

## Minutes of the Planning Committee Meeting on Wednesday 5<sup>th</sup> September 2018

Meeting Room, Osborne Centre, Church Lane, West Parley.

**Committee:** Cllr Court (Chair); Cllr Curley; Cllr Dinsdale, Cllr Penwill; Cllr Bamborough (reserve)  
**Present:** Cllr Bamborough; Cllr Barber; Cllr Court; Cllr Curley; Cllr Dinsdale; Cllr Penwill; Cllr Wilson,

In attendance: Cllr Manuel; Linda Leeding (Clerk); 2 members of the public

The Planning Chairman delayed opening the meeting until 7.36pm due to the excessive traffic at Parley Cross which delayed Councillors arriving for 7.30pm.

**1. Apologies:** Cllr Allen

### **2. Pecuniary or non-pecuniary interest:**

Cllr Bamborough - Options to roll back green belt in Review of Local Plan (options)

The Planning Chair brought forward the following application for the 2 members of the public in attendance.

#### **3/18/1974/OUT 217 New Road, West Parley**

Outline application to demolish existing dwelling and erect 5 no 2 bedroom and 4 no 1 bedroom flats with parking, bin & cycle stores. (Access, layout and scale)

The residents were invited to address Council and provide an overview of their concerns regarding this application. They explained the impact it would have on neighbouring properties and the character of the area; providing evidence of previous reasons for refusal and whether these reasons had been overcome by subsequent planning applications.

**Cllr Wilson arrived at 19:43hrs.**

Councillors discussed the application and reviewed the previous reasons for refusal. It was felt that the development is too big for the plot, is overpowering to neighbouring properties and that little has been altered to address the reasons for previous refusal. Therefore, Councillors wish to object to the proposal on the grounds of it being unneighbourly, its overbearing design to the neighbouring property (which is 2 storey adjacent to 215 which has had planning approved for flats, yet is 3 storey high adjacent to a residential 2 storey house), the vehicles movements would create noise and disturbance for the neighbouring property as the drive is adjacent to their main living areas and finally that the plot is between 400m-5km of Dorset Heathland. As one comment states, they are trying to 'squeeze the old design into existing hedges"! (6 in favour)

**2 members of the public left the meeting at 19:58hrs.**

### **3. Correspondence Parley Petanque Club**

Petanque - The Clerk read a letter sent by the Chairman of Petanque making 3 requests. Councillors asked the Clerk to seek further clarification on 2 and to add to the agenda of the Full Council on 19<sup>th</sup> September, the third item was fully supported by the Council. **ACTION:** Clerk to write to Petanque.

TRO - The Clerk explained that the discussion regarding the proposed Traffic Regulation Order amendment request; for yellow lines at Ellesfield Drive / Glenmoor Road junction, to extend to include yellow lines on the opposite side of the junction; had taken place over email and required ratification at this meeting. All Councillors were in agreement with the amendment request.

Local Plan Review - Councillors previously delegated power to the Chairman to collate a response to the Local Plan Review (Options consultation), which was devised by the Chair and Planning Chair and circulated to Councillors ahead of the meeting. Amendments were suggested to the document and information to be obtained by Cllr Manuel. **ACTION:** Clerk to make amendments and include information from Cllr Manuel and then send to EDDC Forward Planning.

#### **4. Applications to be considered:**

##### **3/18/1596/HOU                      48 Dudsbury Road, West Parley**

Two storey side extension for garage space below and home office space above with proposed dormer windows to front and rear.

Councillors discussed the application, the Special Character Area (SCA), the previous request to sever some of the plot and the content of the Neighbour responses. However, as other properties in the road have been developed without detriment to the SCA and the plot is of a sizeable area, Councillors wish to offer no objection to the proposal. (6 in favour)

##### **3/18/1736/FUL                      38 Church Lane, West Parley**

Sever land and erect 1 no. 4 bedroom chalet bungalow

Councillors discussed the application and noted it would be the first to start 'backland development' in the quiet lane, which would affect the character of the lane if this were to set a precedent. The relationship to the parent property is questionable, and the proximity of the proposed dwelling to the neighbouring property appears extremely close and would be considered unneighbourly. Councillors noted the absence of a garage and that the site is within 5km of Dorset Heathland. It is also known that the shared access to the property traverses an area of land which is owned by Dorset County Council and not land owned by the applicant. Councillors wish to offer an objection to this application for all the reasons stated. (6 in favour)

##### **3/18/2053/HOU                      162 Golf Links Road, West Parley**

Erect a single storey timber summerhouse

Councillors discussed the application and wish to offer no objection to the proposal. (6 in favour)

##### **3/18/2242/HOU                      177 Golf Links Road, West Parley**

Single storey side extension.

Councillors discussed the application and wish to offer no objection to the proposal. (6 in favour)

##### **3/18/2049/HOU                      7 Burnbrae Road, West Parley**

Construct porch on front (south) elevation and a single storey extension to the rear (north) elevation

Councillors discussed the application and wish to offer no objection to the proposal. (6 in favour)

##### **3/18/2142/HOU                      13 Gallows Drive, West Parley**

Single storey side extension and garage conversion to provide self-contained annexe accommodation for 13 Gallows Drive.

Councillors discussed the application and note that many other properties in the road have undertaken similar development, therefore wish to offer no objection to the proposal. (6 in favour)

With no further business the meeting closed at 21:12 hrs