



**Draft Minutes of the Planning and Environment Committee** meeting held on **Monday 16 September 2024 at 7pm** in the Committee Room, Wimborne Minster Town Hall, 37 West Borough, Wimborne Minster, Dorset, BH21 1LT.

**Present**

Town Councillors: Cllrs C. Brown, L. Hector, R. Nash, W Richmond (Vice Chairman), A Roberts, C. Ryan.

Officers: KR Brooks (Deputy Town Clerk).

Members of the public: Five (including two members of the Civic Society and the Town Tree Warden)

PEC/2024/034	<p><b>Apologies for absence.</b></p> <p>Apologies were received from Councillor J. Hart (non-business) and Cllr Wheeler (non-business) Councillor Roberts proposed to accept apologies, seconded by Councillor Hector, all in favour.</p> <p><b>Resolved: apologies for absence were approved.</b></p>
PEC/2024/035	<p><b>Declarations of interest and dispensations.</b></p> <p><b>None</b></p>
PEC/2024/036	<p><b>Public Participation.</b></p> <p>It was agreed to move items 8 and 10 (ii), (iii) forward to the next item of business to facilitate the presence of three members of the public. A resident discussed the current environmental state of the River Allen running through the town and the detritus and overgrown state the river was currently in. The resident requested if a site visit could be arranged to discuss ways to improve the situation. Councillor Nash proposed the Deputy Town Clerk was to arrange a date for a site visit with members of both Town and Dorset councils, representatives of ecological groups and report back to the Committee, seconded by Councillor Ryan, all in favour. <b>Resolved: The Deputy Town Clerk was to arrange a site visit on the River Allen.</b></p> <p>A member of the public raised concerns about excessive hedge growth and inconsiderate parking on Cemetery and Culverhayes Roads. The Deputy Town Clerk updated the Committee, mentioning additional correspondence received from residents of these roads. Residents were encouraged to report the overgrown hedges to Dorset Council through their online portal. Additionally, the Deputy Town Clerk would contact Dorset Council for possible solutions to improve the parking situation, whilst retaining clear passage for access to properties and the cemetery.</p> <p>A resident raised concerns about traffic and the potential for accidents in the Cranborne Road area, highlighting the need for traffic calming measures. The Deputy Town Clerk informed the Committee a site visit with members of Dorset Council and the Town Council was planned to discuss potential solutions for traffic calming in the area.</p>



PEC/2024/037	<p><b>Minutes of the Planning and Environment Committee meetings on 13 August 2024.</b></p> <p>Councillor Brown proposed the minutes of the Planning and Environment Committee meeting held on the 13 August 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 13 August 2024 were agreed as a true and accurate record of proceedings and were signed by the Chairman.</b></p>
PEC/2024/038	<p><b>Planning applications for consideration.</b></p> <ul style="list-style-type: none"> <li>i. P/LBC/2024/04803, 1 Walford House Walford Close. Councillor Brown proposed no objection, seconded by Councillor Hector, all in favour. <b>Resolved: no objection.</b></li> <li>ii. P/VOC/2024/04840, 19 Wimborne Road. Councillor Brown proposed objection, concern was raised on submission of the original proposals that the character of the area would be altered not only in the relationship of 'built structures to open space' but also in relation to the appearance of the structure in that location. Overall, this constituted excessive development contrary to both the National Planning Policy Framework and the current Dorset Council plan. Incremental changes adding to previously agreed proposals should be the subject of a site visit to ensure that all of the previous concerns and considerations were not disregarded through progressive apparently minimal alterations, seconded by Councillor Hector, all in favour. <b>Resolved: Wimborne Minster Town Council objects that the character of the area would be altered and constituted as excessive development.</b></li> <li>iii. P/FUL/2024/04847, The Kings Head Hotel, The Square. Councillor Brown proposed no objection, seconded by Councillor Hector, all in favour. <b>Resolved: no objection.</b></li> <li>iv. P/LBC/2024/04846, The Kings Head Hotel, The Square. Councillor Brown proposed no objection, seconded by Councillor Hector, all in favour. <b>Resolved: no objection.</b></li> <li>v. P/TRT/2024/05037, 30 Rowlands Hill. Councillor Brown proposed objection, the tree is an attractive part of the tree scape of Rowlands Hill and adjacent to the roadway effectively softening the buildings. Even if not convenient to the construction works being undertaken the tree should be retained. Condition 11 of the Decision Notice required protection for the existing trees, the Town Council strategy for tree retention based on maintaining the character of the area and having a consistent approach to the progressive increase of tree cover. Tree removal should be reviewed by Dorset Council's arboreal team in the light of their own tree policy and their own protective concerns seconded by Councillor Hector, all in favour. <b>Resolved: Wimborne Minster Town Council objects, the tree should be retained, condition 11 of the Decision Notice requires protection for the existing trees in the town.</b></li> </ul>





PEC/2024/039	<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/FUL/2024/02975 – objection, P/LBC/2024/02976 – objection, Licensing Café by Jo – no objection. P/HOU/2024/04510 - No final comment received, P/LBC/2024/04554 – no objection, P/VOC/2024/04630 - no objection, P/VOL/2024/04696 - no objection, P/ADV/2024/04453 - no objection, P/LBC/2024/04452 - no objection.</p>
PEC/2024/040	<p><b>Update in relation to actions from previous meetings.</b></p> <p>The Deputy Town Clerk updated the Committee on the proposed Burts Hill 20mph scheme and the eventual layout of the scheme.</p> <p>The planned retail units on the Wimborne Chase development was discussed and the Deputy Town Clerk updated the Committee that currently there were no immediate plans for any construction.</p> <p>The Deputy Town Clerk provided the Committee with an update on the recent archaeological surveys conducted on the land off Birchdale Road. The developer had been carrying out both ecology and archaeology surveys, which have been reviewed by Dorset Council's Natural Environment Team. The team confirmed the surveys were conducted without causing harm to protected species or priority habitats on the site.</p>
PEC/2024/041	<p><b>Correspondence and meetings relevant to the Committee's terms of Reference.</b></p> <p>Correspondence from residents about the dilapidated state of the Sturtions &amp; Tappers building was discussed. The Deputy Town Clerk updated the Committee that work was planned to commence in October 2024.</p>
PEC/2024/042	<p><b>Date of next meeting and close of meeting.</b></p> <p>The Chairman confirmed the date of the next meeting as 18 October 2024 and closed the meeting at 8.19pm.</p>

Signature of Chairman:  .....

Date:  .....

