

Stinsford Parish Council

Planning Committee

Minutes of the meeting held on Thursday 5 December 2019 at 6.30pm in
The Dorset Studio School, Kingston Maurward

Present: Mr George Armstrong (Chairman), Mr Michael Clarke and Dr Andy Stillman

Also in attendance: Miss Kirsty Riglar (Clerk) and one member of the public (Mr Theo Hawkins)

6. Apologies for Absence

6.1 An apology for absence was received from Ms Liz Crocker.

7. Declarations of Interest

7.1 There were no declarations of disclosable pecuniary or other interest.

8. Public Participation Time

8.1 No items were raised under this item.

9. Minutes

9.1 It was **resolved** that the minutes of the meeting held on 14 October 2019 be confirmed and signed by the Chairman as a true record.

10. Planning Applications

10.1 WD/D/19/002615 – Martins, Bockhampton Lane, Lower Bockhampton DT2 8PZ – Erect garage

It was noted that no representations had been received from local residents in respect of this application.

Resolved that the application be supported.

10.2 WD/D/19/002537 – Loma House, Bockhampton Lane, Lower Bockhampton DT2 8PZ – Erect single storey rear extension and alterations to raise ridge line of roof, install dormer windows and installation of solar panels to garage roof
(It was noted that a Member of the Parish Council, Ms Liz Crocker, was one of the applicants.)

The other applicant, Mr Hawkins, outlined the application to the Parish Council. He explained that it was proposed to replace the current conservatory with an extension across the rear of the property and that, whilst the roof pitch would remain the same, the ridgeline would be raised slightly allowing for a bedroom and bathroom to be located in the roofspace. He confirmed that the plans had been shared with neighbours and no changes had been requested. He added that it was proposed to install photovoltaic panels on the garage roof and to install an air-source heat pump in order to move away from oil-based heating.

The Committee noted the comments made by Dorset Council's Design and Conservation Officer about this application and the reasons that he was unable to support this. It was considered that these would have been appropriate at the time

that the property was first built but were less relevant now as there was currently another property between Loma House and the registered parkland. Additionally, one of the neighbouring properties, Pump Cottage, was currently being extended. The Committee agreed that there was an eclectic mix of housing styles in Lower Bockhampton, which is what made the hamlet attractive, and the proposed changes to Loma House would not fail to contribute to the adjacent heritage assets.

Resolved that the application be supported for the following reasons:-

- (i) the proposed design will produce a more sustainable building in line with Dorset Council's policy and emerging policy in the Stinsford Neighbourhood Plan;
- (ii) no adverse comments have been received from other residents of Lower Bockhampton;
- (iii) the reasons put forward by the Design and Conservation Officer would have been appropriate at the time that the property was first built but are less relevant now as there is currently another property between Loma House and the registered parkland;
- (iv) one of the neighbouring properties, Pump Cottage, is currently being extended;
- (v) there is an eclectic mix of housing styles in Lower Bockhampton, which is what makes the hamlet attractive, and the proposed changes to Loma House would not fail to contribute to the adjacent heritage assets; and
- (vi) the proposed development will not impinge on Kingston Maurward Gardens or The Old Manor House as there are other buildings between these and Loma House.

The Parish Council would recommend that officers undertake a site visit to view the location of Loma House in relation to the heritage assets in the area.

The meeting concluded at 6:55pm.

Chairman..... **Date**.....