



**Minutes of the Planning and Environment Committee** meeting held on **Tuesday 13 August 2024 at 7pm** in the Committee Room, Wimborne Minster Town Hall, 37 West Borough, Wimborne Minster, Dorset, BH21 1LT.

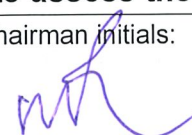
**Present**

Town Councillors: S Bartlett, B Richmond, A Roberts and S Wheeler (Chairman).  
 Officers: KR Brooks (Deputy Town Clerk).  
 Members of the public: Seven (including one member of the Civic Society and Councillor C. Brown).

PEC/2024/023	<p><b>Apologies for absence.</b></p> <p>Apologies were received from Councillor J. Hart (non-business). Councillor Wheeler proposed to accept apologies, seconded by Councillor Richmond, all in favour.</p> <p><b>Resolved: apologies for absence were approved.</b></p>
PEC/2024/024	<p><b>Declarations of interest and dispensations.</b></p> <p>Councillor Bartlett declared a non-pecuniary interest (Dorset Council Ward Councillor) and did not vote in relation to minute reference PEC/2024/027.</p>
PEC/2024/025	<p><b>Public Participation.</b></p> <p>It was agreed to move items 10 (ii) and (iv) forward to the next item of business to facilitate the presence of four members of the public (residents in Birchdale Road). A resident discussed the current archaeological survey being conducted at the old Leigh Farm/Land off Birchdale Road and asked for an update from the Town Council. The Deputy Town Clerk informed the Committee that Dorset Council were aware of the survey and the Town Council were waiting for a response from them regards the adverse possession on the land. Councillor Wheeler informed the Committee he had contacted the Ward Councillor Andrew Todd on the subject but had not received a response. The four members of the public were thanked for attending and left the meeting.</p> <p>A member of public asked about the situation regarding the dilapidated state of the Tappers building on East Street. The Deputy Town Clerk confirmed Dorset Council Ward Councillor David Morgan was investigating and Councillor Wheeler proposed the Deputy Town Clerk was to send a letter to the developer of the Tappers site and ask for an update on the plans and a timeline and report back to the Committee, seconded by Councillor Richmond, three in favour.</p> <p><b>Resolved: The Deputy Town Clerk was to send a letter to the developers of the Tappers Site asking for an update and report back to the Committee.</b></p>

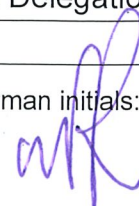


PEC/2024/026	<p><b>Minutes of the Planning and Environment Committee meetings on 16 July 2024.</b></p> <p>Councillor Richmond proposed the minutes of the Planning and Environment Committee meeting held on the 16 July 2024 be agreed as a true and accurate record of proceedings and signed by the Chairman, seconded by Councillor Roberts, all in favour.</p> <p><b>Resolved: the minutes of the Planning and Environment Committee held on the 16 July 2024 were agreed as a true and accurate record of proceedings and were signed by the Chairman.</b></p>
PEC/2024/027	<p><b>Planning applications for consideration.</b></p> <p>(i) P/TRC/2024/04268, 25 West Street. Councillor Richmond proposed no objection, seconded by Councillor Roberts, three in favour.</p> <p><b>Resolved: no objection.</b></p> <p>(ii) P/HOU/2024/0425919, St Johns Hill. Councillor Richmond proposed to strongly object on the following grounds:</p> <ul style="list-style-type: none"> <li>the proposed work necessitated the removal of the beech tree which had previously been refused and despite this refusal, work had commenced without the required approval</li> <li>the applicant's commissioned tree report inaccurately claimed the tree lay outside the boundary of the Conservation Area which was based on incorrect mapping</li> <li>the applicant's argument to cut invading roots on their property was flawed as the law stipulated no damage to the tree should occur with a maximum permissible root diameter of 50mm</li> <li>the Town Council's original objection stands - the removal of this tree would irrevocably damage the street scene and character of the area.</li> </ul> <p>Seconded by Councillor Roberts, three in favour.</p> <p><b>Resolved: objection – Wimborne Minster Town Council strongly objected to the proposed work that necessitated the removal of the beech tree, which had previously been refused. The Town Council's original objection remained (the removal of this tree would irrevocably damage the street scene and character of the area).</b></p> <p>(iii) P/HOU/2024/04258, 54 East Borough. Councillor Roberts proposed no objection, however Wimborne Minster Town Council requested a planning officer visited the property to assess the potential impact of the proposed development on neighbouring properties, particularly the potential loss of light to No. 52, in accordance with the National Planning Policy Framework. The extension, positioned along the boundary, would likely reduce the light from the visible sky to the north which currently provides most of the light to the ground-floor windows of No. 52 after late morning. Additionally, the proposed extension's height of approximately 3.5-4 meters exceeds typical fence height, raising further concerns about its impact on the neighbouring property. Seconded by Councillor Richmond, three in favour.</p> <p><b>Resolved: no objection, however Wimborne Minster Town Council requested a planning officer visited the property to assess the</b></p>





