of the Development Control Manager and agreed it's recommendation to delegate the adoption of the Planning Applications Requirements document to the Development Control Manager. They noted that the report would have implications for the work of officers rather than the Committee and that the changes were needed now that Standard Application Forms (SAF) were mandatory.

The meeting closed at 11.41 am

CHAIRMAN

NEW APPLICATIONS

APPLICATION:	2/2008/0038 Puricombe, Pound Lane, GILLINGHAM Full Planning (Minor)
Proposal:	Raise roof to provide additional accommodation
Applicant:	Mr M Drewitt
Case Officer:	Andrew Williams

Officer appraisal

The Case Officer gave an overview of the site and proposals. He presented plans of the proposed development, along with examples of existing properties along Pound Lane. He stated that the proposals are considered to be of acceptable appearance and not unacceptably detrimental or harmful to residential amenities.

Public Participation

Mr N Wilson, an objector, thanked Members for attending the recent site visit which he judged to be a thorough and fair process. His main objection was the proposed increase in height, which he believed would have an impact on his amenity. He added that taking three feet off the height of the proposals would be a more acceptable development for him.

Mr M Drewitt, the applicant, also thanked Members for attending the recent site visit. He stated that the existing bungalow was already a two storey dwelling and that the houses to the rear are all two storey dwellings. The materials to be used are consistent with the area and a recent development nearby. He stated that there would be parking for four or five cars on the property, without recourse to parking on the highway. He added that he had offered to use opaque glass at the rear of the property and that the proposals would not increase flooding risk due to the development being on the existing footprint and the installation of underground storage for run-off.

Local Member

Councillor Mrs V Pothercary said that she appreciated that the proposed development was not in a conservation area, but that it would be a shame to have such a large building on the 'soft edge' of town. She added that the proposals were out of keeping with existing properties along Pound Lane.

Members' questions

The Chairman, Councillor B Batty-Smith noted that most of the bungalows along Pound Lane have a two storey element. However, the proposed pitch of the roof would be very much steeper and would be 2.1 metres higher, which could have an impact on the properties to the rear.

Councillor D Milsted asked the applicant whether he would have any objection to reducing the height of the proposals by 1 metre?

The applicant, Mr M Drewitt, responded by stating that the design was chosen for aesthetic reasons. He had no objections in principle, but would need to check with his architect.

RESOLVED: to **DEFER** consideration of the application in order for further consultation to take place on a revised scheme with a reduced ridge height.

APPLICATION:	2/2008/0074 14, Shaw Close, BLANDFORD FORUM Full Planning (Minor)
Proposal:	Erect 1 No single storey extension to rear and 1 No first floor extension to front.
Applicant:	Mr and Mrs Way
Case Officer:	Robert de Ferry Foster

Officer appraisal

The Case Officer gave an overview of the site and proposals. He stated that the reason for the application coming in front of the Committee for decision was that Blandford Forum Town Council had objected to the proposals. He drew the Committee's attention to PPS3 which directs local planning authorities to make the best use of existing housing stock and stated that scale and design of the proposal compliments the existing dwelling and the character of neighbouring properties and the amenity enjoyed by their occupants is not jeopardised.

Members' debate

Councillor V Fox raised the issue of impact on the amenity of neighbouring properties.

Councillor J Hickish stated that a previous application on the site had been objected to by neighbouring properties, the present proposals had not been objected to by neighbours.

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

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

Reason for Decision:

1. 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:1.1, 1.2, 1.7, 1.8, and 2.11.

2. The proposal mirrors development throughout the area that demonstrates the requirement to enhance the utility and live-ability of dwellings in line with modern standards. The scale and design of the proposal compliments the existing dwelling and the character of neighbouring properties and amenity enjoyed by their occupants are not jeopardised. The proposal thus accords with the direction of PPS3 and Local plan policies 1.8 and 2.11.

APPLICATION:	2/2007/1350 Plot 2, Little Stream, The Hollow, CHILD OKEFORD Full Planning (Minor)
Proposal:	Erect 1 No. dwelling and associated parking (amended scheme to that approved under Planning Permission No. 2/2006/0629) to add 2 No. windows to North East elevation.
Applicant:	Moorcross
Case Officer:	James Lytton-Trevers

Officer appraisal

The Case Officer presented the application set out in his report, stating that the two windows had been inserted without permission. The main issue was whether or not the windows are acceptable in terms of overlooking neighbouring properties. He added that by conditioning the windows to be fixed-shut and of obscured glass, in addition to the fact that the windows are at an angle and eighteen metres from the nearest property, officers felt that the development would not be overlooking or have a significant impact on the amenity of neighbouring properties.

