

Minutes of a meeting of the **Planning Committee** of the Purbeck District Council held in the Council Chamber, Westport House, Wareham on Wednesday 26 August 2015 at 9.15am.

Present:-

Councillor Peter Wharf (Chairman)
Councillor Gloria Marsh (Vice-Chairman)

Councillors Malcolm Barnes, Cherry Brooks, David Budd, Fred Drane, Caroline Finch, Mike Whitwam and Mike Wiggins.

Officers in attendance for all or part of the meeting: Alan Davies, Development Manager; Bridget Downton, General Manager – Planning and Community Services; Sylvia Leonard, Principal Planning Officer and Kirsty Riglar, Democratic and Electoral Services Manager.

(Note: These minutes have been prepared by officers as a record of the meeting and of any decisions reached. They are to be considered and confirmed at the next meeting of the Planning Committee).

21.15/16 **Apologies**

Apologies for absence were received from Councillors Mike Lovell and Claire Pipe.

22.15/16 **Urgent items**

There were no urgent items.

23.15/16 **Public participation time**

There being no members of the public wishing to speak, the Chairman moved to the next agenda item.

24.15/16 **Minutes**

Resolved that the minutes of the meeting held on 29 July 2015 be taken as read, confirmed and signed by the Chairman as a correct record.

25.15/16 **Declarations of Interest by Members**

There were no declarations of disclosable pecuniary interests.

26.15/16 **Consideration of planning application**

The Planning Committee considered the report on the planning application submitted. Arising from the report, the following matters were addressed:

Application No. 6/2015/0427 – Mr J Smyth and Ms C Dyson – East Stoke (Kemps Country House Hotel), Wareham, BH20 6AL – Variation of Conditions 5 and 7 of PP 6/2015/0005 (Change of use of Kemps Country House to 6 dwellings with associated alteration works, extension to the coach house, parking and landscaping) to allow phased implementation of the approval

The Principal Planning Officer presented an application for a variation of conditions 5 and 7 of PP 6/2015/0005. Condition 5 required the access and parking shown on the previously approved plans to be constructed before occupation of any of the approved dwellings and to be maintained and kept available for these purposes thereafter. Condition 7 required full implementation of the approved landscaping scheme within the first planting season after the occupation of any of the approved dwellings. The applicant was now seeking to vary these conditions to enable the development to be carried out in phases. This would enable the hotel business to continue on site, at a smaller scale, whilst the development progressed, prior to the central section being converted into two dwellings.

The Committee was informed that the change to the access and parking condition was acceptable and Dorset County Council Highways had raised no objection to the proposed revision. Similarly, the change to the landscaping condition was acceptable as it would not result in harm to the visual amenities of the area. It was therefore recommended that planning permission be granted.

Additionally, the Principal Planning Officer explained that the two conditions relating to surface water drainage attached to the existing planning permission had been combined into a single condition. The numbering of the proposed conditions had therefore changed.

Members noted that no comments had been received from East Stoke Parish Council on the application. It was suggested by one Member that there had been a lack of understanding as to the focus of this application and the Parish Council had therefore felt unable to comment.

In response to a question from a Member in relation to the omission of a condition relating to groundwater drainage, the Principal Planning Officer explained that the District Engineer had stated that this was not a material consideration in relation to this development as it was the conversion of existing buildings and not a new build.

The Committee acknowledged that the application represented a technical change to the conditions relating to access and parking and landscaping and that all main issues had been addressed in order to grant the existing planning permission.

Resolved that planning permission be granted subject to the following conditions:

1. The development must start no later than 11 May 2018.

Reason: To encourage development to take place at an early stage. This condition is required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004. This particular date has been applied in order that the time limit for implementation of this development is consistent with the time limit imposed on planning permission 6/2015/0005 dated 12 May 2015 and in accordance with the Council's Affordable Housing Supplementary Planning Document 2012 - 2027 to enable the development to proceed without an affordable housing contribution.

2. The development permitted must be carried out in accordance with the following approved plans: 4312-3-1, 4312-2-04, 4312-2-01, 4312-2-02, 4312-2-03, 4312-2-05, 4312-2-06, 4312-2-07, 4312-2-08A, 4312-2-09A, 4312-1-09, 4312-2-10A, 4312-101, 4312-102, and 4312-103.

