

SYMONDSBURY PARISH COUNCIL

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Symondsbury Parish Council Planning Committee

Tuesday 5th July 2022, 1800 – 19:00

Meeting in Person

Held at Symondsbury Church

Minutes

Attendees:

Committee Members

Steve Ralph PA Chairman

Steve Evans SE

Jenifer Roddy JR

Paul Hartmann PH

In Attendance:

Public: There were no members 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 June2022 Meeting:

3.1 The minutes of the 7th June 2022 Planning Committee meeting were confirmed as accurate notes of the meeting and were approved.

4. Correspondence List (previously circulated)

4.1 No correspondence had been received.

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/2021/04848 Location: Vearse Farm, West Road, Bridport. Proposal: Construction of 760 dwellings, public open space (including play space and landscape planting), allotments, an orchard, 1 no. senior football pitch with associated changing rooms and car parking, pedestrian, cycle and vehicular links, drainage works and associated infrastructure. **(Reserved matters application to determine appearance, landscaping, layout and scale following the grant of Outline Planning Permission reference WD/D/17/000986).**

6.1.1 The Chairman asked PH to outline the proposal. PH confirmed that the comments on the amended reserved matters application was circulated to all planning committee members for comment and discussed. Due to the requirement to submit the comments by the closing date of the 29th June 2022 and no extension being available the comments were submitted to the planning authority by PH and the clerk to the Parish Council.

PH commented that further to the original Reserved Matters application Barratt David Wilson Homes/Vistry have held further discussions with statutory consultees including Symondsburry Parish Council, Bridport Council and Dorset Planning authority. The amended Vearse Farm reserved matters (RM) application appears to have applied some of the comments on the original reserved matters submission as well as those from the discussions in its content. The latest submission includes amendments to the planning layout, house types, landscaping, building materials and access on the site amongst others. Unfortunately, the submission still only covers the development content for which Barratt/ David Wilson/Vistry are responsible and it is felt with such a large comprehensive scheme the relevance of the employment areas etc should be

referenced with regards to access and all utilities infrastructure services. The size of the submission is as expected and does contain some appropriate technical detail.

6.1.2 Consideration: The Outline Consent for Vearse Farm was granted on the basis of a comprehensive development which included other areas of development of a non-residential nature by other parties of the consortium. It is realised that a reserved matters application can be applied for with reference to any element of those matters reserved in the outline consent, however the effect of individual elements of reserve matters on the overall comprehensive nature of the submission will always need to be considered for completeness in planning terms together with any Section 106, planning condition or other applicable legal requirement.

The key issues that are still of concern, require further information or clarification are highlighted as below:

- 1) The provision of a fully integrated comprehensive development solution for the whole site and its connections to the immediate environs.
- 2) The full design and commitment to provide utilities services fully concluded with service providers.
- 3) Improvements to the access and connectivity of the immediate area, the town centre and rural routes, so that the site does not become a self-contained island solution only.
- 4) A commitment to provide the building standards and environmental requirements for a zero carbon target as already highlighted in government legislation and which is required by the BANP.
- 5) The provision of a more balanced approach to residential unit design within the street scenes to create an optimum harmonious sense of place setting rather than a facade stage set.
- 6) Ensure the detailed typology of elements within the residential design relate to the context of the existing area and provide a rich granularity within the design solution.
- 7) Provide a true “pepper potted” affordable housing solution rather than a block solution.
- 8) Provide a future proofed energy solution for the residential units and whole residential site that reflects the requirements of zero carbon and relates to the requirements of the BANP.
- 9) Ensure the utilities service provision is concluded and provide for the whole site to prevent unacceptable compromises during development.
- 10) Provide an improved green landscape solution to parking areas to soften the visual context.
- 11) Provide further improvements to the soft landscape proposals to ensure a balanced graduation of mature tree provision through to whips and increase the

area of tree cover. Improve the shallow margin areas of ponds to assure plant and biodiversity habitat provision.

