

Symondsbury Parish Council Planning Committee

Friday 02 July 2021, 16:00 – 17:25

Meeting in Person

Held at Eype Church

Minutes

Attendees:

Board Members

Pelham Allen PA

Jenifer Roddy JR

Paul Hartmann PH

In Attendance:

Applicant Mr. George Streatfeild – Denhay Farm

There were no other Public or Press in attendance.

Summary of Action Points arising

No	Item	Action
1	9.1	PH to prepare a comments paper on the design code and submit to fellow planning members for comment/approval.
2	6.01-06	PH to generate planning reports.
3	11.1	PA to arrange for the applicant of the Section 53 application to be contacted
4		

1. Welcome and apologies:

1.1 Pelham Allen opened the meeting and thanked attendees for coming. Apologies were received from Steve Ralph.

2. **Declarations of Interest:**

2.1 There were no formal declarations of interest.

2.2 Note: for the sake of completeness and to be advised to the main Parish Council meeting that Councillor Amanda Streatfeild is related to the applicant for planning application item 6.1 and has taken no part in its consideration. In addition, Councillor Jenifer Roddy lives relatively close to the application site of planning application item 6.5.

3. **Approval of the minutes of the June Meeting:**

3.1 The minutes of the June meeting were confirmed as an accurate note of the meeting and were approved.

4. **Correspondence List (previously circulated)**

4.1 There were two reports received from Steve Ralph with reference to items 6.3 and 6.4 below.

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

5.1 There were no general matters raised.

6.0 **Planning Applications and to consider any other planning/enforcement issues:** (public verbal comments limited to 3 minutes per representation prior to committee consideration). Mr. George Streatfeild was present and requested to speak to the Denhay application. As such the chair brought the consideration of the application forward.

6.1 **P/FUL/2021/01298** Location: Denhay Farm, Denhay Lane, Broadoak, Dorset DT6 5NP- Application for change of use of Land to provide holiday accommodation.

Mr. Streatfeild introduced the application to the meeting. He commented that changes in farming had led to a requirement to look at creative opportunities in the agricultural economy. The applicant farmed across more than one parish and had formed a new company to promote special tourism offers and specifically on this site. The proposals are for a unique family camping unit and separate shower and composting wc in a quiet part of the farm.

PA and PH asked why the area identified as required for change of use was not greater. The applicant confirmed they intended to create a special offer and not one of mass camping.

PH commented that the application was well considered and addressed all issues appropriately. The application addresses all the key aspects of the neighbourhood plan and emerging local plan.

It was agreed that PH would generate a report detailing the same. **Conclusion: Approve.**

6.2 **P/HOU/2021/01916** Location: 8, Watton Park, Bridport, DT6 5NJ-Application for the replacement of rear extension and recladding of front elevation.

PH commented that he had reviewed the site from a distance and considered the application information. The proposal is for the removal of an existing conservatory and the construction

of a single storey extension to form an enlarged kitchen sunroom, together with new cladding to the front elevation. The extension projects no further than the existing utility. The form and scale of the extension and internal alterations were found to be appropriate. The change to the material on the front elevation was found acceptable. The proposals are in line with the neighbourhood plan and local plan requirements. **Conclusion: Approve.**

- 6.3 **P/HOU/2021/00546** Location: West House West Road Bridport Dorset DT6 6AE, Replace and erect fencing.

JR commented that she had viewed the site and fully understood the reason for the acoustic fencing. In addition, she commented that the existing hedgerow and shrubs would soften the appearance of the timber fence. The highest element of fencing would be positioned behind the tallest part of the hedgerow. PA and PH commented that the noise and privacy effect of the A35 was a considerable problem that may be made worse when the new traffic roundabout required for the Vearse Farm development is constructed. NB: A written report was received from Steve Ralph which supported the application and commented that the fence would mitigate road noise and loss of privacy whilst being behind the existing hedge line. **Conclusion: Approve.**

- 6.4 **P/RES/2021/01397** (WD/D/20/001611) Location: Saxlingham House West Road Bridport, Dorset, DT6 6AA, Application for approval of reserved matters for access, appearance, landscaping, layout and scale in relation to outline approval.

