

Schedule of Planning Applications

Item for Decision:	To consider the planning applications contained within the schedule and to receive details of any withdrawn or requested deferred applications, if any
Contributors:	District Planning Officer
Contact Officer:	Michael Hirsh, Assistant District Planning Officer
Financial Implications:	None
Council Priorities:	PE1 PL1 PL3
Recommendations:	It is RECOMMENDED that the applications contained in this schedule be determined or otherwise dealt with in accordance with the District Planning Officer's recommendations.

1. Applicable Specialist Service Area(s)

1.1 Planning and Economic Development;

Ref. No.	App. No.	Application Address	Page No.
1	3/02/0719	Former Selwood Site, Ringwood Road, Ferndown	2
2	3/02/0768	17 Firs Glen Road West Moors	3
3	3/02/0889	Land Adj 9B Ashley Drive North Ashley Heath	5
4	3/02/0985	Plots 10 to 15 Witchampton Paper Mill Witchampton	9
5	3/02/1056	73 Ringwood Road Verwood	15
6	3/02/1107	Land Adj Fountain Cottage Hinton Martell	17
7	3/02/1126	Broomdown Broomhill Holt	19
8	3/02/1129	71 St Ives Park Ashley Heath	20
9	3/02/1144	Spring Cottage Barrack Road West Parley	21
10	3/02/1179	Land Adj White House Fir Tree Hill Alderholt	23
11	3/02/1171	Colehill First School Middlehill Road Colehill	26
12	3/02/1211	Broomdown Broomhill Wimborne	29
13	3/02/1221	Corfe Mullen Village Hall Towers Way Corfe Mullen	30
14	3/02/1231	Ivy May Field Woodyates	31
15	3/02/1232	50 Dewlands Way Verwood	33
16	3/02/1253	Hill House 29 Rowlands Hill Wimborne	36
17	3/02/1258	Wimborne Model Town 16 King Street Wimborne	38
18	3/02/1265	Unit E Ferndown Centre Pennys Walk Ferndown	40
19	3/02/1283	Southview Builders Site Blandford Road Corfe Mullen	42

1. 3/02/0719 Approval Of Reserved Matters In Application
07 Jun 2002 3/01/0758 (Proposed Foodstore) Amended and Add'l
Plans Rec'd 25/07/02 Former Selwood Site Ringwood
Road Ferndown for Lidl Uk Gmbh

Site Notice expired: 9 July 2002

Nbr-Nfn expired: 4 July 2002

Town Council comments: No comment

Note: Members will recall granting outline planning permission for the erection of an A1 retail store (gross floor space 1148 square metres) and associated parking on this 0.96ha site at the meeting held 2nd April 2002. This proposal is for approval of reserved matters.

The application site is located 40 metres south of the Ringwood Road/A31 roundabout at Tricketts Cross adjacent to the Halfords Store.

The applicants Lidl UK Gmth are proposing a single storey building with a 21 metre wide gable fronting onto Ringwood Road. At 7.5 metres in height, this element of the building will be clad in a facing brick (to be agreed) with a pre-weathered zinc clad facia from eaves level to ridge.

The principal building which is in oblong form, extends 47 metres into the site. A smaller (16 metre) open fronted gable at 7 metres in height is to provide a customer entrance, cycle stand and trolley park fronting onto the car park at the southern corner of the building.

Offices, internal storage and an unloading bay are to be provided in a 10 metre deep projection at the rear of the store.

With the exception of the front (west) elevation the building is to be faced with a 1metre deep brick plinth with painted render above. Vertical steel stanchions at 6 metre centres will form projecting brick and render columns along the external wall faces, thereby providing additional texture to the building.

The roof which is pitched at 18 degrees, will provide a 0.5 metre overhang of the eaves. A grey concrete pantile is proposed for the roof cladding,.

Facias and soffits will be constructed in pre-weathered zinc cladding.

A landscaping scheme has been provided to assist the integration of the building into the site. A row of fastigate trees are to be planted along the site frontage, to the rear of a low retaining wall. The existing growth on the remaining boundaries will be cut back and reinforced

with a native woodland species mixture. The parking bays are also shown to be interspersed with small areas of suitable planting.

Whilst there has been a small reduction in the width of the building to that previously considered, this has been compensated for by an increase in the size of the northern projection. The impact of this change is not only to allow for a marginally slimmer building, but to take it outside a potential risk zone highlighted by the Health & Safety Executive, due to the proximity of the Transco high pressure pipeline.

One letter has been received from a local resident objecting to the principles of a retail unit on the site.

Whilst English Nature have objected to the scheme, as the submitted plans have not considered surface water run off the applicants are aware of its concerns which will be addressed in due course, as already required by condition on the outline approval.

The Council's Design and Conservation Officer and Landscape Officer have considered the proposals and raise no objection.

The Environment Agency has also assessed the scheme and raises no objection.

The scale and design of the building will produce a sympathetic treatment to this entrance to the District whilst closing down views of the existing commercial building along the eastern carriageway of Ringwood Road.

Subject to specific agreement the external materials proposed are also a considered to be acceptable.

RECOMMENDATION GRANT

INFORMATIVE NOTES
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- 1 This permission is issued in respect of Matters Reserved by the outline planning permission dated 16 May 2002 and issued under the Council reference 3/01/0758. The applicant is reminded that further details are still required to be submitted in respect of, samples of external facing and roofing materials, surface water run-off limitation (including sustainable urban drainage systems and detention/retention facilities) and land contamination.
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2. 3/02/0768 Rear Extension, Replacement Garage And Raise Roof
18 Jun 2002 To Form Rooms In Roof As Amended By Plans Rec 7 Oct
02 17 Firs Glen Road West Moors for Mr Mord And Mrs
C Chambers

TPO

Site Notice expired: 17 July 2002

Nbr-Nfn expired: 25 October 2002

Parish Council comments: No Objections

Note: This application proposes the extension and alteration of the existing bungalow, including the raising of the ridge to form two bedrooms and a bathroom at first floor, and an enlarged lounge, kitchen and bedroom at ground floor. In addition the existing detached single garage is shown to be demolished and a replacement attached garage built with integrated car port.

The existing dwelling is a modest bungalow with fully hipped plain clay tile roof. The proposal will add significantly to the accommodation. The adjacent property has also been extended to the rear although with no accommodation at first floor. To the rear of the site are small low pitched bungalows with very short back gardens. In the rear garden are a number of mature trees.

The plans have been revised from that initially submitted to reduce the bulk of the proposed extensions by introducing a fully hipped roof form with small dormers on the front and rear elevation. This was in lieu of the gable treatment that was originally proposed on the rear elevation.

There have been three letters of objection from the residents of 11, 13, and 15 Oakhurst Close to the rear. They are concerned about the fact that the extensions will bring the existing dwelling closer to them and the potential for overlooking from the rear dormer window. Neither of the two neighbours on either side have raise any objection.

In respect to this relationship, the proposed extension will bring the distance to the rear boundary at its closest point to 11.5 metres in length. The small rear dormer window is 15 metres from the boundary. The distances are such that whilst it is accepted that there will be a degree of overlooking, that this will not be so significant so as to warrant the refusal of planning permission. Furthermore, whilst the trees at the rear are largely pines, they will break up views into and out of the site and assist in providing further screening.

Your Tree Officer does not object to the relationship with the retained trees, but would require a fence to be erected during the construction phase to protect the trees and

suggests that the existing garage is demolished as the first operation to facilitate this.

The application is therefore recommended for approval subject to the following conditions.

RECOMMENDATION GRANT - SUBJECT TO THE FOLLOWING CONDITION(S):-

- 1 D2C (Detailed permission - time expiry 5 years)
- 2 G4C (Match materials to the existing building)
- 3 G16C (Obscure glazing of window and no further windows)
- 4 E14C (No further windows in the specified elevation)

REASON(S) :-

- 1 D2R
- 2 G4R
- 3 G16R
- 4 E14R

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3. 3/02/0889 Erect Detached Dwelling. As Amended By Plans
11 Jul 2002 Received 11 Oct 02 Land Adj. 9b Ashley Drive North
Ashley Heath for Tarrant Homes Limited

TPO

Site Notice expired: 9 August 2002

Nbr-Nfn expired: 7 August 2002

Parish Council comments: (1) It would appear excessive tree loss has already taken place in an area with a known drainage problem. Loss of these trees will add to these problems. (2) No indication of type - size. (3) Added traffic on a restricted road. (4) Contrary to Local Plan 6.145. (5) Parish Council are given to understand that covenants to properties in the immediate area have not been honoured by this developer. (6) A site visit is requested.

Note: this application, submitted in outline, proposes the subdivision of part of the rear curtilage of the existing dwelling known as Petherton Cottage which fronts onto Horton Road to form a plot with access from an existing private driveway at the rear off Ashley Drive North. The application includes only details of access and all other matters are reserved.

The private driveway (surfaced with rough shingle) currently serves three existing dwellings (numbers 9a, b and c Ashley

Drive North). The driveway also passes between the two existing dwellings fronting directly onto Ashley Drive North (numbers 9 and 11).

The site lies within the urban area of St Leonards identified in the East Dorset Local Plan (2002). It is also identified in an Area of Special Character where policy 6.145 states that "development or redevelopment must respect those features or characteristics which are key to maintaining the environmental quality of the area." In terms of general design, policy 6.303 goes on to state that proposals will be permitted if they are (a) compatible with or improve their surroundings in: i) layout, ii) site coverage, ix) visual impact, x) their relationship to nearby properties, and xi) their relationship to mature trees.

A previous application, reference 3/96/0621 also proposed the erection of a dwelling on the application site. This was refused planning permission as it was considered that "the proposed development would result in a form of development which would be detrimental to the amenities of this particular locality. The area is characterised by a general sylvan nature with dwellings set to the frontage on large plots and the rear gardens in depth backing onto Ashley Drive North. The new development to the rear is uncharacteristic to the area as a whole. The development of this site would harm the established character both initially and in the long term, forming plots of a higher density and of a materially different layout to the existing area." In addition that "the proposal, if approved, would result in an unsatisfactory relationship with the adjoining residential properties giving rise to a consequent loss of privacy and unacceptable mass having an undesirable effect on adjacent buildings."