12) Establish a continuity solution to the main site access points so as not to leave the development as an island site and put pressure on the existing access network.

6.1.3 Conclusion: Given the importance of the Vearse Farm Development and its potential effect on Symondsburry Parish rural area and Bridport Town, the planning committee of Symondsburry Parish Council recognise the benefit of some of the positive changes made following comments on the initial reserved matters application. However, the committee feel that the matters raised in the further review of the amended Reserved Matters application above are significant and should be brought to the attention of and actioned by Dorset Planning Department and the case officer.

The committee understand that there is no perfect solution in the development of large residential areas such as this and compromises need to be made. However, it is important the key concerns 1-12 above be expressed so that the optimum outcome at the time of consideration can be agreed. It is also understood that due to the lengthy period of development further changes may be required going forward to assure a successful new part of Symondsburry and Bridport is established.

It is noted that there is an improvement in the design approach which has included some of the comments on the previous submission. The planning committee note that Symondsburry Parish Council is generally in favour of the development and wishes to promote a successful development. However, it feels there is a requirement for further improvement in the reserved matters proposals so that the development can be truly successful and positively contribute to this important part of Dorset to enable a successful interface with both the surrounding rural areas and the coastal market town.

To achieve this successful development appropriate to the Symondsburry and Bridport area and the intent of the outline consent, the above comments 1-12 need to be fully considered with positive implementation. As Such Symondsburry Parish has a neutral opinion of the latest proposals with a view to helping develop a successful overall solution. In doing so it is hoped the development will contribute positively to the future of Symondsburry and Bridport.

Decision: No Objection

6.2 Application No: P/FUL/2022/03702 Location: West Bay Holiday Park, Forty Foot Way, West Bay, Dorset,DT6 6HB. Proposal: Application for full planning approval to allow “Development to provide Glamping Pitches”.

6.2.1 The Chairman asked PH to outline the proposal. PH commented that the proposal positions the glamping pitches on an area of the holiday park which has been historically used as touring pitches. A previous consent for glamping pitches was granted in 2019 (WD/D/19/000716). The proposed site utilises the existing touring pitches and is already served by internal access roads and infrastructure services, the latter requiring alteration to suit the new facilities. There are objections from local residents suggesting that the proposals will be unsightly and provide an unacceptable view, provide a more permanent development to what was previously seasonal, create parking problems in the area for touring vehicles due to the loss of pitches, be detrimental to the AONB and create loss of amenity to existing properties in West Cliff due to increased excessive noise.

6.2.2 Consideration: The site is a well established holiday park close to the coastline and amenities of West bay. The site is within the Dorset AONB and close to the Heritage Coast. The consent in 2019 granted consent for 21 glamping pitches on part of the site to the north. It was felt that the glamping pitches, within the confines of an existing successful holiday park, are of a safari style canvas structure on a timber base and would not necessarily cause any further detrimental environmental or visual issues than the previous similar use. Notwithstanding the objections by local residents, the proposed scheme is in conformance with the requirements of the Local Plan and BANP, especially in the support of tourism.

The committee did note the objections from local residents and felt some of their concerns were legitimate. As such it was noted that there were some issues that need to be considered carefully. The three dimensional size of the tented structure will need to be controlled. In addition to avoid light pollution the external lighting design needs to be controlled. The loss of touring pitches is a concern as this will put pressure on the existing parking areas. It is suggested that should the application be consented, the structure size and lighting be conditioned to minimise any loss of amenity and to respect the immediate environs surrounding the site.

Conclusion: The Planning Committee confirmed it was unanimous in approving the original application.

Decision: Approve

6.3 Application No: P/HOU/2022/03702 Location: 22 West Ealk, West Bay, DT6 4HB. Proposal: Erect single storey rear extension, erect garden building and alterations to parking area.(resubmission).