Reason: For the avoidance of doubt and in the interests of proper planning.

2. The development must be carried out in accordance with the schemes for dealing with surface water drainage from the development and surface water entering the site contained in the letter from Douglas Briggs Partnership to the Council dated 15 July 2015. The approved drainage scheme must be maintained and managed in accordance with the approved details.

Reason: To alleviate the possible risk of flooding to this site and adjoining catchment land and prevent flooding of the proposed dwellings.

3. The dwellings created by the phases indicated on drawings 4312-101, 4312-102 and 4312-103 must not be occupied until the access and parking shown on each drawing has been constructed. The parking and access must be maintained and kept free from obstruction and available for the purposes specified for the duration of each phase and in perpetuity following the implementation of the final phase shown on drawing 4312-103.

Reason: To ensure adequate access into and out of the site and for adequate parking provision to be implemented and maintained in the interest of road safety.

5. Despite the planting details shown on drawings 4312-101, 4312-102 and 4312-103, no development will take place until the Council has approved a scheme of landscaping. This must include;
 1. A survey plan, showing existing cables, pipes and ducts above and below ground, existing levels, and all existing trees, shrubs and hedges on the land, plus details of any to be retained together with measures for their protection during the course of development
 2. A landscape proposals plan showing proposed levels, and details of hard landscape (cables, pipes and ducts above and below ground, surfacing/paving, surface water drainage, walls, fences and other structures, lighting, CCTV etc.) and soft landscape (trees, shrubs, herbaceous plants and grassed areas);
 3. Planting plans which must show the species of trees, shrubs and herbaceous plants to be planted and where they will be planted, the size that the trees/shrubs/plants will be on planting, and the number that will be planted;
 4. Written detail, which complies with BS 4428:1989 Code of Practice for General Landscape Operations, of how the ground will be prepared and cultivated before planting, the methods that will be used to plant the trees/shrubs/plants and seed or turf of the grassed areas, and details of protection from rabbits and other grazing animals;
 5. Information, which complies with BS 7370 Part 1 1991 and Part 4 1993 Grounds Maintenance, regarding how the planting will be maintained for the first five years following planting. This should include detail of watering, weed control and pruning.
 6. Phasing plan for the implementation of the scheme.

Reason: To ensure the satisfactory landscaping of the site, and to enhance the biodiversity, visual amenity and character of the area.

6. Once the details of the landscaping scheme required in condition 5 above are approved, the landscaping indicated for each phase must be implemented in full within the first planting season after the occupation of any of the dwellings within the relevant phase.

Reason: In order to ensure adequate landscaping of the site is implemented.

7. Informative Note - Matching Plans. Please check that any plans approved under the building regulations match the plans approved in this planning permission. Do not start work until revisions are secured to either of the two approvals to ensure that the development has planning permission.
8. Informative Note - Environment Agency. If a new septic tank/treatment plant is proposed or there is an increase in effluent volume into an existing system, an environmental permit may be required from the Environment Agency. This must be obtained before any discharge occurs and before any development starts. This process can take up to four months and may be subject to an appropriate assessment under the Habitats Directive, which is likely to involve consultation with, and agreement from Natural England. This is likely to apply if it is proposed to discharge into a watercourse that is within or up to 3km upstream of a SAC, SPA, Ramsar or SSSI. This may also apply if it is proposed to discharge into the ground (e.g. soakaway) within 250m of a SAC, SPA, Ramsar or SSSI. For further advice contact the Environment Agency on 08708 506506.
9. Informative Note - Community Infrastructure Levy. This permission is subject to the Community Infrastructure Levy (CIL) introduced by the Town and Country Planning Act 2008. The development is CIL liable but no liability notice has been issued as the liability amounts to zero.
10. Statement of positive and proactive working: In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, the Council takes a positive and proactive approach to development proposals focused on solutions. The Council works with applicants/agents in a positive and proactive manner by; offering a pre-application advice service, and as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.
For this application: the application was acceptable as submitted and no further assistance was required; the application was approved without delay.

The meeting ended at 9.30am.

Chairman