In relation to the current proposal, there have been 10 letters of objection from the residents of Heather Villa (3 letters), Carilsden House (2 letters) and Wynchwood in Horton Road and 11, 9a, 9b and 9c Ashley Drive North. The resident of Carilsden has also requested that members visit the site.

The site is adjacent to three other plots created by land severed off 9 and 11 Ashley Drive North in the early 1990's. This was initially granted under application 3/91/0457.

The principle issues raised include land drainage - existing problems - increased risk of flooding, the effect on the character of the area in terms of density, trees and location, and the effect on the amenities of the area and adjoining residents (including loss of privacy and overlooking, traffic and noise and disturbance). In addition concerns were expressed about the consequential effects on wildlife (various nesting birds, toads, grass snakes etc) and the possible precedent.

In relation to plot size and density, a number of residents have made reference to the size of the group of existing dwellings on Horton Road. These are all properties in substantial gardens of between 0.15 and 0.36 hectares (1 Ashley Drive North - 0.25ha, Torridon - 0.2ha, Wynchwood - 0.15ha, Carilsden House - 0.35ha, and Heather Villa 0.25ha). The existing dwelling at Petherton is on an area of 0.36ha and that part proposed to be severed off is 0.16ha. The adjacent three properties to the south also served from the private driveway are all approximately 0.13 hectares in area. The plot proposed on the current application is not dissimilar to the adjacent properties in area, being larger than the smallest of its neighbours, and similar to those other properties served from the private drive.

In relation to visual impact on the wider character, the plot will be visible from outside the site but will be seen against a backdrop of trees and other development. It will not therefore appear unduly prominent or out of place in this setting. The trees that needed to be removed to facilitate this scheme have already been felled and any benefit that existed from those previously has been lost. In relation to privacy and overlooking, the current application is in outline and does not include any details of the form of the dwelling to be constructed.

It is therefore not possible to comment in any detail of the relationships to neighbouring properties. Clearly a single storey property would have very limited effects on the neighbours, however, even if the dwelling was on two storeys it will be possible to design a property of a suitable form that minimises any overlooking and consequential loss of privacy.

A number of trees have been removed from the site previously and the land levelled to a degree for which no consent was required. This has resulted in a much clearer site than that which previously existed with significant trees limited to the periphery of the site close to the boundary. The majority of the trees which remain on the site are the subject of a new Tree Preservation Order. Many of the objectors comment on this work which has already been undertaken. However, this cannot prejudice the determination of the current application which has to be considered on the merits of the case which exists today.

Notwithstanding the above, the site remains well treed, bordered on all sides by large specimens. However, your Tree Officer accepts that it should be possible to construct a dwelling on the site which respects and protects those trees. A protective fencing plan has been submitted and shows the specification and alignment of temporary fencing required during construction and this limits the part of the site which could be developed. The Tree Officer does not therefore object to the proposed development subject to the imposition of conditions.

In relation to highways, the original plans have been amended to show an enlarged turning and manoeuvring area capable of accommodating a fire engine. On the basis of this revised plan the Highways Development Liaison Officer has no objections to the proposal subject to the imposition of conditions. The proposal relates to the addition of a single dwelling to an existing private driveway which currently only serves 3 properties. According to guidance from the Local Highway Authority up to 5 properties can be served from this standard of road. In terms of noise and disturbance, the proposal will not so significantly increase the traffic that it would warrant the refusal of planning permission.

In relation to wildlife the site has recently been cleared and there is no reports or signs of any protected species which would prevent development from taking place. In addition the existing building is not any particular historic interest, that would result in the protection of its curtilage from redevelopment.

In relation to land drainage, it is known that there have been some difficulties in the vicinity of the site, not least those mentioned by the neighbours. However, this is largely a technical issue and is simply a matter of designing and installing an appropriate system. This could be secured by condition.

In relation to windfall development, current planning policy in the form of PPG3 and the policies of the East Dorset Local Plan (2002) promote the use of existing developed land and infill plots within existing urban areas. The policies have changed from that which existed previously and are now more flexible, particularly in relation to the development currently proposed. Furthermore, the removal of the tree cover has removed a large part of the argument about the impact on the Special Character Area. Given the points discussed above, and notwithstanding the previous refusal of planning permission, it is now considered that a further refusal of planning permission could not be sustained, particularly bearing in mind the changes to the policy framework and the more recent advice from central government.

The application is therefore recommended for approval subject to the following conditions.

RECOMMENDATION GRANT - SUBJECT TO THE FOLLOWING CONDITION(S):-

- 1 D1CA (Outline permission - time expiry 3 years - amended)
- 2 D11C (Finished floor levels - submission of details req.)
- 3 D12C (Foul sewer and surface water drains - sub.of det.req.)

- 4 D15C (Walls and fences - submission of details required)
- 5 G3C (Sample of materials - submission of details required)
- 6 G12C (Garage - not to be converted & domestic purposes only)
- 7 G31C (Hard landscape - submission of details required)
- 8 The fencing for the protection of the preserved trees on this site shall be erected as detailed on plan HCRS/PETH/OO1-B/I and the statement received 11 October 2002 before any materials are brought onto the site for the purposes of development. The fencing shall be retained in position until the development is completed and nothing shall be placed within the fencing, nor shall any ground levels be altered, nor shall any excavation be made without the written consent of the Planning Authority. Furthermore, protective fencing, conforming to BS5837, Section 8.2.2 and Fig. 4 shall be erected along those sections of the proposed boundary not affected by the above.
- 9 The route for all services, and the route of the access drive, shall follow that detailed on plan HCRS/PETH/OO1-b/I and all excavation within 4m of a preserved tree shall be carried out by hand and no roots greater in diameter than 25mm are to be severed without the written consent of the Planning Authority.
- 10 L4CC (Implementation of landscaping scheme outline applic)€
- 11 The development hereby permitted shall not be brought into use until the access, turning space and parking shown on the approved plan has been constructed and these shall be maintained and be kept available for that purpose at all times.

REASON(S) :-

- 1 D1R
- 2 D11R
- 3 D12R
- 4 D15R
- 5 G3R
- 6 G12R
- 7 G31R
- 8 L3R
- 9 L3R

11 In the interests of highway safety.

4. 3/02/0985 Erection Of 4 Detached & 1 Pair Of Semi Detached
01 Aug 2002 Dwellings Together With Access Garaging And Parking
 Provisions. Plots 10 To 15 Witchampton Paper Mill
 Witchampton for Pearce Construction Ltd

AONB, TPO

Site Notice expired: 28 August 2002

Parish Council comments: Objects (see report for detailed observations)

Note: This application is brought to Committee on account of the comments of the Parish Council and the complex history of this site.

Planning permission (3/96/0824) was granted for the development of Witchampton Mill with 16 dwellings. The approved development on the west side of the River Allen is nearly completed and this application proposes a different layout with entirely different house types on the east side.

The previous permission provided a more urban cluster of houses and a gatehouse and took its design references from the Mill. However, the developers have now submitted a scheme which involves a different approach. It is more akin to creating a village street alongside the stream with thatched cottages, a farmhouse and a house with some of the characteristics of a mill. The applicant submit that this represents a much more pleasing solution and will result in long distance views towards the site being improved as being more in keeping with this area of attractive countryside.

The detailed comments of the Parish Council read as follows:

"The Vale of Allen Parish Council objects to Planning Application no. 3/02/0985 as a whole and would like to make the following response:

Concept

The application shows a great deal more imagination than previous plans. However, this is a mill site, not a farm site and this is an attempt to replicate buildings which would never have been built on an island site. It is it a village street then security gates should not be present. Gated communities are inappropriate here.

Layout

The layout is fine from the point of view of the plots

themselves and an improvement on what is currently approved, if for no other reason than it uses all the frontage land so there is no possibility of future infill. The spaces between some of the houses are too small e.g. 11 to 12, and the garage to 12A. This stops some access to the rear gardens. However, the south east section of the site on the location plan, on the far side of the mill stream seems to be missing from the layout plans. The approved plan has this land as gardens for two of the houses. What is proposed for it in these plans?

Designs

There are so many varying designs - will they all clash? Thatched cottages are not the vernacular in Newtown. Care needs to be taken over materials for walls and roofs or the essence of this concept will disappear. It ought to be possible to use the river/millstream more imaginatively. There were some interesting ideas in previous designs that involved the water and used bridges etc. However, if the District Council is prepared to accept a pastiche farm for this site, then we comment next on the individual plots.

Comments on Plots

Plot 10 being in the form of a mill building is very appealing - a bit reminiscent of White Mill at Sturminster Marshall, but is it already a 3 storey not 2.5 storey as on the site plan.

Plot 11 - appears from the front and rear elevations already to have room in the roof, making it 2.5 storeys, not 2 storeys as on the site layout plan. No floor plan has been provided for the extra storey. We assume this is attic/storage space and is not habitable.

Plot 12 - appears over-large and bulky for 'converted barns'. We suggest scaling it down to appear more authentic. This would give more space for rear access.

Plots 12a, 14 and 15 - are wholly unconvincing as 'agricultural workers cottages'. By no stretch of the imagination are they small scale, as mentioned in the covering letter, as they all have 4 bedrooms and 3 bathrooms. If they are to be truly cottages, they should be much smaller. If the District Council thinks that this size is acceptable, then we would suggest that plots 12a and 14 should be detached cottages with smaller frontages and rear additions. We think that the curved format is unnecessary and contrived and that the false buttresses should be removed. Single pane casements are inappropriate, cottage style windows (either 2 pane or multi-pane) are needed on all 3 plots. As mentioned previously, thatched cottages are inappropriate for Newtown.

Final Comments

We suggest that these plans are referred to the Architects Panel. Presumably permitted development rights will be removed."

The concerns of the Parish Council are not shared by the Local Planning Authority. For example there are thatched properties in Witchampton and it is very much a local characteristic. The Parish Council have taken their design references from Newtown which is too small a scatter of development which in any event has no coherent character. The proposal incorporates features such as a mill building which links the scheme to the historic use of the site. The other buildings are an interpretation of buildings regularly found in the surrounding Dorset countryside. The Architects Panel commented on the scheme on the 7th November 2002 and resolved that it should be "approved". The scheme is therefore commended to the Committee. A condition is suggested which removes permitted development rights in order to maintain the integrity of the scheme.