	<p><b>potential impact of the proposed development on neighbouring properties.</b></p> <p>(iv) P/FUL/2024/04040, 10 Wimborne Road. Councillor Wheeler proposed no objection, seconded by Councillor Richmond, three in favour. <b>Resolved: no objection.</b></p> <p>(v) P/VOC/2024/03869, Quarterjack Park Development Leigh Road. Councillor Wheeler proposed to object on the following grounds:</p> <ul style="list-style-type: none"> <li>the change of conditions did not clearly outline the need for the change nor the confirmation that native species would be used in the landscaping as previously agreed</li> <li>the change to the pumping station was not fully explained and as a result a decision or informed consideration was not possible and an explanation was requested</li> <li>additional capacity on local infrastructure, such as public drainage / water systems, was already under pressure due to housing developments taking place within the Town and the application lacked sufficient detail to enable informed consideration and should therefore be refused</li> <li>the changes to conditions to design, appearance and materials were not clearly explained including landscaping changes, and the Committee felt biodiversity issues would be compromised if invasive species were used</li> <li>the Town Council required further detailed information to review of these changes</li> </ul> <p>Seconded by Councillor Richmond, three in favour. <b>Resolved: objection – Wimborne Minster Town Council objected to the change of conditions, felt the application did not clearly outline the need for changes, failed to confirm whether native species would be used in the landscaping as previously agreed and as a result the changes to conditions should be refused as design, appearance and materials were not clearly explained.</b></p>
PEC/2024/028	<p><b>Application responses submitted between meetings as per the Committee's Terms of Reference.</b></p> <p>The Committee noted the retrospective responses to: P/ADV/2024/03701 (objection), P/LBC/2024/03890 (objection), P/HOU/2024/03900 (objection), P/FUL/2024/03840 (objection), P/TRT/2024/03639 (no objection), P/HOU/2024/03944 (no objection).</p>
PEC/2024/029	<p><b>National Planning Policy Framework.</b></p> <p>A discussion took place regarding the proposed reforms and changes to the planning system within the National Planning Policy Framework. The Committee noted the significant adjustments aimed at addressing the housing supply and urban planning.</p>
PEC/2024/030	<p><b>Changes to Planning Scheme of Delegation.</b></p> <p>The Committee noted the material planning considerations effecting the Town Council in respect to the changes to the Planning Scheme of Delegation.</p>
PEC/2024/031	<p><b>Update in relation to actions from previous meetings.</b></p>



	<p>The Deputy Town Clerk updated the Committee on the Cranborne Road (B3078) traffic management plans to tackle excess speeds, insufficient signage, lack of pedestrian crossings and an absence of suitable pavements. Councillor Bartlett suggested a site visit with key Dorset Council officers and Ward Councillors was needed to review residents and it was agreed the Deputy Town Clerk was to contact Dorset Council and arrange a meeting. An Enhanced Tree Protection and Coverage Strategy for Wimborne Minster was discussed and Councillor Richmond proposed to recommend To Full Council the development of an Enhanced Tree Protection and Coverage Strategy for Wimborne Minster, seconded by Councillor Wheeler, four in favour.</p> <p><b>Resolved: the Enhanced Tree Protection and Coverage Strategy was recommended to Full Council.</b></p>
PEC/2024/032	<p><b>Correspondence and meetings relevant to the Committee's terms of Reference.</b></p> <p>Correspondence from a resident regarding the road junction definition and road markings at Cuthbury Gardens was discussed. It was agreed the Deputy Town Clerk was to contact Dorset Council Highways and request the installation of a 'give way line' at the junction at the end of Cuthbury Gardens.</p>
PEC/2024/033	<p><b>Date of next meeting and close of meeting.</b></p> <p>The Chairman confirmed the date of the next meeting as 10 September 2024 and closed the meeting at 8.10pm.</p> <p><i>The date of the next meeting was subsequently changed to 16 September.</i></p>

Signature of Chairman: .....

Date: ..... 16/09/24 .....