

Symondbury Parish Council Planning Committee

Tuesday 03 August 2021, 16:00 – 17:24

Meeting in Person

Held at Eype Church

Minutes

Attendees:

Board Members

Pelham Allen PA

Jenifer Roddy JR

Steve Ralph SR

Paul Hartmann PH

In Attendance:

Public: Mr and Mrs P W Page – 8 Pine View

There were no other Public or Press in attendance.

Summary of Action Points arising

No	Item	Action
1	6.2	PH to review the comments paper on the Design Code for submission to Dorset Council and submit to fellow planning members for comment/approval.
2	6.1-2	PH to generate planning reports.
3	9.3	PA to schedule the public display of the design boards for Vearse Farm and the rota of attending councillors during the week commencing the 16 th August.
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1. Welcome and apologies:

1.1 Pelham Allen opened the meeting and thanked attendees for coming. There were no apologies received.

2. Declarations of Interest:

2.1 There were no formal declarations of interest.

3. Approval of the minutes of the July Meeting:

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

4. Correspondence List (previously circulated)

4.1 There were no correspondence items.

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. and Mrs. P W Page were present and requested to speak to the Pine View application.

6.1 **P/FUL/2021/01895** Location: Land to the West of Pine View – Application for the construction of a pedestrian/cycle link between Pine View and the Vearse Farm development (granted outline consent in May 2019).

Mr and Mrs page made the following comments:

- a) They confirmed that they had been in residence from the original completion of their house in 1972 and were freehold owners of their house, garden and two garages in the garage block adjacent to and part of the application site. The garage blocks were purposely designed to serve the two terraced blocks of houses adjacent.
- b) They confirmed that the entrance drive part of the site was in the ownership of Mr. Oxenbury (now deceased) and that they had a legal right of way over all of the access drive area to the garage and also to park on the driveway (They and their family have parked on the driveway over night for the last 30 years), as long as it did not block passage to the garages. They confirm that only the owners of the garages have a right of way (not public) together with the owner of the field for access and they pay an annual fee for the upkeep. They were not sure who now was the freeholder of the driveway element.
- c) They pointed out that the application details were in error concerning the statement that there were no flooding issues. They confirmed that the ditch behind the garages regularly had water in it and that the field behind regularly flooded. They provided photographs from over a period of time showing the flooding from the site and down towards the West

Road area. They further commented that the water did not just come as run off but also came from the substrata, a point well recognised by the former owner Mr Oxenbury.

- d) They also pointed out the application details were in error concerning the statement that there was no effect on trees, wildlife habitat, flora and fauna. Their concern was over the loss of trees, wildlife habitat especially bats and nesting birds together with the effect on the flora and fauna.
- e) They were also concerned that Pine View itself was already very congested with parked vehicles who do, by necessity, park partly on the footpath making access on foot hazardous and difficult. They felt that introducing further pedestrian and cycle traffic into Pine View would make matters worse and dangerous creating a worsening Health and Safety issue.

PA thanked Mr. and Mrs Page for there comments and asked PH to comment on the application.

PH commented that he had visited the site on three different occasions and had viewed the site from all aspects. He confirmed that he had not talked directly to any of the residents in his visits.

In terms of the application there were some anomalies which need to be addressed.

- i) In item 5 of the application it suggests that the application was part of the adjacent Vearse farm consent granted in May 2019. This part of the site was not included in that consent. The note also does not highlight change of use from agricultural to developed land.
- ii) In item 6 of the application it states the application site as unimproved grass land whereas the overall site also includes concrete and tarmac driveways and footpaths. This statement is contradicted by item 7 of the application which states the existing materials as unimproved grassland and Tarmac.
- iii) In item 9 of the application it states that there are no existing parking spaces. It is suggested that there is at least 1 No adjacent to No12 Pine view.
- iv) In item 10 of the application the influence of trees and hedges on the development is acknowledged. However, there is no arboricultural statement or survey provided.
- v) In item 11 of the application it states that the site is not within an area at risk of flooding. It is clear from the information provided by the owners of houses adjacent to the site that flooding does occur on a regular basis.
- vi) In item 12 of the application it states there are no protected species, important habitats or biodiversity features. It is clear from the existing hedgerows, trees, and general wildlife habitat, together with statements from local residents that this is in error. There are no biodiversity or habitat surveys or statements provided that acknowledges the current position.
- vii) In terms of item 25 it is not clear if all owners or leaseholders have been given notice. This needs to be confirmed.