The distant views of the scheme have been assessed. The pattern of vegetation has changed in the valley since the submission of the schemes seven years ago with more natural growth along the leat edge. The overall impact of this proposal is considered to be satisfactory and the one and a half storey thatch cottages will provide roofs with a minimal impact if seen from the Cranborne Road. The scheme remains a substantial visual improvement compared with the previous industrial development and will therefore be of benefit to this part of the A.O.N.B.

Detailed conditions are set out as previously imposed to take account of the requirements of the Environment Agency.

A section 106 Legal Agreement is suggested to ensure that Allen House is not converted to new dwellings as previously approved, although subsequently varied to allow it to be occupied as a single unit, so that the total number of dwellings is not exceeded and to enable the scheme to be tied back to the original legal agreement which dealt with a number of matters including permitted development, and ground conditions methodology.

RECOMMENDATION GRANT - SUBJECT TO THE FOLLOWING CONDITION(S):-

- 1 D2C (Detailed permission - time expiry 5 years)
- 2 The construction of the dwellings shall not be commenced unless and until (a) a methodology statement for the demolition and removal of materials from the site has been agreed including the protection measures for the River Allen, the access arrangements and hours of operation for heavy lorry movements and the monitoring for contaminants both in the building and under the ground. (b) full details have been agreed by the Council in conjunction with the

Environment Agency of the hatches, sluices and fish pass to be incorporated into the scheme, together with the timing of this work in relation to the construction and conversion works. (c) the turning head at the Newtown entrance has been laid out and constructed.

- 3 Plans and particulars showing the finished floor levels, related to ordnance datum or fixed point within the site, of the ground floor of the proposed building(s), (and as appropriate the closest adjacent building beyond the site) shall be submitted to, and approved in writing by the Local Planning Authority and development shall not be commenced until these details have been approved, unless otherwise agreed in writing.
- 4 Plans and particulars showing a scheme of surface water drains, shall be submitted to, and approved in writing by, the Local Planning Authority, and development shall not be commenced before these details have been approved, unless otherwise agreed in writing. Such works shall be carried out concurrently with the rest of the development and in any event shall be finished before the building is occupied.
- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any subsequent re-enactment thereof no alterations that would give rise to the loss of the garages shall be constructed without express planning permission first being obtained.
- 6 Details and examples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority before any on-site work commences.
- 7 The car parking facilities shown on the deposited plan shall be laid out and provided prior to the occupation of any of the buildings; such parking facilities shall thereafter be permanently retained for that purpose.
- 8 The applicant shall make arrangements for archaeological observation and recording to take place during any period of demolition and/or development. Details of those arrangements shall be submitted to and approved in writing by the Local Planning Authority, at least one month before any work commences on the development site.
- 9 For the duration of the development, which expression shall include any site clearance, the trees that are the subject to a Tree Preservation Order shall be protected by a protective fence, in accordance with BS5837:1991 Sections 7 and 8. The fencing should be considered sacrosanct and should not be breached or removed during development. No building activities whatsoever shall take place within this means of enclosure. The fencing shall be erected in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

- 10 Further details of the boundary demarcation to plots and roadway and the specimen planting of trees are to be submitted to and approved by the Council prior to the commencement of any on-site construction works. These landscape elements, together with those shown on the deposited plan, shall be carried out during the planting season October/March inclusive, (in accordance with the appropriate British Standards for ground preparation, staking, etc in BS 4428: 1969 (1979) immediately following commencement of the development. Any plants found damaged, dead or dying in the first five years are to be duly dead or dying in the first five years are to be duly replaced and the whole scheme thereafter retained.
- 11 Before any development is commenced a scheme for protecting the proposed dwellings from noise emanating from the adjacent industrial building shall be submitted to and approved by the Local Planning Authority. Any works which form part of the scheme approved by the Local Planning Authority shall be completed in their entirety prior to first occupation and shall thereafter be retained.
- 12 No part of the development hereby permitted shall be brought into use until the related road(s) and parking provision shall have been constructed and surfaced to a specification to be agreed with the Local Planning Authority in conjunction with the Local Highway Authority and these areas shall be thereafter retained and kept available for these purposes.
- 13 Prior to building being commenced the developer shall agree details with the Local Planning Authority and subsequently provide a temporary car park within or near the site to accommodate operatives and construction vehicles during the whole contract period.
- 14 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 or any subsequent enactment no extensions to the dwellings nor any porch, garden shed, greenhouse, garage, car port, tennis court or swimming pool, fence or wall shall be erected without express planning permission in relation to these buildings or their curtilages.
- 15 Proposals for traffic calming on the access drive to the Cranborne Road shall be submitted to and approved by the Council and implemented together with the parking bays and sight lines prior to the first occupation of any dwellings. All of these identified works are to thereafter be retained.
- 16 The location of the sewage treatment plant shall be agreed with the Local Planning Authority and implemented as agreed.

REASON(S) :-

- 1 D2R
- 2 These prerequisites are essential to the satisfactory promotion of any scheme on this difficult site.
- 3 In order that the Council may be satisfied with the details of the proposal having regard to the existing site levels and those adjacent hereto.
- 4 In order that the Council may be satisfied with the details of the proposal and to avoid flooding.
- 5 To ensure car parking provision is maintained on the site.
- 6 To ensure that the external appearance of the building(s) is satisfactory.
- 7 To ensure provision of adequate off-street parking facilities within the site.
- 8 The area is of archaeological potential and it is important that any archaeological features and finds are properly recorded.
- 9 To prevent trees on site from being damaged.
- 10 Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and the locality.
- 11 To ensure that acceptable noise levels within the dwellings and the curtilages of the dwellings are not exceeded.
- 12 To minimise the likelihood of car parking outside the areas provided for car parking, in the interests of highway safety.
- 13 In the interests of highway safety and convenience.
- 14 These elements may adversely affect the integrity of the design and adversely affect the landscape.
- 15 In the interests of the amenity and safety of nearby residents, users of the highway, and future occupiers.
- 16 To protect the amenity of the occupiers of "Little Mead" and to enable the maximum tree cover to be retained.

INFORMATIVE NOTES

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- 1 Incoming residential occupiers are advised of the existing adjacent industrial operation in the building on the Newtown boundary. Some noise and disturbance is likely from the site, and it will not be the Council's intention to seek its cessation during the course of normal working at these

premises, which is covered both by a planning condition and a Legal Agreement with the Council.

- 2 The grant of permission is to be read in conjunction with the Legal Agreement dated _____ entered into between East Dorset District Council and G K Pearce, R J L Pearce, Ms S P Pearce and Ms I F Pearce.

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5. 3/02/1056 Vehicle access (as amended by plans rec'd 15 Oct
19 Aug 2002 02) 73 Ringwood Road Verwood for Namin Hassan

Site Notice expired: 20 September 2002

Nbr-Nfn expired: 11 September 2002

Town Council comments: Does not conform to the Local Plan.

Note: This application is brought to the Committee because the views of the Town Council conflict with the recommendation.

73 Ringwood Road is a semi detached property which does not have the benefit of an access or off-road car parking. This proposal provides an access and a turning area as required by the Highway Authority. Policy 6.321 of the East Dorset Local Plan states:

"Development proposals must provide satisfactory access to the highway network, where this is needed, and not cause or increase danger to road users."

As Dorset County Council raise no objection to this proposal there is no conflict with this policy.

Planning permission for a new dwelling in the side garden (3/01/0446) was granted in September 2001. Applications 3/02/1245 and 3/02/0031 for two houses have been refused and are currently the subject of appeals with an Informal Hearing scheduled to take place in January 2003.

RECOMMENDATION GRANT - SUBJECT TO THE FOLLOWING CONDITION(S):-

- 1 The development to which this permission relates must be begun not later than the expiration of five years beginning with the date of this permission.
- 2 Prior to the commencement of development, the first 4.5 metres of the access crossing, measured from the nearside edge of the carriageway, shall be laid out, constructed, hardened and surfaced, to the specification of the Local Planning Authority in conjunction with the Local Highway Authority.
- 3 The development hereby permitted shall not be brought into use until the access, turning space, garaging and parking

shown on the approved plan has been constructed and these shall be maintained and be kept available for that purpose at all times.

- 4 There shall be no gates hung so as to form obstruction to the vehicular access serving the site.

REASON(S) :-

- 1 This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990.
- 2 In the interests of highway safety.
- 3 In the interests of highway safety.
- 4 In the interests of highway safety.

INFORMATIVE NOTES

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- 1 The applicant is advised that notwithstanding this consent, Section 184 of the Highways Act 1980 requires the proper construction of vehicle crossings over kerbed footways, verges or other highway land. Before commencement of any works on the public highway the Areas Highways Manager (East) should be consulted to agree on the detailed specification (for the commercial access(es)). He can be contacted at the Area Office (East), Stour Park, Blandford St Mary, Dorset DT11 9LQ (Tel: 01258 450048).
 - 2 The applicant and his successors are advised that the obstruction of the drive and/or turning space by the habitual parking of a second car, a boat, caravan, trailer or other obstruction will constitute an infringement of the condition relating to the construction and use of the turning space. Likewise such works as might otherwise after completion of the development be 'permitted development' shall not be so permitted if they negate or reduce the turning space or drive.
 - 3 In the interests of highway safety, provision shall be made to ensure that no surface water drains directly from the site onto the highway.
 - 4 The consent hereby approved relates to the provision of an access to No. 73 Ringwood Road only and does not signify that this access arrangement is appropriate to serve additional development on adjoining land.
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6. 3/02/1107 Erect Dwelling With Attached Garage. (Scheme B)
29 Aug 2002 Land Adj Fountain Cottage Hinton Martell for Gale
Homes & Investments Ltd

Site Notice expired: 1 October 2002

Nbr-Nfn expired: 26 September 2002

Parish Council comments: The Vale of Allen Parish Council does not object but requests that conditions are imposed regarding: (i) drainage - there is concern that current drainage problems on the highway and onto neighbouring properties may be exacerbated by the construction of a property on a higher level. (ii) Height - there is concern that the property will be very elevated compared to neighbouring properties and should have a lower starting level than the current ground levels. (iii) Screening - there is concern about overlooking, especially on the south-west boundary and the Parish Council would like to see as many trees as possible retained. (iv) Vehicle Turning - a more sensible turning arrangements should be required.

