



Minutes of the Planning and Environment Committee meeting held on **Tuesday 18 June 2024 at 7pm** in the Committee Room, Wimborne Minster Town Hall, 37 West Borough, Wimborne Minster, Dorset, BH21 1LT.

Present

Town Councillors: S Bartlett, J Hart, B Richmond, A Roberts and S Wheeler
Officers: L Harrison (Town Clerk)
Members of the public: Five (including the Town Council's Tree Warden and Civic Society representatives).

PEC/2024/001	Election of Committee Chairman Councillor Hart proposed Councillor Wheeler was elected Chairman, seconded by Councillor Richmond, all in favour. Resolved: Councillor Wheeler was elected Chairman of the Committee.
PEC/2024/002	Election of Committee Vice Chairman Councillor Roberts proposed Councillor Richmond was elected Chairman, seconded by Councillor Wheeler, all in favour. Resolved: Councillor Richmond was elected Chairman of the Committee.
PEC/2024/003	Apologies for absence Apologies were received from W. Chakawhata, (business). Councillor Richmond proposed to accept apologies, seconded by Councillor Hart, all in favour. Resolved: apologies for absence from Councillor Chakawhata were approved.
PEC/2024/004	Declarations of interest and dispensations Councillor Bartlett declared a non-pecuniary interest (Dorset Council Ward Councillor) and did not vote in relation to minute references PEC/2024/005 and PEC/2024/007.
PEC/2024/005	Public Participation It was agreed to move item 12 (iv) forward to the next item of business to facilitate the presence of three members of the public (residents in Birchdale Road and Cranfield Avenue). The member of the public provided historical information regarding a piece of green amenity land at the bottom of Birchdale Road, its current use by residents, and requested the Committee resurrect the previous project undertaken by the Town Council to request Dorset Council register ownership of the land. Councillor Richmond provided information on previous work he had undertaken on this matter. It was confirmed by residents that they had tried to register the piece of land via adverse possession route but this had been refused by HM Land Registry because the piece of land was not fenced (an action contrary to residents covenants at the site). Councillor Richmond proposed to recommend to Full Council the reaffirmation of a previous resolution made by Full Council on 3 March 2020 to authorise the Town Clerk

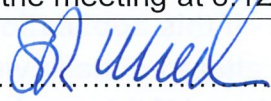
	<p>to approach Dorset Council to claim adverse possession of the Highland Park Estate amenity areas, seconded by Councillor Wheeler, four in favour.</p> <p>Resolved: the Committee recommended to Full Council the reaffirmation of a previous resolution made by Full Council on 3 March 2020 to authorise the Town Clerk to approach Dorset Council to claim adverse possession of the Highland Park Estate amenity areas.</p> <p>It was agreed the Town Council and residents would research the option of registering the piece of land under town green status, and residents would pass on any information they had in the green space to Councillor Bartlett as the Dorset Councillor ward member. The three members of the public were thanked for attending and left the meeting.</p>
PEC/2024/006	<p>Minutes of the Planning and Environment Committee meetings on 16 April 2024</p> <p>Councillor Hart proposed the minutes of the Planning and Environment Committee meeting held on the 16 April be agreed as a true and accurate record of proceedings and signed by the Chairman, seconded by Councillor Bartlett, four in favour, one abstention.</p> <p>Resolved: the minutes of the Planning and Environment Committee held on the 16 March 2024 were agreed as a true and accurate record of proceedings and were signed by the Chairman with one amendment.</p>
PE/2024/007	<p>Planning applications for consideration.</p> <p>(i) P/VOC/2024/02888 (Park Farm House, Leigh Road). Councillor Wheeler proposed no objection, seconded by Councillor Richmond, four in favour. Resolved: no objection.</p> <p>(ii) P/TRT/2024/02876 (30 Rowlands Hill). Councillor Wheeler proposed to object – Wimborne Minster Town Council requested Dorset Council seek the opinion of their tree surgeon before losing this piece of town infrastructure, seconded by Councillor Hart, four in favour. Resolved: objection - Wimborne Minster Town Council requested Dorset Council seek the opinion of their tree surgeon before losing this piece of town infrastructure.</p> <p>(iii) P/LBC/2024/02315 (36 West Borough). Councillor Wheeler proposed no objection, seconded by Councillor Hart, four in favour. Resolved: no objection.</p> <p>(iv) P/FUL/2024/02906 (18 Corn Market). Councillor Wheeler proposed no objection, seconded by Councillor Richmond, four in favour. Resolved: no objection.</p> <p>(v) P/HOU/2024/02636 (38 Lacy Drive). Councillor Wheeler proposed no objection, no seconder, motion failed. Councillor Richmond proposed to object - Wimborne Minster Town Council had concerns regarding raising the skyline and possibly changing the character of the area, seconded by Councillor Roberts, two in favour, two against, Chairman's casting vote against, motion failed. Councillor Wheeler's initial proposal was passed. Resolved: no objection.</p> <p>(vi) P/TRT/2024/02926 (land opposite 14 Beech Way, 3 Centaury Gardens and Wimborne First School). Councillor Roberts proposed to object –</p>



