

FERNDOWN TOWN COUNCIL

Minutes of the meeting of the **Planning Committee** held on Thursday 14 January 2016 at 7.00pm in The Barrington Centre, Pennys Walk, Ferndown, BH22 9TH

ATTENDANCE LIST

Chairman: Cllr J L Baxter

Cllr P H Graham

Cllr Mrs L Ovens

Cllr H W Worth

Officer:

Mr P Hendra, Committee Clerk

In attendance: 1 Member of the Public

PART 1 – PUBLIC SESSION

15/278 Apologies

Cllrs P J Lucas and N Wellstead were absent without apology. An apology was received from Cllr Wilson on the day of the meeting after office hours.

15/279 Declarations of interest

There were no declarations of interest.

15/280 Public participation

There was no public participation under this item.

15/281 Minutes of Planning Committee Meetings

Following consideration of the minutes of the previous meeting, it was PROPOSED by Cllr Mrs Ovens, SECONDED by Cllr Mr Worth and

Resolved that the minutes of the meeting of 17 December 2015 be approved as a correct record. (Unanimous)

15/282 Applications

Details of Members' observations on applications considered are listed on pages 4003 to 4005 of these minutes*.

15/283 Planning decisions

Notifications of planning decisions received from EDDC since the previous meeting were noted.

15/284 Tree matters

Notifications of Tree Protection Orders and of decisions in respect of tree work received from EDDC since the previous meeting were noted.

15/285 Correspondence

An email had been received from EDDC Democratic Services concerning the procedure for carrying out the Town Council's request for its views on withdrawal of provision of paper plans to be presented at a full EDDC meeting. The Chairman was to follow up.

An appeal for application **3/14/0079/FUL**, Misty Meadow 147 Ringwood Road: retrospective planning permission for a granny annexe had been ALLOWED by the Planning Inspectorate.

An Informal hearing was to be held at 10:00am on 26 January 2016, at EEDC Offices, Furzehill, relating to an appeal concerning application **3/15/0511/FUL**, 426 to 434 New Road: Demolition of 5 dwellings and erection of 34 retirement homes etc.

The following applications had been received too late for the Committee to comment:

Ref	Address	Postcode	Proposal
3/15/1202/HOU	36 Amberwood	BH22 9JT	Convert Integral Garage Into Accommodation
3/15/1082/FUL	Amtec House, 10 Ringwood Road	BH22 9AN	Conversion to 2 No. Units
3/15/1244/HOU	467 Wimborne Road	BH22 9NA	Single storey rear extension (demolish existing conservatory), roof alterations with front and rear dormers to form additional accommodation
3/15/1198/HOU	103 Wollaton Road	BH22 8QS	First floor side extension
3/15/1219/HOU	7 Angel Lane	BH22 9DZ	Remove roof, raise eaves and ridge, extend to the side and repitch roof from front to back. Remove outer leaf of masonry and replace and extend in facing brickwork.
3/15/1210/HOU	The Warren, Stapehill Road	BH21 7ND	Side Extension

15/286 Next Meeting

The next ordinary meeting was to be held at 7:00pm on 4 February 2016, in The Barrington Centre, Pennys Walk, Ferndown, BH22 9TH.

PART II – PRIVATE SESSION

15/287 It was PROPOSED by the Chairman and SECONDED by Cllr Mrs Ovens that the public be excluded from the meeting for the following item(s) of business pursuant to Section 1 of the Public Bodies (Admission to Meetings) Act 1960, on the grounds that publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted. (All were in agreement.)

15/288 Working Relationship with EDDC Planning

Development of the new EDDC planning computer system was continuing and it was unlikely to go live for at least five months. External support for the old system had been discontinued. As a result FTC would continue to receive paper copies of plans and problems experienced with the old system would continue for the next few months. Members were also advised of the effects of staffing changes at EDDC and FTC.

During this item it was PROPOSED by Cllr Graham, SECONDED by Cllr Worth and

Resolved that standing orders be suspended to enable the meeting to exceed a period of two hours. (Unanimous).

Members considered how best to deal with the few applications which were received too late for comment in Committee.

It was agreed that all Members of the Committee would be notified of such applications; those who wished to contribute would pass their comments to the Chairman, or in his absence another available Committee Member, who would prepare the final comment working together with a second available Committee Member. This comment would be sent to the Committee Clerk at least one day before the deadline for submission to EDDC.

To enable comment to be made in such cases it was PROPOSED by the Chairman, SECONDED by Cllr Worth and

Resolved that for applications received too late for comment at a scheduled meeting of the Planning Committee, the Committee's power to comment would be delegated to the Chairman (or in his absence another available Committee Member). All comments made under this delegated power would be reported at the following meeting of the Planning Committee. (Unanimous).

15/289

The meeting closed at 9:33pm.