Note: This application comes before Members as the recommendation differs from the comments of the Parish Council.

The proposal is for a new dwelling and double garage in the former rear garden area of Fountain Cottage. The plot has already been severed from Fountain Cottage and divided by a 2 metre high fence. A front hedge has been removed and an access drive been created into the site.

An alternative application for a dwelling on the front of this site was refused under delegated powers in October this year.

The site lies at the heart of the Hinton Martell Conservation Area and is characterised by plots with gaps between them, and softening of the street scene by planting. There are individual Beech trees in the centre of the site three of which would have to be felled in order to create an access through to the new dwelling. There is also a mature Ash tree adjacent to the Listed Building of the old School, which contributes to the visual amenities of the area.

The proposed position of the new dwelling is towards the rear of the site, which is over 3 metres higher than the front of the site. It also rises to more than 2 metres higher than the garden level in Fountain Cottage, and 2.5 metres higher than The Old School House. These levels will mean that a two storey house in this elevated position would be highly obtrusive and out of scale with the general pattern of development in the Conversation Area.

Negotiations with the applicant led to the submission of level details and also a tree report. The possibility of

lowering the level for construction of the dwelling was also explored, and amended plans have been submitted showing the dwelling lowered by 0.85m on the west side. The dwelling would still rise to a full two storeys with a ridge height of 7.6 metres high from slab level, but its overall height would be perceived as 6.75m by the adjoining neighbours, due to the drop in ground level.

Objections have been received from six surrounding properties concerning the height and prominence of the new dwelling, overpowering effect of the new dwelling, overlooking, loss of trees, concerns over drainage and concerns about the impact of the dwelling in the Conservation Area.

Given the height, scale and siting of the proposed dwelling, it is clear that it will be unduly prominent in the Conservation Area and have an overpowering effect upon the garden area of Fountain Cottage and the Old School House. It may also have an adverse impact upon the ash tree. The Tree Officer's final report on the amended plans will be reported to Committee.

It is considered that a bungalow on a smaller footprint would have much less impact upon the Conservation Area and surrounding properties, and that such a scheme may have the potential to sit comfortably within the existing vegetation and amongst the existing properties without appearing too obtrusive.

RECOMMENDATION REFUSE - FOR THE FOLLOWING REASON(S):-

- 1 The proposed two storey dwelling with a ground level at some 3.5 metres higher than road level would have an overpowering and dominant impact over the listed building of the Old School House to the south-east and also Fountain Cottage to the south-west. Its height, width across the plot, and prominence would have a detrimental impact upon the character and setting of the Conservation Area. As such it would be contrary to Policies 6.134 and 6.152 of the East Dorset Local Plan, as modified.
 - 2 The proposals are likely to result in damage to the root system of the Ash tree which is the subject of a Tree Preservation Order. If the Ash tree were to be damaged or felled it would result in loss of considerable visual amenity in this Conservation Area and to the setting of the Old School House, listed building, adjacent, contrary to policies 6.134, 6.152 and 6.303 of the East Dorset Local Plan as modified.
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7. 3/02/1126 Erect Replacement Conservatory To Front Of
03 Sep 2002 Property. (Listed Building App) Broomdown
Broomhill Holt for Mr & Mrs Elliott

GB AGLV LB

Site Notice expired: 28 September 2002

Nbr-Nfn expired: none

Town Council comments: No Objections

Note: This application is a Listed Building Application which proposes the removal of the existing timber framed and largely dilapidated conservatory on the front elevation of the dwelling and its replacement in the same position with a UPVC conservatory.

The existing dwelling is a one and a half storey thatched cottage and is unusual as it has a cob barn attached at its western end. Also unusual, and less fortunate, is the large conservatory sited on the front elevation. It is a timber lean-to with Perspex sheets on the roof, and is now in a dilapidated condition. It existed in 1986 when the current List was compiled and is indeed mentioned in the List description.

The cottage and adjacent barn were listed largely on account of their historic interest and because they had remained largely unaltered. Despite the visual impact of the conservatory, the size and siting of which spoil the appearance of the cottage, the intrinsic historic character of the cottage and barn remain intact. The conservatory now forms part of the listed building as it is physically attached to it. Unlike some historic buildings where later additions form part of their historical development- and therefore considered historically important- this conservatory is a modern addition with no historical significance. As an independent structure, the conservatory can be easily removed without damaging the historic fabric.

The current proposal, with the replacement of a timber structure with one of modern UPVC materials and form is even more unfortunate than the existing situation. The structure is poorly proportioned and constructed of materials that are out of character with the Listed Building.

Policy 6.152 of the East Dorset Local Plan (2002) states that "development which would adversely affect the architectural or historic interest of a listed building or its setting will not be permitted".

Whilst the owners of Broomdown are entitled to repair the existing structure without the benefit of Listed Building Consent, provided that this work is undertaken on a like-for-like basis, the end of the useful life of the lean

to is the point at which to seek a less damaging extension.
Any replacement structure would be better sited elsewhere on the property and be of appropriate design and materials which would be less intrusive.

The application is therefore recommended for refusal for the following reasons based upon the design, siting and materials of the proposed replacement structure.

RECOMMENDATION REFUSE - FOR THE FOLLOWING REASON(S):-

- 1 The design of the proposed development is inappropriate to its location on the front elevation of a listed building and would be contrary to policy 6.152 of the East Dorset Local Plan (2002) and the advice contained within Planning Policy Guidance Note 15 on 'Planning and the Historic Environment' as it would adversely effect the historic interest and architectural integrity of this listed building by virtue of the design, siting and materials of the proposed conservatory.

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8. 3/02/1129 Demolish Existing Garage And Construct 2 Storey
05 Sep 2002 Front, Side And Rear Extensions, Raise Ridge To
Create Rooms In Roof With Dormer Windows (amended
plans 05 Nov 02) 71 St Ives Park Ashley Heath for
Mr And Mrs E Abley

TPO

Site Notice expired: 4 October 2002

Nbr-Nfn expired: 2 October 2002

Parish Council comments: Refuse - Out of character. Refer Local Plan 6.145

Note: This application is on the agenda for consideration by the Committee as the Parish comment conflicts with the recommendation.

St Ives Park lies within an Area of Special Character as defined in the Policy 6.145 of the East Dorset Local Plan where development must respect those features or characteristics which maintain the environmental quality of the area.

Whilst there is no doubt that these additions are quite significant and result in a more substantial dwelling with accommodation in a larger and higher roof, No. 71 has the benefit of a large plot and it lies at a lower level than the road. There are furthermore trees on the boundary with No. 73 and trees of amenity value in front of, and the rear, of the property.

There is no significant adverse impact on the amenities of

the occupiers of the adjacent bungalows, who have not objected, and the development does not prejudice the trees on the site. The size of the plot and the fact that no. 71 is lower than the road ensure that there is no intrusive effect on the streetscene and the visual amenities of the neighbourhood. The application meets the requirements of policy 6.145 of the Local Plan and respects the qualities of the locality.

RECOMMENDATION GRANT - SUBJECT TO THE FOLLOWING CONDITION(S):-

- 1 D2C (Detailed permission - time expiry 5 years)
- 2 G4C (Match materials to the existing building)
- 3 The fencing and ground protection for the protection of the preserved trees on this site shall be erected as detailed on plan No. 02/207/TPOs before any machinery or materials are brought onto the site for the purposes of development. The fencing shall be retained until the development is completed and nothing shall be placed within the fencing, nor shall any ground levels be altered, nor shall any excavation be made without the written consent of the Local Planning Authority.

REASON(S) :-

- 1 D2R
- 2 G4R
- 3 L1R

9. 3/02/1144 Demolish Existing Bungalow And Detached Garage And
09 Sep 2002 Erect New House And Detached Garage. Spring Cottage
Barrack Road West Parley for Mr And Mrs Cook

Site Notice expired: 8 October 2002

Nbr -Nfn expired: 2 October 2002

Town Council comments: No comment

Note: At the Meeting of the Committee held on the 29 October 2002, this application was resolved to be the subject of a site visit. Originally it came before Members as it had been so requested by the Ward Councillor.

The proposal involves demolition of the existing bungalow and its replacement with a detached two storey house and double garage.

The site lies within the Green Belt and adjacent to the SSSI of Parley Common. The material consideration for the proposal is the Green Belt policy 6.114 of the East Dorset

Local Plan, as modified. This policy requires that any replacement dwelling in the Green Belt should not materially change the impact of the dwelling on the openness of the Green Belt, especially through its height or bulk.

In this instance the existing bungalow has a linear form and a very low asymmetrical pitched roof, 4.6 metres high and is positioned alongside the northern boundary of the site and therefore the majority of the plot remains open.

The proposed dwelling has a more centrally located position on the site, which together with the provision of a bulky double garage, would harm the open character of the land and have a materially greater impact upon the Green Belt.

The new dwelling also has significantly greater height and bulk than the existing bungalow. The proposed roof reaches to over 7.3 metres, which contrasts with the existing bungalow roof and is about 2.7 metres higher. The form of the new dwelling is also more bulky both with its second storey and with its wider form, rather than the linear form of the existing bungalow. The site itself is largely unscreened from public view and the new building will be obvious from both the highway and adjacent footpath.

There are other examples of two storey dwellings in the vicinity, but in this location it is the Green Belt policy that has to be applied, and not simply a reflection of the character of other dwellings in the vicinity.

If the policy guideline of a 50% increase in floorspace is applied to this property it fails as the replacement dwelling amounts to a 54% increase over and above the previous bungalow, and that is not including the detached double garage also proposed, which would add further to the bulk and impact on the openness of the area. In this respect the Committee will recall that these issues have been previously tested and supported at appeal. Whilst each case needs to be treated on its merits this recommendation reflects experience of decisions under the Council's current Local Plan Policy.