6.3.1 The Chairman asked PH to outline the proposal. PH commented that this application was to confirm the removal of a willow tree (no tree preservation order) in the rear garden and remove the condition protecting the roots of that tree. PH

reminded the committee that the original application was approved by the Symondsburry Parish Planning Committee. PH also commented that the next door neighbour at No 24 West Walk had contacted the Parish Council to assist her with the suggestion that the applicant was not building in accordance with the planning consent and also regarding his building contractor continually trespassing on her property during the construction works for the parking area and removal of the tree. It is noted that correspondence with the planning authority regarding the non compliance with planning resulted in the planning officer visiting and asking the applicant to alter the plans to show the works as constructed. The issue was also reported to the enforcement team however as the committee has witnessed previously no action or response was forthcoming. PH also commented that the information lodged with the planning authority does not include the original layout plan showing the original intent for a landscaping strip alongside the parking area on the boundary between No 22 and No24. Instead the location plan shows only the parking area up to the boundary. When the Parish Council considered and approved the plans the landscaping strip alongside the parking area was included, as identified on the filed copy of the plans and considered important. It is clear that Dorset Planning department must reinstate the original plans for clarity and integrity.

6.3.2 Consideration:

The committee felt that the applicant has been less than honest in his understanding of the physical delivery of the initial part of the planning consent. The none provision of the landscaping strip to the parking area to maximise the parking space was considered detrimental to the immediate environs, neighbouring properties and especially the neighbour at No24 West Walk. The Parish Council suggests that this alteration, apparently with the consent of the planning officer, was not a diminimus issue but rather an important issue considering the BANP and local plan requirements. The Parish Council feel that this planing strip should be enforced.

With regards to the removal of the willow tree the committee noted from the applicants design statement that the reason for removal was to improve the view. This is not a planning consideration. In any case and allowing for the land falling away the new garden room is in the same line of sight as the willow tree and defeats the reasoning. It was felt that the condition protecting the tree roots was put in place so that the tree could survive and still contribute to the soft landscaping to the garden. It is appreciated that the tree does not have have a tree protection order, however the roots do. It was understood the tree was lost however the committee felt that a mature like for like tree should be planted in the next appropriate planting season after the building works to the extension were completed, to replace the one lost.

6.3.3 Conclusion:

The Planning Committee felt that the approach of the planning officer and the none action by the enforcement team fell well short of the governance requirements that should be provided by Dorset Council. Firstly the Parish Council require the information lodged for the application to be accurate and complete. Secondly the planning committee feel the original soft planting strip to the side of the parking area (between No22 and No24) should be installed as originally intended. Thirdly a new mature (for clarity not a whip or young tree) tree should be conditioned for planting in the first season following the construction of the extension. Should none of these be considered reasonable then consideration should be given to a substantial fine due to the contravention of the planning condition.

6.3.4 Decision: The decision is to Object to the resubmission until the above points are addressed.

6.4 Application No: P/MNA/2022/03696 Proposal: Amendment to Planning Permission WD/D/19/002178 (Appeal APP/D1265/W/20/3254861)- Adjust layout of plots 1 & 2 to align with subsequent positions on reserved matters application.

6.4.1 The Chairman asked PH to outline the proposal. PH commented that this application has been consented as a none material amendment. The position of the residential units moves the buildings slightly to the west compared with the original application. In addition it shows the footprint of a two storey dwelling to the south rather than a single storey as in the original consent. PH reminded the Committee that Symondsburry Parish Council objected to the change in position on the application as it opened the door for further potential dwellings to the East and South. PH commented further tht in the consent documents itb stated that this amendment did Not create a new consent.

6.4.3 Conclusion: To note the consent.

Decision: N/A

6. Items for inclusion at the next meeting.

6.1 No items noted.

7. AOB

7.1 See 6.4 above:

8. Next Meeting

8.1 The next scheduled Planning Committee meeting will be at 7 pm on 2nd August 2022. The venue will be Symondsburry Church.