	<p>there is no mention of what is happening to the willow tree; the statement of needing to mow under the trees is contrary to the lack of grass growing under the trees, and trees are a vital part of Wimborne Minster's infrastructure. Consequently we strongly object to this proposal. This objection is not only in relation to the above comments; we note there are very few big trees on this estate and their retention in their current form is vital - if this application is approved, the street scene will be irrevocably altered. Finally we believe there is no real reason to do the crown lift and if this work was authorised disease could be introduced as a result. Seconded by Councillor Wheeler, four in favour.</p> <p>Resolved: objection - there is no mention of what is happening to the willow tree; the statement of needing to mow under the trees is contrary to the lack of grass growing under the trees, and trees are a vital part of Wimborne Minster's infrastructure. Consequently Wimborne Minster Town Council strongly objects to this proposal. This objection is not only in relation to the above comments; we note there are very few big trees on this estate and their retention in their current form is vital - if this application is approved, the street scene will be irrevocably altered. Finally we believe there is no real reason to do the crown lift and if this work was authorised disease could be introduced as a result.</p> <p>(v) P/FUL/2024/02975 and P/LBC/2024/02976 (7 West Borough). Councillor Wheeler proposed to object – Wimborne Minster Town Council has concerns around the preservation of the historic fabric of the towns building infrastructure and the increased generation of traffic in Redcotts Lane if approved. Seconded by Councillor Richmond, four in favour.</p> <p>Resolved: objection - Wimborne Minster Town Council has concerns around the preservation of the historic fabric of the towns building infrastructure and the increased generation of traffic in Redcotts Lane if approved.</p>
PEC/2024/008	<p>Application responses submitted between meetings as per the Committee's Terms of Reference</p> <p>The Committee noted the retrospective responses to P/HOU/2024/01827 (no objection), P/HOU/2024/01666 (no objection), P/HOU/2024/01913 (no objection), P/HOU/2024/01773 (objection), street trader application (no objection), P/HOU/2024/02158 (no objection), P/HOU/2024/00904 (no objection), P/TRT/2024/02264 (objection), P/PAED/2023/04686 (objection), P/VOC/2024/02181 (no objection), P/HOU/2024/02296 (no objection), P/LBC/2023/05436 (objection) and P/ADV/2024/01936 (no objection).</p>
PEC/2024/009	<p>Applications for information only</p> <p>Application P/NMA/2024/026616 was noted.</p>
PEC/2024/010	<p>Update from the Clerk in relation to actions from previous meetings</p> <p>The updated local heritage listing was noted and the Civic Society agreed to continue this project and report back to the Committee in due course. The date for Dorset Council to implement the 20mph scheme on 26 July was noted.</p>



<p>PEC/2024/011</p>	<p>Dorset Council Contaminated Land Strategy 2024 consultation The responses to the consultation were agreed and the Town Clerk was authorised to submit.</p>
<p>PEC/2024/012</p>	<p>Correspondence and meetings relevant to the Committee's Terms of Reference. The correspondence from a resident regarding parking at Rivers Edge was considered. The Committee agreed to request the resident re-contact the Committee if the situation had not improved once all the building work at the development was completed. The planned replacement and repairs by Dorset Council to the footbridge adjacent to Allenvie North Car Park from 22 July for six weeks was noted. The request from Verwood Town Council regarding a meeting to discuss traffic concerns was noted and Councillor Wheeler agreed to attend the meeting.</p>
<p>PEC/2024/013</p>	<p>Date of next meeting and close of meeting. The Chairman confirmed the date of the next meeting as 16 July 2024 and closed the meeting at 8.12pm.</p>

Signature of Chairman: 

Date: 16/7/2024