Whilst the principle of a replacement dwelling would be acceptable on this site, the dwelling would have to comply with the Green Belt Policy. In this instance the redevelopment would materially change the impact upon the Green Belt and adversely affect the openness of the land. Any redevelopment would need to be single storey in height, more discreetly located and of significantly reduced bulk in order to receive a positive recommendation.

RECOMMENDATION REFUSE - FOR THE FOLLOWING REASON(S):-

- 1 The proposed replacement dwelling is of a height, bulk and position which would have a detrimental impact upon the openness of the Green Belt and would be contrary to national

guidance contained in Planning Policy Guidance Note 2: Green Belts, and to Policy 6.114, as modified of the East Dorset Local Plan.

INFORMATIVE NOTES

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1 X28 Local Plan Adoption

10. 3/02/1179 Erect House & Garage. Land Adj White House Firtree
16 Sep 2002 Hill Alderholt for Mr & Mrs Bates

Site Notice expired: 11 October 2002

Nbr-Nfn expired: 9 October 2002

Parish Council comments: (i) Because of height differential between the White House and Kerreri Croft, we support recommendation to site building at rear of plot. (ii) Subsoil is unstable. (iii) Recommend site visit.

Note: This application, submitted in full, proposes the subdivision of the curtilage of the existing dwelling and the erection of a detached dwelling and double garage. The severed plot lies on a flat piece of land at the top of Fir Tree Hill between the existing dwelling and the adjacent property lower down the hill known as Kerreri Croft.

The site is currently part of the garden area of the White House and is enclosed on all sides by a variety of hedging, including a laurel hedge to the front (east) and south. On the northern boundary there are also a number of deciduous trees that appear to be on the adjacent land. In addition there are a few fruit trees and an Oak tree in front of the plot. On the front part of the site is a remnant of a vegetable garden. The site is accessed from the unmade Fir Tree Hill.

A previous application, submitted in outline, under reference 3/90/0491 proposed a similar development and was approved on 22 August 1990.

The site lies within the settlement of Alderholt where policies in the East Dorset Local Plan (2002) generally support infill developments where these can be accommodated acceptably.

Two letters have been received from the residents of 15 South Hill to the rear (west) and Kerreri Croft to the north. The resident of Kerreri Croft (the immediate neighbour) is concerned about the difference in levels between the two sites and the effect of dominance and overshadowing. In addition concern is expressed about the

stability of the ground and the ease to which it can be developed. They also request that if the development is allowed that construction traffic be routed via Hillbury Road and that the materials used are sympathetic to the two adjacent properties.

The resident of 15 South Hill whilst generally supportive of the design, is concerned about overlooking to his property and asks that the design minimise this and that two fruit trees in the rear garden which are not shown on the plan are retained.

In relation to trees, your Tree Officer advises that the trees along the northern boundary of the site (including the fruit trees within the site) are not worthy of a Tree Preservation Order. However, he does not consider that these will be significantly affected by the proposed development. The oak tree to the front does overhang the site. This tree will increase in amenity importance with the removal of part of the front boundary hedge (laurel). The proposed garages are close to this tree but will not significantly effect it provided the driveway and garage foundations are dug by hand. A condition can be imposed to secure this.

In relation to highway matters, the proposal is accessed from an unmade road that serves a number of existing dwellings. The addition of one further property will not significantly effect this highway. The Highways Development Liaison Officer therefore does not object to the proposal subject to a number of conditions being imposed.

With respect to the relationship with adjoining properties, the sites does command an elevated position in relation to Kerreri Croft. However, bearing in mind the distances involved and the screening on the boundary it is not considered that the impact would be so significant so as to warrant the refusal of planning permission. Furthermore whilst the property is two storey, it utilises lower eaves lines which go some way to keep the bulk and mass of the dwelling to a minimum.

The concern expressed in relation to the ground conditions is a largely technical issue which will influence the design and construction of the foundations. A condition could be imposed which requires the submission and agreement of appropriate details to deal with this point.

The issue of principle for a dwelling in this location has been established by the earlier grant of outline planning permission. There has been no significant change in circumstances from that arising in 1990.

This application is therefore recommended for approval subject to the following conditions.

RECOMMENDATION GRANT - SUBJECT TO THE FOLLOWING CONDITION(S):-

- 1 D2C (Detailed permission - time expiry 5 years)
- 2 Prior to the commencement of development details of the soil conditions and appropriate foundation design together with any other appropriate associated engineering operations that may be required shall be submitted to and agreed in writing by the Local Planning Authority and all works shall be undertaken on site strictly in accordance with those agreed details.
- 3 D11C (Finished floor levels - submission of details req.)
- 4 D12C (Foul sewer and surface water drains - sub.of det.req.)
- 5 D15C (Walls and fences - submission of details required)
- 6 E7C (No extension above ground floor level)
- 7 E14C (No further windows in the specified elevation)
- 8 G3C (Sample of materials - submission of details required)
- 9 G31C (Hard landscape - submission of details required)
- 10 L25C (Protection of trees)
- 11 The excavations required for the driveway and garage construction shall be undertaken entirely by hand unless otherwise agreed in writing by the Local Planning Authority.
- 12 The development hereby permitted shall not be brought into use until the accesses, turning space, garaging and parking shown on the approved plan have been constructed and these shall be maintained and be kept available for that purpose at all times.

REASON(S) :-

- 1 D2R
- 2 The Local Planning Authority are aware of difficulties with the stability of the soil, which whilst being surmountable, may require the special construction methods to be employed to overcome them.
- 3 D11R
- 4 D12R
- 5 D15R
- 6 E7R
- 7 E14R

- 8 G3R
- 9 G31R
- 10 L25R
- 11 In order to ensure that the adjacent tree is not damaged during the construction process.
- 12 In the interests of highway safety.

INFORMATIVE NOTES
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- 1 The applicant and his successors are advised that the obstruction of the drive and/or turning space by the habitual parking of a second car, a boat, caravan, trailer or other obstruction will constitute an infringement of the condition relating to the construction and use of the turning space. Likewise such works as might otherwise after completion of the development be 'permitted development' shall not be so permitted if they negate or reduce the turning space or drive.
- 2 In the interest of highway safety, provision shall be made to ensure that no surface water drains directly from the site onto the highway.
- 3 During construction it is advisable that all traffic access the site from Hillbury Road end of Fir Tree Hill as the alternative is unsuitable for large and/or heavy vehicles.

11. 3/02/1171 Redevelopment Of Old School For Housing (Outline
 20 Sep 2002 Application). Colehill First School Middlehill
 Road Colehill for Dorset County Council

CO/99

Site Notice expired: 8 October 2002

Nbr-Nfn expired: 21 October 2002

Parish Council comments: No objection to change of use to housing, subject to retention of the old 1865 Victorian school building and its inclusion in any future housing development. The P.C. request that consideration be given to incorporating within this development, accommodation specifically allocated for teachers as it is understood that such accommodation is currently in short supply.

Note: This is an outline application for the demolition of the 'old' Colehill First School site at the junction of Pilford Heath Road and Middlehill Road and its replacement with housing. All details are reserved for subsequent

approval with the exception of the access, which is shown to be from Middlehill Road.

As Members will be aware, Colehill First School currently operates on a split site, with the original Victorian buildings on the eastern side of Pilford Heath Road and the new school hall, classroom and existing arrangement of temporary classrooms and playing fields on the western side.

This is one of two applications to be submitted by Dorset County Council to facilitate the consolidation of the school to the west of Pilford Heath Road which will involve the disposal of the old school site to the east. A further application will seek permission to replace the remaining temporary classrooms currently sited on the western site with permanent purpose built accommodation, linked to the recently built hall and classroom building. The effect of this move (subject to planning) will be to leave the old school site to the east of Pilford Heath Road, surplus to school requirements.

It is proposed that the old school site subject to the current application would be cleared once it has been vacated, in order to facilitate residential development. The details of any residential scheme would be submitted as part of a reserved matters submission following the sale of the site.

To date five letters of representation have been received (including an observation from the Civic Society) in relation to this proposal. Whilst there would appear to be no objection in principle to the residential use, comments received would favour the retention and conversion of the old school buildings (dating back to 1865); the need to avoid overlooking and care in siting development; the need to be in keeping with character and provide a safe access, preferably from Pilford Heath Road.

There is no objection in principle to the site being used for residential purposes should the school be relocated. Your Design and Conservation Officer has inspected the old buildings and in your Officers view, the buildings are not 'listable' or of such quality that the Council could insist on their retention.

Preliminary discussions have taken place with Dorset County Council with regard to the above mentioned consolidation proposals which will of course have to be considered on their planning merits. Any decisions taken on the current application will not prejudice consideration of any further applications relating to the school site.

The County Highways Officer has no objection in principle to the existing access to the site being utilised in any redevelopment scheme and has recommended conditional approval.

The proposal is considered acceptable subject to the following conditions being imposed.

RECOMMENDATION GRANT - SUBJECT TO THE FOLLOWING CONDITION(S):-

- 1 D1CA (Outline permission - time expiry 3 years - amended)
- 2 D11C (Finished floor levels - submission of details req.)
- 3 (a) The layout and width of the carriageways, road(s), footways, footpaths (and turning spaces).

(b) The construction and form of any junction between any roads, including the provision of visibility splays thereat; such splays shall form part of the highway and shall not be including in private curtilages.

(c) The specification of the type of construction proposed for the roads and/or footpaths including all relevant horizontal cross sections and longitudinal sections showing the existing and proposed levels each with details of street lighting, highway drainage and disposal of surface water.

(e) Traffic calming measures.
- 4 Before any foundation of any individual building is dug on land forming the subject of this application, a new estate road shall be constructed from the carriageway of the existing highway to the site of that building. The minimum requirements for this estate road shall be concrete foundations to kerb, hardcore laid level to the top of the kerb foundations and suitably blinded, soil and surface water drainage laid complete with road gullies and gratings all to an approved specification. No building shall be occupied until such time as the carriageway and footway/footpath have been constructed up to and including base course surfacing complete with kerbing and street lighting to the approved specification from the site of the building to the existing adopted highway.
- 5 Within a period of two years (or such period as may be defined in any separate Agreement concluded with the Local Highway Authority pursuant to Section 38 Highway Act 1980), or within six months of the completion of 75% of the buildings if this is sooner, completion of the road works shall occur. This will entail the making good of works previously undertaken and the final surfacing, grassing and landscaping all to the approved specification. (Nothing in this condition shall conflict with any phasing scheme in which respect it will be interpreted as applying to a particular phase).
- 6 The retention or siting of any poles, lighting columns or similar obstructions in the visibility splays shall not be permitted unless otherwise agreed with the Local Planning

Authority in conjunction with Local Highway Authority before work commences.

