

**SYMONDSBURY PARISH COUNCIL**

Phone: 07967 683897 Email: [clerk@symondsbury-pc.gov.uk](mailto:clerk@symondsbury-pc.gov.uk)

**Symondsbury Parish Council Planning Committee**

**Tuesday 2<sup>nd</sup> August 2022, 1900 – 20:00**

**Meeting in Person**

**Held at Symondsbury Church**

**Minutes**

**Attendees:**

**Committee Members**

**Steve Ralph PA Chairman**

**Steve Evans SE**

**Paul Hartmann PH**

**In Attendance:**

**Public:** Tanya Outfin of Billets Mead was present and asked to speak on Vearse Farm. 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 apologies received from Jenifer Roddy.

**2. Declarations of interest:**

2.1 There were no declarations of interest.

**3. Approval of the minutes of the July 2022 Meeting:**

3.1 The minutes of the 5th July 2022 Planning Committee meeting were confirmed as accurate notes of the meeting and were approved.

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

4.1 No correspondence list had been circulated.

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

5.1 Tanya Outfin raised the issue of water abstraction on the Vearse Farm development. She was concerned about the potential damage to biodiversity and vegetation alongside rivers and streams feeding into and out of the site should abstraction take place. PH commented that Wessex Water were the Utility dealing with the development. He added that he had looked for boreholes and borehole licences for the site but could not find any. However this does not mean that historic boreholes were not located on the site. Wessex water have confirmed they will be providing water to the site from the existing 9 inch water main. PH suggested that she contact Wessex Water direct and they should be able to assist her with detail on any abstraction in the area and in particular Vearse Farm.

5.2 Tanya Outfin raised the issue of light pollution on the new development at Vearse Farm citing areas of Lyme Regis where street lighting can be dimmed and even turned off between certain hours at night. PH commented that he understood her concerns and notwithstanding Symondsburry Council have raised the matter in their written report to Dorset he would raise the issue verbally at the Dorset Council Planning meeting. He commented that the roads were adopted and as such the control of the lighting was within the control of Dorset Council Highways. He understood that the lighting would be of the downward control cut off type which does help to a certain degree but does not help with the general glow produced overall.

5.3 Tanya Outfin raised the issue of direct road access to the A35 from the Vearse Farm site commenting that it would be beneficial for the residents and also relieve pressure on the existing road network. PH commented that the access to the site is from two points on West Road and the alteration to the existing A35 access at Miles cross into a roundabout had already been agreed in planning terms at the outline consent. Given the topography of the road between Miles Cross and the road bridge over carrying Broad Lane, there was insufficient space to provide a new access safely. In addition any separate access had the potential to cause severe traffic congestion within the peak travel times. The Council were aware of the issues around congestion of the local existing roads and have already commented on the same to Dorset Council. The section 106 does allow around £100,000 for adjustments to the local road

network especially at the pinch point by the Medical Centre and also at the mini island just before entering Bridport. However it was realised that this sum would be inadequate for any meaningful improvements.

**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/FUL/2022/04442** Location: Highlands End Holiday Park, Eype, DT6 Change of use from tented camping site to siting 16 Timber Camping Pods with decking, electric hook ups, low level bollard down lighting, gravel parking and access roads, with landscape and shelter belt planting.

**6.1.1** The Chairman asked PH to outline the proposal. PH commented that the proposal positions the timber camping pods on an area of the holiday park which has been historically used as a tented camping site. A previous consent for timber camping pods was granted in retrospect on an adjacent part of the site in 2019. The proposed site utilises the existing pitches and is already served by internal access roads and infrastructure services, the latter which will require alteration to suit the new facilities. There are currently no objections from local residents.

**Consideration:** The Site is a well established, well run holiday park close to the coastline and with easy access to the amenities of Bridport and West Bay. The site is within the Dorset AONB and close to the Heritage Coast site. The planning consent in 2019 was for 6 timber camping pods on part of the site to the east of the application site. The timber pods, within the confines of an existing successful holiday park, are of a barrel vault timber construction and would not cause any additional detrimental environmental or visual issues than the previous similar use. The additional planting to the area and wild plant seeding is a welcome addition as is the careful consideration of limiting light pollution to the area. The proposed scheme is in conformance with the requirements of the Local Plan and BANP, especially in the support of tourism. It was confirmed that the following apply:

BANP: EE3, L1, L2, L5, D5, D9, D10

Local Plan: ENV1, ENV2, ECON 5, ECON 7, SUS2

**Conclusion:** In summary the proposal is well considered and conforms with the requirements of BANP and the Local Plan. The change to timber pods rather than tented accommodation is within the existing use and confines of the site leaving more than sufficient areas for tented camping pitches. The timber units are well spaced and of a design and size that fits well into the site as viewed from close and at distance. The additional planting for both screening and privacy using indigenous species is

more than appropriate. It is felt the change from tented to timber pods do not cause harm to the AONB or Heritage Coast position.

**Decision: Approve**

**6.2 Construction Traffic Management Plan-Foundry Lea Development update.**

The Chair asked PH to comment. PH stated that this matter was the submission of a Traffic Management Plan by the developers to satisfy condition 20 of the planning consent. Under normal conditions the planning authority do not allow consultation on conditions as it is a strict compliance issue. However the developers and Council planners have welcomed comments on the above. Symondsburry Council have discussed the Management Plan with Bridport Council and have already submitted constructive comments. The main issues are public and road safety together with maintaining clean carriageways during the construction programme. A copy of the plan is attached.

**6.3 Vearse Farm Reserved Matters Submission.**

The Chair asked PH to comment. PH stated that as per the previous planning minutes a written comment on the reserved matters had been lodged with Dorset Council Planning Department. PH confirmed that he would be making a verbal presentation to the Planning Committee at the Dorset Council West Area Planning Committee on the 4<sup>th</sup> August. He would be concentrating on any issues changed from when the original response was made and also to reinforce the key 12 issues raised in the written submission. PH added that on such important projects it was always better to raise any issues at the meeting to reinforce the feelings of the Parish Council directly to the officers and council members. He confirmed he would prepare a small report following the meeting.

**7. Items for inclusion at the next meeting.**

**7.1** No items noted.

**8. AOB**

**8.1** No items noted.

**9. Next Meeting**

**9.1** The next scheduled Planning Committee meeting will be at 7 pm on 30th August 2022. The venue will be Symondsburry Church.