Public Participation

Mrs A Schweir of Child Okeford Parish Council stated the two windows overlooked 'Channings' and the patio of that property. She raised the issue of whether the development would have an impact on the human rights of residents in the neighbouring property.

Mr Clayton, speaking in objection questioned whether the submitted plans and officers report were correct in stating that the windows were on the north east side of the property. He stated that the windows were in fact on the south east elevation. The Case Officer confirmed that the windows were indeed on the south east elevation, but that this would not effect the consideration of the overlooking issue.

Local Member

Cllr Mrs D Croney welcomed the officer's negotiations to secure fixed-closed and opaque windows. However, she was concerned about the possibility of overlooking into the neighbouring property, adding that originally the site held a bungalow which did not overlook at all.

The Development Control Manager responded by stating that in the opinion of officers, the windows did not significantly overlook the neighbouring property due to the fact that they are eighteen metres from the property, are at an angle and could be conditioned to be fixed-shut and of opaque material.

Members' debate

Councillor C Dowden raised the issue of the windows not being in the existing plans. The Development Control Manager reminded members that development without permission from the local planning authority did not constitute a criminal offence and that retrospective applications should not be punished.

Councillor M Jeffrey stated that the removal of the existing window material and its replacement with an opaque material may counteract the aim of allowing more light into the property.

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

1. ME01 - DETAILS OF FENCES ETC.
2. PK02 - ACCESS, TURNING, GARAGING, PARKING PROVISION
3. LS12 - NEW PLANTING
4. PD02 - PD RIGHTS EXCLUSION: EXTENSIONS
5. Windows

Reason for Decision:

1. The house would be of acceptable design and would not be to the detriment of amenity.
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:

1. 1 Sustainable Development Strategy
2. 6 Infill/Windfall Dev. in Settlements
- 2.10 Density of New Development
- 5.17 Parking Standards
1. 8 Standard Assessment Criteria

Structure Plan:

- H.G Infrastructure & Comm. Facilities
- EN.F Maint'nce/Enhance. of Landscape
- I.A Sustainable Development
- I.D Security, Safety & Amenity
- I.E Service Infrastructure
- S.G Role of Villages
- S.H Scale/Design of Built Development
- H.C Location of New Housing Development

APPLICATION:	2/2008/0163 Beeches Lodge, Clenston Road, WINTERBORNE STICKLAND Full Planning (Minor)
Proposal:	Remove existing roof of bungalow and replace with an increased height monopitch roof to form additional accommodation in roof space and install 2 no. dormers and 1 no roof light on west elevation.
Applicant:	Mr and Mrs J Sutcliffe
Case Officer:	Robert de Ferry Foster

Officer appraisal

The Case Officer presented the application set out in his report. He stated that the application was included on the Agenda as it was expected that Winterborne Stickland Parish Council would object to the application. However, after consideration, the Parish Council has resolved not to object. He added that the site lies in the south of the Conservation Area which is characterised by steeply sloping land. He stated that officers were recommending granting permission on the basis that PPS3 directs local planning authorities to make the best use of existing dwellings and that the proposals conform to the landscape and will have little amenity impact on neighbouring properties.

Public Participation

The applicant, Mr J Sutcliffe stated that considerable consultation had taken place with planning officers to get the proposals to this stage. He added that the windows at the rear of the property were large, so as to let sufficient light into the property.

Members' debate

Members considered whether the proposals would overlook neighbouring properties, and concluded that they would not.

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

1. FR11 - COMMENCEMENT (FULL PERMISSION)
2. MT02 - MATERIALS (SAMPLES FOR APPROVAL)
3. MT 19 OBSCURED GLAZING
4. ME01 - DETAILS OF FENCES ETC.
5. ME02 - HARD SURFACES
6. PD01 - PD RIGHTS EXCLUSION: CURTILAGE
7. PD02 - PD RIGHTS EXCLUSION: EXTENSIONS

Reason for Decision:

1. 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:1.4, 1.7, 1.8, 1.12, 1.13, 1.14, 1.15, 1.16, 1.32, 1.33, 2.11

2. The development proposed is in accord with PPS 3 making the best use of the existing housing stock. The provisions of the Standard Assessment Criteria are satisfied and the proposal fulfils the criteria for the extensions to dwellings. Concerns with regard to the site are conditioned to prevent any potential impact.