- 7 The visibility splays shall be laid out and the first 10 metres of the estate road measured from the adopted highway Middlehill Road shall be constructed up to and including the base course construction of the carriageway and footways, before any other site operations commence.
- 8 A plan shall be submitted showing details of highway drainage and disposal to the specification and satisfaction of the Local Planning Authority. All works shown thereon shall be completed before any foundation of any individual building is dug on land forming the subject of this application.
- 9 All other existing accesses to the site shall be permanently stopped up and abandoned upon construction of the new access in which respect details are to be submitted to and approved by the Local Planning Authority in conjunction with the Local Highway Authority prior to the new access being constructed, unless otherwise agreed in writing.

REASON(S) :-

- 1 D1R
 - 2 D11R
 - 3 To enable the local Highway Authority in conjunction with the Local Planning Authority to give further consideration to these matters and to ensure the well planned and proper construction of the road.
 - 4 To ensure that individual dwellings or buildings are accurately set out in accordance with the approved layout and an adequate means of access is available when the dwelling or building is under construction and when it is occupied.
 - 5 In the interest of highway safety and convenience and a well co-ordinated development.
 - 6 In the interests of highway safety.
 - 7 In the interests of highway safety.
 - 8 To ensure the well planned construction of the road.
 - 9 In the interests of highway safety,
-

12. 3/02/1211 Erect Pvc Conservatory To Front Of Property.
24 Sep 2002 Broomdown Broomhill Wimborne for Mr And Mrs Elliott

GB AGLV LB

Site Notice expired: 18 October 2002

Nbr-Nfn expired: none

Parish Council comments: No Objections

Note: This application proposes the removal of the existing timber framed and largely dilapidated conservatory on the front elevation of the dwelling and its replacement in the same position with a UPVC conservatory. It should be read in conjunction with application 3/02/1126 which is the associated Listed Building Application.

The issues are set out in the report above identify the pertinent issues, which are largely the same on the planning application.

The proposal is therefore recommended for refusal for the following reason.

RECOMMENDATION REFUSE - FOR THE FOLLOWING REASON(S):-

- 1 The design of the proposed development is inappropriate to its location on the front elevation of a listed building and would be contrary to policy 6.152 of the East Dorset Local Plan (2002) and the advice contained within Planning Policy Guidance Note 15 on 'Planning and the Historic Environment' as it would adversely effect the historic interest and architectural integrity of this listed building by virtue of the design, siting and materials of the proposed conservatory.

13. 3/02/1221 Single Storey Extension To Existing Village Hall To
26 Sep 2002 Provide Accommodation For New Parish Council
Offices. Corfe Mullen Village Hall Towers Way Corfe
Mullen for Corfe Mullen Parish Council

Site Notice expired: 20 October 2002

Parish Council comments: Interest declared

Note: This is an application for an extension to Corfe Mullen Village Hall.

This application comes to Committee as the District Council are Agents for the application.

Members will recall that a proposal to extend the Village Hall to provide a Parish Clerks office was approved at the Planning Committee of 12 March 2002 (Application

No.3/02/0146). The current application before Members is for an enlarged scheme on the position of the previously approved extension.

In spite of the enlargement of the scheme, the merits of the proposals are considered to be similar. The increase in overall bulk from the previous scheme is considered to be limited and its design is felt to be in keeping with the existing building. The extension is sited away from neighbouring properties and the impact on the street scene is considered to be acceptable.

RECOMMENDATION GRANT - SUBJECT TO THE FOLLOWING CONDITION(S):-

- 1 D2C (Detailed permission - time expiry 5 years)
- 2 G4C (Match materials to the existing building)

REASON(S) :-

- 1 D2R
- 2 G4R

14. 3/02/1231 Proposed Animal Shelter & Workshop/store Ivy May
01 Oct 2002 Field Woodyates for Richard Jesse

AONB

Site Notice expired: 24 October 2002

Parish Council comments: No objection

Note: This application proposes the erection of an agricultural building (9.5m x 22m) comprising an animal shelter and workshop store on a site of approximately 4.77 acres located to the west of the A354 Blandford - Salisbury Road.

The site currently consists of rough grazing and is in use as a paddock for the stabling and grazing of horse and grazing of sheep.

The application comes to Committee as the Parish Council comment is at variance with the Officer recommendation.

Planning Policy

The proposed development lies within an area of open countryside, outside any defined village or settlement and within an area of Outstanding Natural Beauty (The Cranborne Chase and West Wiltshire Downs AONB) as defined within the East Dorset Local Plan (2002) within this area it is intended that development which would damage the rural character of the countryside or the Conservation of the

natural beauty of the area will not be permitted.

Policy 6.64 and 6.101 of the Local Plan (as currently numbered) requires that new buildings will only be permitted in the open countryside where they are (a) required for agricultural farm diversification or forestry purposes which cannot be accommodated in existing buildings and (d) will not harm the visual amenities of the countryside by reason of the scale, siting, materials and design.

As aforementioned the site consists of rough grazing and is currently in use as a paddock for the stabling and grazing of horses as well as for grazing sheep. In addition to the building proposed there are in existence 3 stables and a "shepherds hut" on the site.

The agents letter of 29 September 2002 states "the site is presently used for grazing and shelter for six beef cattle and fifty sheep."

At the time of your Officer site visit there were 6 sheep grazing on site as well as horse, which suggests a relatively low key agricultural use currently.

In support of the application the agent submits by letter dated 23 October 2002 that: "Ivy May Field is the only parcel of land actually owned by the applicant hence the need for the building to be able to store equipment and live stock together rather than keep travelling all over the place for certain items."

In addition he states that the applicant rents additional land at Brockenhurst, and Ashmore amounting to 25 acres in total.

"The livestock need to be closer to my client's home who has up to now has had to travel nine miles to a rented barn to tend the sheep and cattle, the barn will no longer be available. The sheep (a pedigree poll dorset flock) are kept solely for breeding. Both rams and ewes are sold for breeding stock. Their lambing time is spread over between September to January and there are three crops of lambs in two years. The cattle too need to be over wintered at Ivy May Field for convenience and security."

Given the existing use of the site and the dispersed nature of the rented land identified by the agent the proposed building whilst more convenient for the applicant is not in itself sufficient reason to demonstrate that this shelter and workshop store is required in connection with the operational use of the land.

The applicants have not satisfactorily addressed the reasons why the livestock or machinery cannot be accommodated in existing buildings.

The application therefore represents a form of development which is considered likely to damage the rural character of the countryside and its landscape by the introduction of unnecessary sporadic development it is recommended for refusal on this basis.

RECOMMENDATION REFUSE - FOR THE FOLLOWING REASON(S):-

- 1 The proposed development lies in an area of open countryside, outside any defined village or settlement and within an Area of Outstanding Natural Beauty (the Cranborne Chase and West Wiltshire Downs AONB) as defined within the East Dorset Local Plan 2002 within this area it is intended that development which would damage the rural character of the countryside or the conservation of the natural beauty of the area will be not be permitted. Policy 6.64 and 6.101 of the Local Plan requires that new buildings will only be permitted in the open countryside where they are (a) required for agricultural, farm diversification or forestry purposes which cannot be accommodated in existing buildings and (d) will not harm the visual amenities of the countryside by reason of the scale, siting, materials and design.

The site currently consists of rough grazing and in use as a paddock for the stabling and grazing of horses as well as grazing sheep. Bearing in mind the presence of existing structures on the land and the apparent low level of the current use for rough grazing it is not considered that the applicant has demonstrated that this shelter and workshop is required in connection with the agricultural operations on the land. The proposal is therefore contrary to policy 6.64 of the East Dorset Local Plan (2002) as currently numbered and represents a form of development which is considered likely to damage the rural character of the countryside and its landscape by the introduction of unnecessary sporadic development.

15. 3/02/1232 Demolish Existing Dwelling And Erect 12 Flats &
01 Oct 2002 Garages. 50 Dewlands Way Verwood for Murray (Uk)
Plc

TPO

Site Notice expired: 25 October 2002

Nbr-Nfn expired: 23 October 2002

Town Council comments: Objection: over development of the site, unneighbourly development in this location and unacceptable intrusion into what is predominately a bungalow area.

Note: The application proposes the demolition of a substantial two storey dwelling at 50 Dewlands Way, Verwood,

and its replacement with 1 three storey block of 12 flats, with 12 garages to be provided as 5 double garages and 1 quadruple garage.

The proposal occupies a site of 0.25ha which lies within a small area identified in the adopted Local Plan as an Area of Special Character off Dewlands Way. The substantial dwelling which currently occupies the site is hard on the back of the existing footpath, with 3 garages exiting onto the highway at this point. It has a two storey element with windows at first floor over these garages. To the sides and rear of the dwelling are extensive, terraced gardens which reflect the fact that there is a drop in levels of almost 3 metres from the existing access into the site to the rear garden. The garden is bounded by mainly fine, mature trees, particularly along the western (rear) boundary. There is also a substantial boundary wall between Nos. 48 (a bungalow) and 50 Dewlands Way, which also forms part of the rear boundary of the site.

To the rear of the site, accessed via an un made private drive between No. 48 and The Vicarage, are 4 older style bungalows. This access road is at a lower level than the rear boundary of the site and is in a cutting between two banks which largely obscures views from 38, 40, 44 and 46 Dewlands Way to the site. The boundary trees to the site also form a significant feature in this location.

To the south west of the site are two dwellings. One (No. 54) is a large, 2 storey dwelling with an access onto Dewlands Way although vehicular access is achieved from the above mentioned private drive. This property is at a lower level than No. 50 and its private garden area is largely to the south of the dwelling. No. 56 (The Skep) is a small cob and thatch cottage that is Listed Grade II. It faces south and has no garden to the north, towards the application site. To the south east of the site are a number of bungalows that front Dewlands Way. They are elevated above the existing highway.

