

NORTH DORSET DISTRICT COUNCIL

MINUTES OF THE DEVELOPMENT CONTROL COMMITTEE MEETING HELD ON WEDNESDAY, 27 AUGUST 2008 AT 10.00 AM IN THE COUNCIL CHAMBER, SALISBURY ROAD, BLANDFORD

Present:

Committee Members

Bill Batty-Smith MBE (Chairman)
Brian Anderson
Nigel Cook
Charles Dowden
Vic Fox
Joe Hickish

Mervyn Jeffery (Vice Chairman)
Su Hunt
Trish Lever
Geoffrey Miller
David Milsted
Val Potheary

Other Members Present:

Councillor Colin Kay

Officers, North Dorset DC:

Nick Fagan, *Development Control Manager*

James Whittleton, *Democratic Services*

Case Officers:

Andrew Williams
James Lytton-Trevers

78. DECLARATIONS OF INTEREST

Councillor Nigel Cook declared a Prejudicial Interest in Planning Application 2/2008/0477 as a Director of the Museum as the local Member. He spoke on the item, then left the chamber for the Member's debate and vote.

79. MINUTES

Resolved

That the Minutes of the Committee meeting held on 29 July 2008 were confirmed as a correct record and signed by the Chairman.

80. 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.

81. PLANNING APPEALS

The Committee noted the report of the Development Control Manager for the period between 28 July 2008 to 15 August 2008.

The Committee noted that the Inspector had allowed the Ship & Sherry Ltd application due to the undersupply of residential units in Shaftesbury.

Resolved to note the Report.

The meeting closed at 12.27pm

CHAIRMAN

NEW APPLICATIONS

APPLICATION:	2/2008/0369 Paddock House (formerly The Anchorage), The Street, SUTTON WALDRON Full Planning (Minor)
Proposal:	Erect 1 No dwelling, detached double garage/tractor store, form additional access, parking space and turning area (demolish existing dwelling and outbuildings)
Applicant:	Mr W Steward
Case Officer:	Robert de Ferry Foster

Officer appraisal

The appraisal was delivered by the Development Control Manager who stated that the Committee was familiar with the site, having carried out a site visit. Following discussions between the applicant/agent and officers, there was no longer any disagreement about the extent of the domestic curtilage. He stated that the main issues were; the size of the replacement dwelling and whether the percentage increase should be calculated from the original or existing dwelling; the potential impact on the landscape and on views; and the merits and demerits of the design.

Public Participation

Mrs Sue Bennett, on behalf of the Campaign to Protect Rural England, commended the Officer's Report for its' detail and balanced assessment. She stated that the application threatens the character of the settlement and was outside the settlement boundary. She stated that the design was more in keeping with an affluent suburb than the countryside. She expressed concerns about the impact on views and the landscape.

Mrs Pearson, on behalf of Sutton Waldron Parish Council, stated that no objections had been made by the Parish Council or by local residents. She added that there were a number of recent residential developments in the District which have been given approval and were worse than the proposals.

Mr Turrall-Clarke, the applicant's lawyer, stated that he disagreed with some of the figures in the Officer's Report and that the percentage increase in the size of the property should be calculated on the existing swelling. He stated that the garage should have been included in the calculations and that the total percentage increase was within guidelines. He stated that there would be no environmental impact in terms of damaging the landscape or views.

Local Member

Councillor Colin Kay expressed concern about the time taken to reach a decision on the application and possible inconsistencies in the Officer's Reports.

Members' Debate

A discussion took place on the following issues: The size of the replacement dwelling and whether the percentage increase should be calculated from the original or existing dwelling; the impact on views; and the merits and demerits of the design.

RESOLVED: That permission be **REFUSED** in accordance with the reasons set out in the Officer's Report.

APPLICATION:	2/2008/0267 Paddock House (formerly The Anchorage), The Street, SUTTON WALDRON Full Planning (Minor)
Proposal:	Erect 1 No. two storey extension and 1 No. garage. Convert garage to self contained annex and form pitched roof. Form new vehicular access and extend residential curtilage (Demolish existing 2 No. sheds and 2 No. extensions).
Applicant:	Mr W Steward
Case Officer:	Robert de Ferry Foster

Officer appraisal

The appraisal was delivered by the Development Control Manager who outlined the policies relevant to the application for an extension. He drew members attention to the issue of the design and went on to state that the proposals represent a 330% increase in the footprint from the original dwelling.

Public Participation

Mrs Sue Bennett, on behalf of the Campaign to Protect Rural England, stated that the application fails on size and scale, on the impact on the landscape and on the design.

Mr Turrall-Clarke, the applicant's lawyer, stated that the relevant policy refers to the increase on the existing building, not the original dwelling and that the proposed design compliments the existing building.

Members' Debate

A discussion took place on the following issues: The size of the replacement dwelling and whether the percentage increase should be calculated from the original or existing dwelling; the impact on views; and the merits and demerits of the design.

RESOLVED: That permission be **REFUSED** in accordance with the reasons set out in the Officer's Report.

