

SYMONDSBURY PARISH COUNCIL

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Symondsbury Parish Council Planning Committee

Tuesday 5th April 2022, 1900 – 19:50

Meeting in Person

Held at Eype Schoolroom

Minutes

Attendees:

Committee Members

Pelham Allen PA Chairman

Steve Ralph SR

Jenifer Roddy JR

Paul Hartmann PH

In Attendance:

Public: There were no member of the public present. No press in attendance.

Summary of Action Points arising

No	Item	Action
1	6	PH to generate planning reports.

1. Welcome and apologies:

1.1 The Chairman opened the meeting and thanked attendees for coming. There were no apologies received.

2. Declarations of interest:

2.1 There were no declarations of interest.

3. Approval of the minutes of the 22nd March Meeting:

3.1 The minutes of the 22nd March 2022 Planning Committee meeting were confirmed as accurate notes of the meeting and were approved.

4. Correspondence List (previously circulated)

4.1 Correspondence had been received from Mr. P Colclough concerning the planning application at Lower Eype Farm.

4.2 The Committee discussed the contents of the letter and agreed that a number of the points raised by Mr. Colclough were incorrect. It was agreed that PH would check the planning position with Dorset Council with reference to the suggestion that a Fire Safety Assessment is required for a planning application in this instance. The Committee agreed that, subject to this check on the planning position, the minutes of the 22nd March meeting would not require correction, as requested by Mr. Colclough. It was also agreed that a submission would be prepared in response to Mr Colclough's letter and sent to Dorset Council to be added to the planning portal.

4.3 The committee was also aware of a note posted on the planning portal of Dorset Council from Mr. M. Ashford which was critical of the approach the Parish Council had made in support of previous applications on this site and which accused the Parish Council of impartiality together with not representing the residents of Eype. It was agreed that a response would be prepared to the note by Mr. Ashford and sent to Dorset Council to be added to the planning portal.

5. DEMOCRATIC HALF HOUR during which members of the public are invited to raise general matters of interest.

5.1 There were no matters raised.

6. Planning Applications and to consider any other planning/enforcement issues: (public verbal comments limited to 3 minutes per representation prior to Committee consideration).

6.1 Application No: P/RES/2022/01802 Location: Land West of Watton Lane. Proposal: Plot 1 Reserved Matters

6.1.1 The Chairman asked PH to outline the proposal. PH commented that the proposal for reserved matters for Plot 1 was based on the outline consent for two single storey dwellings on the entire application site, which was originally refused but granted at appeal. The consent granted was for access and layout clearly set out in a plan layout. He reminded the Committee that a recent application for 3 dwellings on the same application site was refused consent by the Planning Committee of Dorset Council.

The reserved matters application splits the application site into two plots with this application being referenced as Plot 1. The submission identifies a single story bungalow footprint, very similar in layout, form and materials used to the original built property recently completed at the entrance to the site, except there are no rooms within the roof void.

6.1.2 Consideration: The form of the building, the materials suggested and building element typology were considered appropriate for the dwelling, being similar to the recently completed dwelling at the entrance to the site. Light pollution was discussed and it was suggested that the potential light pollution from the dwelling needed to be controlled so that it did not cause a loss of amenity to the existing properties. In addition it was felt that the potential conversion of the roofspace into habitable space was not appropriate.

Conclusion: The Committee felt that the building form should be constrained to a single storey building with a legal mechanism to prevent the conversion of the roofspace into habitable space. In addition it was felt that the potential light pollution from the development should be controlled. The Chairman commented that on the basis of the submission, the extant outline consent and the suggested restrictions put forward by the Committee then the submission should be supported. The Committee unanimously confirmed a decision of no objection.

Decision: No Objection

6.2 Application No: P/RES/2022/1984 Location: Land West of Watton Lane. Proposal: Plot 2 Reserved Matters

6.2.1 The Chairman asked PH to outline the proposal. PH commented that similar to Plot 1 the proposal for reserved matters for Plot 2 was based on the outline consent for two single storey dwellings on the entire application site, originally refused but granted at appeal. The consent granted was for access and layout clearly set out in a plan layout. He again reminded the Committee that a recent application for 3 dwellings on the same application site was refused consent by the Planning Committee of Dorset Council.

The reserved matters application splits the application site into two plots with this application being referenced as Plot 2. The submission identifies a two storey detached dwelling footprint rather than a single storey footprint in the outline consent granted at appeal. In addition the dwelling footprint is moved further to the west on the site plan compared to the layout considered at the appeal. The layout of the dwelling is similar to that submitted recently on the 3dwelling application which was refused by the Planning Committee of Dorset Council.

The materials suggested as face brickwork on a stone plinth with slate roof together with the typology of built form elements and components were similar to Plot 1 and also similar to the recently completed dwelling at the entrance to the site providing a complementary approach.

6.2.2 Considerations: It was noted that the current proposal for Plot 2 differed in site position and building format (two storey) from the suggested plan layout of the consented scheme at appeal. This building format and position was similar to the site layout for 3 dwellings on the same overall site refused at the full Dorset Council Meeting. As such the Committee formed the view that this proposal could be considered to be a further way of working towards the three dwelling proposal recently refused. The amount of land remaining as garden in Plot 2 together with the access road layout set out in the application suggests that a further application will be submitted by subdivision of plot 2. In addition it was noted that the original proposal was for single storey dwellings on the application site rather than two storey. The Committee agreed that the footprint of the proposed dwelling should remain as the outline consent and that the dwelling be single story only, with a maximum height to ridge level included as an express legal requirement. The maximum ridge height level not to be exceeded could be referenced to the ridge height of an adjacent property. The property to the west "Little Paddock", which is single storey and on a similar datum level to the proposed Plot 2 dwelling, could be considered appropriate.

Conclusion: The Planning Committee was unanimous in objecting to the current reserved matters proposals.

Decision: Object.

7. Projects: All reports to be submitted to the Clerk in writing at least 48 hours prior to the meeting.

7.1 There were no Projects reported.

8. Vearse Farm:

8.1 With regards to Vearse Farm and especially regarding Miles Cross Roundabout, PH confirmed that he had spoken further with Will Austin of Bridport Town Council and there is no further information on any progress being made. PH reported that Will Austin is quite frustrated with the lack of contact with the developers. PH commented that he would again contact National Highways to see if there is any progress on Miles Cross.

9. Items for inclusion at the next meeting.

9.1 No items noted.

10. AOB

10.1 PH commented that he had been assisting the neighbour of the development at 22 West Walk following the visit he and the Chairman made to understand her concerns. The development next door to her has commenced although no consent has been agreed. The initial current works to the parking area do not appear to be as the

proposed scheme and in addition the contractor is regularly trespassing on her property. PH will continue to assist where possible.

11. Next Meeting

11.1 The next scheduled Planning Committee meeting will be at 6 pm on 3rd May 2022. The venue will be Eype Church.