Chairman

Comments made by the Planning Committee of Ferndown Town Council on applications considered at the meeting of 14 January 2016

- 1** App No: 3/15/1045/FUL Ward: Ferndown Links
Site: 11 Carroll Ave, BH22 8BW
Proposal: Demolition of garage; sever existing double plot and construct additional detached house; construct new detached garage. (revised proposal following refusal of application ref 3/14/0355/FUL)
Comment: SUPPORT (Unanimous) Members supported this much improved revised proposal subject to resolution of the drainage issues and requested that the planting of a hedge along the new boundary division be considered.
- 2** App No: 3/15/0717/CLU Ward: Ferndown Central
Site: The Warren, Badgers Walk, BH22 9SG
Proposal: Lawful commencement of development in accordance with Planning Permission 3/12/0738/OUT by the construction of a foundation trench on site.
Comment: NO OBJECTION (Unanimous)
- 3** App No: 3/15/1215/FUL Ward: Ferndown Central
Site: 179 Victoria Road , BH22 9HY
Proposal: Sever the land and erect a single dwelling within the rear garden
Comment: NO OBJECTION (3 in favour of no objection:1 abstention) subject to requirement for adequate passing width at the access to the property as highlighted by the Highways officer.

Comments made by the Planning Committee of Ferndown Town Council on applications considered at the meeting of 14 January 2016

- 4** App No: 3/15/1262/FUL Ward: Ferndown Links
Site: 93 Golf Links Road , BH22 8BU
Proposal: Demolish existing building and erect block of 8 apartments with bin and cycle stores
Comment: OBJECT (Unanimous) 1. The proposal is contrary to the Ferndown Town Plan which states: "Further development of flats, nursing/residential and care homes to be restricted."2. The site falls within the New Road Special Character Area and the application is contrary to development criteria 1,2,4,5,6,8,9,10,11 and 12 of EDDC Supplementary Planning Guidance no 27 and policy HE2 of the Christchurch and East Dorset Core Strategy. The design is out of character with the area and has a severe negative impact on the street scene. The scale, mass and bulk of the proposed block of apartments fails to improve the spatial relationship with neighbouring dwellings3. The design of the balconies results in overlooking of other properties to the sides.4. The Town Council is concerned at the cumulative adverse effect of the continuing increase in the number of dwellings in this area on drainage, surface water, flood risk and sewerage overflows.5. The Town Council is concerned at the cumulative adverse effect of the continuing increase in the number of dwellings in this area on parking and traffic. The site is situated on a bend by a speed bump in this narrow road with restricted site-lines. There is no safe parking on site for contractors' vehicles. Traffic volume along this road has significantly increased in the last two years. The limited surface parking on the site is likely to result in increased on-road parking at peak times. Taken together with increased traffic flows and limited visibility this would present increased danger to pedestrians and vehicular traffic. 6. A Biodiversity report is required.
- 5** App No: 3/15/1261/HOU Ward: Ferndown Central
Site: 62 Church Road , BH22 9EX
Proposal: Installation of dropped kerb vehicular access and additional parking
Comment: NO OBJECTION (Unanimous)
- 6** App No: 3/15/1274/ADV Ward: Stapehill
Site: 22 Cobham Road, BH21 7DW
Proposal: 3 no signs to front and both side elevations
Comment: NO OBJECTION (Unanimous)

Comments made by the Planning Committee of Ferndown Town Council on applications considered at the meeting of 14 January 2016

- 7** App No: 3/15/1245/FUL Ward: Ferndown Links
- Site:** 38 Golf Links Road, BH22 8BY
- Proposal:** Demolish existing building and erect block of 11 apartments with parking, bin and bikes stores
- Comment:** OBJECT (Unanimous) 1. The proposal is contrary to the Ferndown Town Plan which states: "Further development of flats, nursing/residential and care homes to be restricted."
2. The site falls within the New Road Special Character Area and the application is contrary to development criteria 1,2,4,5,6,8,9,10,11 and 12 of EDDC Supplementary Planning Guidance no 27 and policy HE2 of the Christchurch and East Dorset Core Strategy. The design is out of character with the area and has a severe negative impact on the street scene. The scale, mass and bulk of the proposed block of apartments fails to improve the spatial relationship with neighbouring dwellings
3. The design of the balconies results in overlooking of other properties to the rear.
4. The Town Council is concerned at the cumulative adverse effect of the continuing increase in the number of dwellings in this area on drainage, surface water, flood risk and sewerage overflows.
5. The Town Council is concerned at the cumulative adverse effect of the continuing increase in the number of dwellings in this area on parking and traffic. Traffic volume along this road has significantly increased in the last two years. The limited surface parking on the site is likely to result in increased on-road parking at peak times. Taken together with increased traffic flows and limited visibility this would present increased danger to pedestrians and vehicular traffic.
6. A Biodiversity report is required.
7. The recommendations of the positive bat survey should be implemented in full and no development should be permitted in the absence of an approved mitigation plan.