APPLICATION:	2/2008/0594 29, Forum View, Bryanston, Blandford Forum, Dorset. Full Planning (Minor)
Proposal:	Retain detached garage and convert part to ancillary living accommodation (part retrospective)
Applicant:	Mr and Mrs C. Peniston
Case Officer:	James Lytton-Trevers

Officer appraisal

The Case Officer gave an overview of the site and proposals. He stated that the Committee was being asked to determine this application because of objections from the Parish Council and a previous determination of a similar application by this Committee. He stated that the issues for the Committee to consider were whether ancillary accommodation is acceptable on the site and the potential for impact on the surroundings.

Members' Debate

A discussion took place about whether the approval of the application would set a precedent in the area.

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

1. FR11 - COMMENCEMENT (FULL PERMISSION)
2. OC03 - ANNEXE

APPLICATION:	2/2008/0621 Saints Hill Cottage, Church Walk, Belchalwell, OKEFORD FITZPAINE Full Planning (Minor)
Proposal:	Erect 1 No. conservatory
Applicant:	Mr A. Sheriff
Case Officer:	Andrew Williams

Officer appraisal

The Case Officer gave an overview of the site and proposals.

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

1. FR11 - COMMENCEMENT (FULL PERMISSION)

APPLICATION:	2/2008/0300 Shaftesbury Bowling Club, Barton Hill Playing Fields, Bleke Street, SHAFTESBURY Full Planning (Major)
Proposal:	Erect 1 no. club house with indoor bowling lanes (demolish existing club house)
Applicant:	Shaftesbury Bowling
Case Officer:	James Lytton-Trevers

Officer appraisal

The case officer gave an overview of the site and proposals. He stated that the main issues for consideration were the design, the impact on neighbouring properties and the materials to be used.

Public Participation

Mr R. Alford, on behalf of the Bowls Club, stated that the facility would provide a great amenity for the Town. He added that recently planted trees on the site boundary would help to break up views of the large building.

Members' Debate

Members noted that screening would be provided by trees and that the roof would be either brown or grey. A discussion took place concerning parking for coach parties.

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

1. FR11 - COMMENCEMENT (FULL PERMISSION)
2. FR03 - PRIOR WRITTEN APPROVAL DETAILS
3. BS08 - EXTERNAL LIGHTING
4. SP01 - SOUNDPROOFING
5. PK04 – PARKING / UNLOADING PROVISION
6. MT03 – MATERIALS (NOTWITHSTANDING DETAILS SUBMITTED)
7. DR10 – SURFACE WATER DRAINAGE – APPROVAL PRIOR TO DEVELOPMENT

APPLICATION:	2/2008/0479 Gold Hill Museum, Gold Hill, SHAFTESBURY Listed Building Consent
Proposal:	Demolish existing single storey rear extensions. Erect 2 No two storey extensions, 1 No single storey extension, porch, modify existing access and form 1 No parking space. Carry out internal and external alterations
Applicant:	Shafesbury & District Historical Society
Case Officer:	Andrew Williams
And:	
APPLICATION:	2/2008/0477 Gold Hill Museum, Gold Hill, SHAFTESBURY Full Planning (Minor)
Proposal:	Erect 2 No two storey extensions, 1 No single storey extension, porch, modify existing access and form 1 No parking space (demolish existing single storey rear extensions)
Applicant:	Shafesbury & District Historical Society
Case Officer:	Andrew Williams

Officer appraisal

The case officer gave an overview of the site and proposals. He stated that the scheme was drawn up in consultation with the Conservation Officer. He added that 12 letters of objection had been received. The main issues were the impact on historic character and integrity of listed buildings, the impact on the character and appearance of Conservation Area, the impact on amenities of adjacent properties, the suitability of the site and buildings for proposed uses, archaeological implications and flooding issues.

Public Participation

Mr S Howard, on behalf of the Campaign to Protect Rural England, stated that the application was in one of the most evocative locations in the south west. He added that it was important to preserve the character of the area and to protect the Conservation Area. He suggested that the applicants could look for an alternative site for a lecture theatre in the town.

Mrs B Innes, of the Shaftesbury Civic Society, stated that parking had become a big issue on Gold Hill. She stated that she was concerned about damage to the garden and impact on views along the back of buildings. She added that there was no need for a lecture hall as there are other suitable venues in the Town.

Mr J Cain, on behalf of local objectors, stated that the resulting increased traffic movements from the development would have a detrimental impact on Gold Hill and on the Conservation Area. He stated that if it were a commercial enterprise, alternative options would have to be looked at.

Local Member

Councillor Nigel Cook stated that the application had taken four years to get to this stage. He stated that there was significant local support as well as opposition to the scheme. He stated that he would prefer local stone/materials to be used in the construction of the extension.

Admin Note – Councillor Cook left the Chamber for the remainder of this item.

Members' Debate

A discussion took place about whether materials should be in keeping with the existing building/area or whether they should be distinct from the original.

RESOLVED: That consideration of the applications be **DEFERRED** in order to carry out a site visit.