PH commented that he had reviewed the site from a distance and considered the application information. The proposal is a reserved matters application for a single domestic dwelling house which had received outline consent previously and was supported at that time by Symondsby Parish Council. PH commented that the flat roof design with the massing of a smaller cube form sitting on a larger cube form below did not relate well to the surrounding environmental built forms. He felt that at least the roof form of the upper level could be simply remodelled with a pitched or curved roof form to provide a better outcome without compromising the height restriction. In addition, the design statement was very thin in content and did not identify the sustainable requirements of the design to satisfy the relevant parts for the Neighbourhood Plan. NB: A report was received from Steve from supporting the application. **Conclusion: No Objection:**

NB.(however there should be a note prepared to the planning authority regarding the building form and design statement).

- 6.5 **P/HOU/2021/00341** Location: 4, Shutes Lane, Symondsby, Demolish existing conservatory & erect single storey extension & internal/external alterations.

PH commented that he had reviewed the site from a distance and considered the application information. The proposal is the removal of an old conservatory and replacement with a modest single storey extension in a similar plan form. The building is grade 2 listed. PA and PH confirmed that the form and materials of the proposed extension were sympathetic to the nature of the original building and added to its presence. The materials and form of construction maintained the quality of the listed form. The information and design statement provided all the required information in a simple and understandable form. The proposals are in line with the Neighbourhood Plan and Local Plan. **Conclusion: Approve.**

- 6.6 **P/HOU/2021/01329** Location: 30 Pine View Bridport DT6 5AE Application for Demolition of conservatory; Erection of two storey extension – Formation of first floor gable end window.

PH commented that he had reviewed the site from a distance and considered the application information. The proposal is for the removal of an existing rear conservatory and its replacement with a two storey rear extension on a similar plan footprint. The extension creates a four bedroomed property with improved living/dining areas on the ground floor. The form of the rear extension is for a gable end format, similar to the end of the terrace. It was felt that although this was acceptable to ensure the extension was subservient to the main terrace block a hipped end to the extension roof would have been more appropriate. It was noted that there may be overlooking issues with reference to the new “escape” window to bedroom 3 and the high level fixed windows to the new living area with the latter not providing any real benefit. **Conclusion: No objection.**

- 7.0 Projects: All reports to be submitted to the clerk in writing at least 48 hours prior to the meeting.**

- 7.1.1 There were no Projects reported.

9.0 Vearse Farm:

- 9.1 PA reported that the Design Code had now been received from the developers. It was felt that the latest amendment of the Design Code was a substantial improvement on the original draft version. The timescales for reviewing the same were considered very tight with responses required for the next working group meeting by the 8th July. PH suggested that although the Design Code was an improvement there were still areas that required attention. PH suggested that he would prepare a further comments document similar to the one he had prepared for the draft code and would submit it to PA, JR and SR for comment. He further suggested that this, once agreed, should be the response from Symondsburry and which, if required, could be shared with Bridport if they wanted to make a combined submission.

10.0 Items for inclusion at the next meeting:

- 10.1 There were no items for inclusion.

11.0 AOB

- 11.1 SECTION 53, WILDLIFE AND COUNTRYSIDE ACT 1981 - APPLICATION FOR A DEFINITIVE MAP MODIFICATION ORDER - T620 - Symondsburry Parish- This is not a direct planning matter, however due to its effect on land management it was felt a statement should be made to promote a discussion at the main Parish Council meeting. The matter concerns the application for North Lane to be designated a “Byway Open To All Traffic”. The meeting felt that this was not appropriate for this route and that the option for it to be a “Restricted Byway” should be preferred. The latter would not affect the use for residential or agricultural work/maintenance requirements. It was agreed that someone from the Parish should discuss the issue with the applicant.

- 12.0 The date of the next Planning Committee meeting will be Tuesday 3rd August 2021 at 16:00. The venue will be Eype Church unless otherwise informed.**