Dewlands Way is a Local Distributor Road. The Highway Authority raise no objection to the principle of the development, but would wish to see 1 additional parking space provided as part of the scheme.

The proposal is to construct a 3 storey block of 12 two bed flats at a minimum of 18m from the back edge of the footpath on Dewlands Way. This enables the building to take advantage of the difference in levels across the site and locate the building on the lowest part of the site. The floor level of the ground floor of the building is 2.3m lower than the level of the vehicular access into the site, which will have the effect of almost screening one storey of the property from the public highway. By taking advantage of the site characteristics the proposed building is kept to only 1.5m higher than the existing building on site at its

highest point. The mass and bulk of the building will be partially screened from Dewlands Way by the proposed blocks of garages, which are largely domestic in scale and have a height of 4m. These buildings are also proposed to be set with four levels at a lower level than the adjacent highway.

The substantial tree screen which largely encloses this site on the boundaries is shown to remain. These shield the development from the south west and north west. By developing the site with flats with a communal garden area, the site will not be split up into a series of gardens and that the trees and shrubs around the site should be retained in a suitable setting in the long term.

The only relevant recent planning history on the site was a proposal in 1998 (3/98/0432) in outline to divide the rear garden to form a building plot. This application was subsequently withdrawn after your Officers had expressed concerns about the proposal, in particular regarding how an access could be achieved into the site without the loss of important trees.

18 letters of objection have been received in respect of this proposal from local residents, as well as an objection from the Town Council.

The letters largely raise concerns about traffic danger from the site, that the proposal will be out of character with the area, that 3 storey flats are inappropriate and will be over dominant on the area, potential loss of trees and potential overlooking and loss of light from the scheme.

In response to these concerns, the Highway Authority raise no concerns about the visibility from the site, but would wish to see 1 additional parking space provided. However it is considered that this site is within 400mm of the town centre where reduced parking provision can apply and therefore this suggestion is not reflected in the recommendation. The issue of the height and disposition of the building in relation to the level of the adjacent highway has been addressed above, and although the building is at 3 storey and is higher than the existing dwelling on site, it is set at a lower level than the existing highway. With respect to potential overlooking from the development, it is considered that due to the distances from the proposed building, the disposition of the surrounding dwellings, the trees on the boundary and the change in levels across the site then there is unlikely to be any significant overlooking of neighbouring properties.

It is considered that this proposal is not contrary to the provisions of the Special Character Areas policy of the local plan as it is set back, of limited increased height, and will maintain the mature tree cover on the site thus working into the character of the area. It conforms to the requirements of Planning Policy Guidance Note 3 Housing.

Subject to the final comments of the Tree Officer it is therefore recommended that the application is approved, subject to the applicant first entering into a legal agreement in respect of the Verwood Contributions Policy.

RECOMMENDATION GRANT - SUBJECT TO THE FOLLOWING CONDITION(S):-

- 1 D2C (Detailed permission - time expiry 5 years)
- 2 G3C (Sample of materials - submission of details required)
- 3 D11C (Finished floor levels - submission of details req.)
- 4 E13C (No further access)
- 5 G7C (Car parking facilities - provision before occupation)
- 6 L6CC (Landscaping to be submitted - full application)
- 7 The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plan number 1055/01 specifically indicating the protective fencing layout before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

REASON(S) :-

- 1 D2R
- 2 G3R
- 3 D11R
- 4 E13R
- 5 G7R
- 6 L6R
- 7 L1R

16. 3/02/1253 Demolish Existing Living Room, Sub-Division Of
04 Oct 2002 Curtilage And Erect Dwelling. Hill House 29
Rowlands Hill Wimborne for Mr M Skipp

Site Notice expired: 29 October 2002

Nbr-Nfn expired: 30 October 2002

Parish Council comments: Concerned that 1. Proposal may possibly be Overdevelopment of the site, 2. The sloping nature of the site may lead to overlooking of other properties/gardens. Is the access considered adequate to serve another dwelling.

Wimborne Town Council: Proposal represents an overdevelopment of this site characterised as it is by well spaced houses on large plots. The Town Council recommends that the Committee makes a site visit before determination.

Note: The site is located at 29 Rowlands Hill (known as Hill House) just South of the access to Giddylake.

The existing dwelling on the site is a split level property and takes account of the sloping nature of the plot which falls away from Rowlands Hill in a westerly direction.

The site is accessed from Rowlands Hill by an unmade track (which runs parallel to Rowlands Hill) and which also serves adjacent properties at No. 25, 27 and 31 Rowlands Hill and the property (flats) known as Highlands.

The property to the north west of the site (No. 31 Rowlands Hill) was originally an annexe to Hill House but is now used and occupied separately since this was granted planning permission as a separate dwelling house in 1992.

This application seeks planning permission to subdivide the remaining site into two plots. The existing single storey living room extension to the side of the parent property is to be demolished and a new 3 bedroom split level property erected in its place.

The existing detached double garage is to be retained to serve the new property and a former garage conversion within the parent property is to be reinstated to serve that dwelling.

The site is located within an area of Special Character as defined in the Local Plan where development or redevelopment must respect those features or characteristics which are key to maintaining the environmental quality of the area.

Two letters of representation have been received from local residents. The adjoining neighbour at No. 31 Rowlands Hill, has no stated objection to the proposal but would like a 1.80m high close boarded fence along the western boundary of the site. The second letter, from the owner of South Wood, Giddylake, objects to the proposal as the bulk of the property will be effectively doubled and will no longer appear to fit comfortably on the sloping site. Other concerns are raised relating to additional overlooking windows and over development increasing the number of dwellings (on the original site) to three.

The design of the proposed dwelling is compatible with the parent property and takes account of the sloping nature of the site. It is considered that there would be no significant overlooking of neighbouring properties. The property known as South Wood does not immediately adjoin the application site and the nearest boundary would be 29m from the rear wall of the proposed dwelling.

The Highways Officer notes that whilst the angle of the driveway makes it look difficult to access the proposed integral garage, the width of the garage door at 4m overcomes this concern. He therefore raises no objection to the proposal.

In physical terms it would appear that the site could accommodate two dwelling units without resulting in unacceptable overlooking or loss of amenity. Similarly, given that the dwelling will replace an existing extension to the property (to be demolished) and incorporate an existing double garage, the dwelling would not appear cramped or out of keeping with the character of this part of the special protection policy area and is considered acceptable.

However, the position is a marginal one. Given this, and the fact that the applicant is a County staff member, (Highways Development Liaison Officer) and the objector is a local Councillor it is recommended that the Committee visit the site prior to reaching a decision on the application.

RECOMMENDATION GRANT - SUBJECT TO THE FOLLOWING CONDITION(S):-

- 1 D2C (Detailed permission - time expiry 5 years)
- 2 G3C (Sample of materials - submission of details required)
- 3 L6C (Landscaping Required - 1st occupation, 1st building)
- 4 G30C (Car parking spaces - provision before occupation)
- 5 E21C (Removal of permitted development - specified)€
- 6 D11C (Finished floor levels - submission of details req.)
- 7 Prior to the occupation of the new dwelling a 1.8m high close boarded fence shall be erected along the western boundary of the site. Such screen shall be subsequently maintained for a period of 5 years on any structural defects appearing during this period shall be rectified and thereafter the wall shall be retained.
- 8 L23C (Protection of existing trees/hedges)

REASON(S) :-

1 D2R

2 G3R

3 L6R

4 G30R

5 E21R

6 D11R

7 To minimise any overlooking of adjacent property.

8 L23R

17. 3/02/1258 Extension At Side To Form New Ticket Office And
07 Oct 2002 Admin Office. Wimborne Model Town 16 King Street
 Wimborne for Wimborne Minster Model Town Trust

Site Notice expired: 29 October 2002

Town Council comments: No objection

Note: This application comes before Members as the recommendation differs from the comment of the Town Council, and as the proposal is a departure from Green Belt Policy.

The proposal involves the erection of a replacement office and kiosk at the front of the existing restaurant area. The new structure would measure 7.3 metres x 2.5 metres and would be a temporary structure surrounded by a false pitched roof to match the main building.

A letter of justification has been submitted by the applicant as the site lies within the Green Belt. This letter explains that additional area is required to free up the floor area of the existing restaurant area in order to be able to cater for two coach loads of visitors at a time.

The value of the Model Town as a means of providing a leisure and recreational pursuit, catering for schools and the disabled as well as tourists is stressed by the applicant in the justification together with the charitable contributions, which the profits facilitate.

The justification seeks to suggest that whilst the site lies within the Green Belt it is accessed from the urban area and is a valuable tourist attraction for Wimborne. It is stressed in the letter that the proposal should therefore not be considered in the same way as Knoll Gardens which was not so closely linked to an urban area.

Green Belt policy as stated in Planning Policy Guidance Note 2 of 1995 and East Dorset Local Plan Policy 6.107 as

modified makes it clear that amongst other things, the only new building which may be considered to be acceptable would be essential facilities for outdoor recreation or other uses of land that preserve the openness of the Green Belt. It also states that inappropriate development is by definition harmful to the Green Belt and it is for the applicant to show why permission should be granted. Very special circumstances to justify inappropriate development will not exist unless the harm by reason of its inappropriateness, and any other harm is clearly outweighed by other consideration.

In determining this application the Members need to be mindful of the Green Belt location of this site and the relevant policies.

The Model Town occupies an area of 0.4ha (1 acre) and was originally granted within this Green Belt location as Members considered that its retention in the Town was a 'special circumstance', as it would otherwise have been deemed inappropriate development. Since the arrival of the Model Town, the Council have permitted over 245 square metres of temporary classroom buildings incorporating a visitors centre, cafe/gift shop, toilets etc together with play cabins associated with the childrens play area.

However since the emergence of Planning Policy Guidance Note 2 in 1995 and the East Dorset Local Plan policies of 2001, there have been no new buildings permitted.

