**SYMONDSBURY PARISH COUNCIL**

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**Symondsbury Parish Council Planning Committee**

**Tuesday 1 November 2022, 1900 – 19:36**

**Meeting in Person**

**Held at St John The Baptist, Symondsbury**

**Minutes**

**Attendees:**

**Committee Members**

**Steve Ralph PA Chairman**

**Nigel Mawditt NW**

**Paul Hartmann PH**

**In Attendance:**

**Public:** Mr. Philip Colfox spoke at the meeting.

**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 and Steve Evans. It is noted that Nigel Mawditt from the main Parish Council was co-opted onto the planning committee for the meeting to ensure a quorum.

1. **Declarations of interest:**

2.1 Mr.Philip Colfox commented that although he was a Parish Councillor he was attending as a member of the public and would be speaking as such.

1. **Approval of the minutes of the October 2022 Meeting:**

3.1 The minutes of the 4 October 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 Philip Colfox Key Points: The area of land affected is small by comparison to some schemes and even though part of the field will be covered with solar panel arrays the land can still be used as grazing for animals. He added that the community scheme would produce energy for local consumption and he understood the scheme was supported by “Octopus” a leading energy provider. In consideration of its affect on the environment the proposal is within the AONB however its location and setting is well screened. There are some local properties close to the proposals however the affect of the installation is minimal. He added that the installation would prove to be more beneficial in the long term.

**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/CCP/2022/06448. Proposal:To confirm the site has planning permission to operate as a site for 35 static caravans and 36 tents and motor homes throughout the year and without any restriction on the layout of pitches. Location: Eype House Caravan Park, Mount Lane.**

**6.1.1** The Chairman asked PH to outline the proposal. PH commented that the proposalwas heard at the August committee meeting, with an approval decision, andseeks to consolidate the use into a lawful planning consent for the caravan and camping site which has been in operation for many years. As such the whole site already has a consent and the Planning history is considerable and substantially recorded in the application. There are currently no objections from local residents.

**6.1.2 Consideration:** The consideration was that the confirmation of overall consent for the site was agreed as the appropriate way forward.

**6.1.3 Conclusion:** The committee was unanimous in agreeing the proposal. They felt the submission is detailed, well considered and explains the rationale for the approval of the Certificate of Lawfulness for the use of the land. The existing use conforms with the requirements of BANP and the Local Plan. The current use does not cause harm to the AONB or Heritage Coast position.

**Decision:** Approve.

**6.2 Application No: P/FUL/2022/05708. P**lanning application by Dorset Community Energy for 1 acre of solar panels in the adjoining Parish next to the Dottery Reservoir.

**6.2.1**  The Chairman asked PH to outline the proposal. PH commented that the application was thorough and included a consultation procees with residents of the local area. The solar panels array was located to the side of an existing field which also housed the water main connecting to the reservoir as well as power lines to the edge of the field along the roadside. The inverters were well screened and the power transformer was housed alongside the existing building adjacent to the reservoir. The land occupied is of agicutrual quality and does sit within the AONB. The land is screened for the road and the land is not level rising from the reservoir area. The proposal is small compared to some national schemes however it is clear the proposals are for the benefit of local users should they wish to join the scheme. There are many of these local schemes which benefit the local area across the UK and as in this instance it is felt produce less than substantial harm to the environment.

**6.2.2 Consideration:** The committee debated the benefits of the proposals compared to the harm they may create. It is clear that the land use will change form arable production to power generation and grazing. The maintenance strip required by the water main forms a natural boundary for the solar arrays as does the road and hedgerows. It was felt that the screening provided was acceptable currently and would improve over the years ahed by good woodland management. It was also felt tha the benefit to local people in excess of 200 homes was difficult to ignore, especially as the affect on the AONB was less than substantial. They felt that the proposal was acceptable in the light of the climate emergency.

**6.2.3 Conclusion:** In summary the committee found, on the balance of requirements, the proposals were acceptable.

**Decision:** Approve

**6.3 Appication No:** . **P/HOU/2022/01164.** Proposal: First floor extension and increase first floor window to bedroom Location: Chelsea House, West Road, Bridport. DT6 6AA.

**6.3.1** The Chairman asked PH to outline the proposals. PH commented that the property had seen the benefit of a large refurbishment for which consent was granted in 2015. The current application is for a small extension at first floor level to create an ensuite bathroom area and an increase in widow depth to the bedroom. The first floor extension will be visible from the front rear and side views replaning the current roof structure. It was felt that the approach to the extension was sensitive and kept the main house as the dominant structure keeping the extension subservient by setting it back from the main frontage and also producing a lower ridge height. There have been no comments fro neighbours to date.

**6.3.2 Consideration:**The committee felt that the proposals, notwithstanding the works undertaken in 2015, were appropriate and responded well to the existing mass of the building. It noted that to date there were no comments from neighbours.

**6.3.3 Conclusion:** The committee were unanimous in their decision to approve.

**Decision. Approve.**

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

**7.1** No items noted.

**8. AOB**

**8.1** The further information provided in the matter of the application regarding 3 Pump Cottages was discussed. It was unanimously agreed that these proposed changes did not alter the original decision to object. It was agreed that a further letter from the planning committee would be sent to Dorset Council confirming the original objection.

**8.2** PH commented that a note should be on the web page advising the residents that in accordance with the consent granted for Vearse Farm, minor works would commence at the proposed entrances to the site which would affect the hedgerow and verges. The committee asked PH to prepare a note for the Clerk to load onto the web page.

**9. Next Meeting**

**9.1** The next scheduled Planning Committee meeting will be at 7 pm on 6 December 2022. The venue will be Symondsbury School.