Notwithstanding the poor completion of the application the permeability of the eastern boundary of the Vearse Farm development is acknowledged as important. However, this has to be carefully considered to ensure there are no detrimental effects on proposed routes from the development site into Bridport centre itself and in reverse. Symondsburry Council have the following concerns and comments:

- 1) The application process has to be transparent, accurate and complete.

- 2) The effect on the “quiet enjoyment” of neighbouring properties needs to be fully considered, especially access to their properties and garages including their legal rights of way.
- 3) The effect of the application on worsening the access and movement congestion in Pine View needs further investigation and the involvement of Dorset Highways with regards to health and safety on the highway and congestion. Further works are considered necessary to assure the permeability is successful.
- 4) The effect of the position of the pedestrian and cycleway in combination with the historic road/pedestrian layout leads people down towards the access in Magdalen Lane putting pressure on that access into Bridport.
- 5) As stated in the tree officers report an arboricultural report is required.
- 6) A biodiversity and wildlife habitat report is required.
- 7) A flood risk report is required.
- 8) The consideration of an access further South in the development should be considered.

It is considered that should all the above be successfully addressed then the proposals would be in line with the Neighbourhood Plan, Local Plan and requirements of the community.

Conclusion: No Objection

- 6.2 **WD/D/17/000986 Group 1** Location: Vearse Farm Development-Application for approval of details reserved by condition, Design Code.

PA commented that there was a meeting on the 9th August with all relevant parties to discuss the Design Code and its acceptability. Further it was clear that although the planning lead from Dorset would attend the meeting it was clear that it was his decision on the approval of the Design Code by condition.

PH reminded the committee that planning consent had already been granted and that the decision of approving the condition did not require any further public consultation.

It was agreed that PH would review the previous document he had prepared and issued for comment on the basis that Symondsburry Parish Council would submit this as a response to the Design Code final version submitted to Dorset Council by the developers. PA stated that the comments had to be returned by the 5th August. PH confirmed he would review the document and issue for final comments on Wednesday the 4th August. He would then submit the document on the 4th August.

Conclusion: Submit comments on Design Code direct to Dorset Council.

- 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 (8. a) PH explained the process the developers would go through and what elements could involve further public consultation. Generally, conditions attached to consented schemes only require the decision of the professional planning staff of the county authority. Reserved matters applications can be dealt with in the same way as conditions however with such a contentious scheme it is likely that reserved matters will be presented for consultation. PH suggested that our local county councillors should be approached to request that all reserved matters have public consultation and are decided at a full planning committee.
- 9.2 (8.b) It was agreed that the matters relating to approval of details reserved by condition in terms of phasing should be raised at the forthcoming meeting on the 9th August.
- 9.3 (8.c) The Public display of the design boards will commence on the 16th August at Eype Church. It is suggested that there will be a number of 2 hour slots for the public to view spread over different times on different days to enable a maximum opportunity to view by the parishioners and general public. PA will organise the schedule and rota for councillors to attend and answer any questions. The event will be advertised on the noticeboards, web page and in the local shop notice board in Pine View.

10.0 Items for inclusion at the next meeting:

- 10.1 There were no items for inclusion.

11.0 AOB

- 11.1 There were no items.

12.0 Next Meeting

- 12.1 The next Planning Committee meeting will be on Tuesday the 7th September at 16:00. The venue will be Eype Church unless otherwise informed.