This application proposes a further extension of 18.5 square metres to allow the indoor expansion of the Model Town visitor centre. The justification largely relies on the tourist attraction of the Model Town, but does not address how the extension would be justified in terms of the loss of openness and consequent harm to the Green Belt.

The area of the extension proposed is relatively small in comparison with the size of buildings at the Model Town but the key consideration is the policy and precedent rather than the bulk of impact of the extension itself.

Members may recall that in June this year an application for a tea rooms of similar size to the current proposal at Knoll Gardens was refused because no new building could be justified in the Green Belt and wasn't considered essential to the enterprise in question.

It is important that Members are aware of the similarities of the two applications. Applications relating to extra facilities for visitors to existing attractions still fall within the requirements of Green Belt policy.

In the case of Wimborne Model Town it is particularly difficult to justify very special circumstances for catering for coach loads of visitors indoors, when the urban area of

the town is within easy reach, offering numerous additional catering facilities which could provide for the visitors, without a conflict of Policy.

It is accepted that the justification put forward has merit in terms of promoting a tourist facility with charitable benefits within the town but it is considered that this does not amount to a special circumstance to override Green Belt policy in this instance.

RECOMMENDATION REFUSE - FOR THE FOLLOWING REASON(S):-

- 1 Wimborne Model Town is situated in an area of open countryside designated as Green Belt, defined in the East Dorset Local Plan. The proposed additions incorporating an office and ticket kiosk is not an essential requirement in connection with the operation of the Model Town, as such facilities already exist within the building. It therefore represents an inappropriate development within the Green Belt contrary to policy 6.107 of the adopted East Dorset Local Plan.

INFORMATIVE NOTES

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- 1 The East Dorset Local Plan was adopted on the 11 January 2002. As soon as it is practicable the Council will produce the final printed copy of the plan, which will include the re-numbering and re-naming of policies as applicable.

18. 3/02/1265 Change Of Use From A1 (Retail) To A1 (Retail) &
 09 Oct 2002 D2 Health & Fitness Centre. Unit E Ferndown Centre
 Pennys Walk Ferndown for Mark Ashton

Site Notice expired: 14 November 2002

Nbr Nfn expired: 31 October 2002

Town Council comments: No objection, however there is concern about the implications of D2 classification in the future.

Note: This application seeks the change of use of an existing retail unit set within the Pennys Walk shopping precinct, to a mixed use, to include A1 (retail) and D2 (Assembly and Leisure). The premises are stated to have been marketed unsuccessfully for 18 months.

The existing shop unit which benefits from window frontages onto the main thoroughfare of the precinct and the walkway into Spinneys Lane, currently provides 105 square metres of retail floorspace.

The proposal is to establish a small, community based, women only health and fitness studio, utilizing 75% of the

current floor area, whilst also retaining 30 square metres for retail purposes. This retail element, which is proposed toward the front of the shop unit to include both windows will involve the sale and display of clothing, books and ancillary exercise equipment.

Policy 6.244 (as currently numbered) of the East Dorset Local Plan seeks to protect the vitality and viability of the town centres of Ferndown, West Moors, Wimborne and Verwood.

The Plan, in referring specifically to the town centre of Ferndown advises that its shopping environment is crucial to the town's success. To reinforce the importance of the town's main shopping areas therefore, the plan has designated the retail units within Pennys Walk and those immediately to the east as "Primary Retail Frontages".

Policy 9.68, advises that only shop uses, A1 (retail) will be allowed in this primary retail area.

The applicants' are aware of the policy but consider that the dual use of the premises, as proposed, will not only protect the centre's vitality and viability but enhance its overall attractiveness. They further conclude that there is a proven need for such small establishments in local centres which draw on local residents and prime retail shoppers for their clientele. The location is aimed at providing shoppers with the opportunity of including workouts/exercise and health programmes as part of their usual shopping experience. The use is considered similar to such as hair salons, tanning studios and beauty parlours as are often similarly located.

A market research exercise has been undertaken which has concluded that there is a large latent demand for a health and fitness centre and that the women's only approach proposed is particularly attractive.

The window display which will include merchandise, health promotion material and testimonials is referred to as being dynamic although no examples have been provided.

4 other premises set within the town's commercial area, but outside Pennys Walk, have been considered by the applicants, but have been discounted for commercial or operational reasons. The optimum floorspace requirement is referred to as being 65 square metres.

Whilst this application proposes an element of retail sales, this is clearly ancillary to the prime use of the site which does not accord with the relevant policies of the Local Plan.

This, designated area of primarily retail frontages is considered as the core shopping area of the town and as such

needs to be retained for such purposes in order to maintain its overall long term viability.

The use of this prime site as a health and fitness studio would not only impact upon this viability but also result in a loss of vitality to the area.

RECOMMENDATION REFUSE - FOR THE FOLLOWING REASON(S):-

- 1 The proposal is contrary to Policies 6.244 and 9.68 (as currently numbered) of the East Dorset Local Plan 2002 as adopted with modifications as the Council considers that the principal use of the premises as a health and fitness studio, Class D2 (Assembly and Leisure) which forms part of an area of Primary Shopping frontages, would be damaging to the vitality and viability of the town centre.

INFORMATIVE NOTES

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- 1 The East Dorset Local Plan was adopted on the 11 January 2002. As soon as it is practicable the Council will produce the final printed copy of the plan, which will include the re-numbering and re-naming of policies as applicable.

19. 3/02/1283 Erect Single Dwelling With Annexe For Dependants.
09 Oct 2002 Southview Builders Site Blandford Road Corfe Mullen
for Mr & Mrs G A Perry

GB

Site Notice expired: 5 November 2002

Nbr-Nfn expired: 1 November 2002

Parish Council comments: No objection subject to:- (a) all business use to be forfeited, (b) the annexe be tied to the main dwelling in a legal framework as an integral part of the dwelling, (c) dwelling to have single storey appearance from Blandford Road (plan would appear to meet this).

Note: This application seeks planning permission for the erection of a 4 bed split level dwelling with detached garage and self contained living accommodation at a lower level. The site is prominently located on land within the Green Belt close to the junction of Pardy's Hill and Blandford Road with an existing access off that road.

The proposed plot would cover approximately 0.2ha having an average depth of 51m and width of 38m. The site, together with the land to the rear historically formed part of a Nursery but this use ceased and the glasshouses removed many years ago.

In December 1994 the Council issued a Certificate of Lawful

Use to the applicant which recognised that a strip of land at the front of the site (measuring approximately 30m wide but with a depth of between 5.6m and 6.2m) had a lawful use for the storage of builders materials, plant and machinery.

Since that time the site has become more open to view as the vegetation along the road frontage has been cleared.

In recent years there has been an increase in the size and bulk of equipment being stored (such as containers, trailers and van bodies), all within the confines of the lawful use area but which accounts for less than 10% of the application site.

The applicants agent accepts that the site is within the Green Belt but refers to the existence of the Lawful Development Certificate. In terms of 'openness' of the Green Belt, he considers that the proposed development will have no greater impact than the current lawful use. He states that 'aesthetically the existing use could be described as an 'eyesore' detrimental of both the surrounding residential neighbourhood and to the Green Belt. The proposed redevelopment will secure the removal of this eyesore and its replacement with an architect designed property.'

This 'eyesore' is of course under the direct control of the applicant and is therefore capable of resolution in a number of ways e.g. screen planting. Furthermore, advice in PPG2 Green Belts states that the quality of the landscape is not relevant to the inclusion of land within a Green Belt or to its continued protection.

The site has a history of planning refusals for residential development with the last application being refused in 1997.

The site (together with adjoining land and dwellings) was also the subject of objections at the Local Plan Inquiry when Perry & Perry Ltd sought to exclude this site from the Green Belt and its identification for residential infill development. In considering the objection the Inspector noted in his conclusions:

88.1 "The site comprises a former nursery, together with 2 dwellings. A small part of it has a lawful B8 use. It is triangular in shape, with two sides fronting main roads and the third, open fields. Land on the other side of the two roads is part of the built-up area of Corfe Mullen. The site itself and the fields to the west form part of the Green Belt. The Green Belt boundary is drawn along very clearly defined features, the two roads. The site is partly open and relates more to the open countryside beyond than to the built up areas to the north and east.

88.2 I note the past history of the site and its brown field status, arising from the former nursery. However, I do not consider that that provides exceptional circumstances to

remove the site from the Green Belt. The site contributes to the purposes of the Green Belt. Bearing in mind my conclusions with regard to policy 6.105, I have no hesitation in concluding that no change should be made to the Green Belt boundary in this location."

There has been no material changes since the Local Plan Inspector considered the position in his report of October 2000 no new very special circumstances to outweigh the policy objections to the proposal are identified by the applicant's agent. The lawful use on a small part of the site was known to the Inspector at the time of the Local Plan Inquiry.

Notwithstanding the Green Belt policy objections to the proposal, the design and appearance of the dwelling on its individual merits is considered to be acceptable in relation to its impact. The separate annexe would, if permission was forthcoming, have to be the subject of restrictions, preferably in the form of an Agreement, to ensure that it is not occupied as an independent dwelling and severed from the parent property.

To date 19 letters of representation have been submitted of which 15 support the proposal, considering it a pleasing design and a way to secure the tidying up of the site.

Conversely 4 letters of concern have been received pointing out the danger of precedent, size and proportions of dwelling; Green Belt policy, possible access problems and questions the "trade off" argument put forward by the applicant.

The proposal is considered to represent inappropriate development in the Green Belt and is contrary to both National and Local Plan policy and should be refused for the following reason.

RECOMMENDATION REFUSE - FOR THE FOLLOWING REASON(S):-

- 1 The proposal is contrary to Policy 6.107 (as currently numbered) of the East Dorset Local Plan 2002 as adopted with modifications as the site falls within the Green Belt and outside any defined settlement boundary. The circumstances put forward by the applicant in support of the proposal are not considered to be so very special as to outweigh the basic policy objections to the proposal and harm that would result from this inappropriate development in the Green Belt.

INFORMATIVE NOTES

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- 1 The East Dorset Local Plan was adopted on the 11 January 2002. As soon as it is practicable the Council will produce the final printed copy of the plan, which will include the

re-numbering and re-naming of policies as applicable.
