**SYMONDSBURY PARISH COUNCIL**

Phone: 07967 683897 Email: clerk@symondsbury-pc.gov.uk

**Symondsbury Parish Council Planning Committee**

**Thursday 8 June 18:30 – 19:05**

**Meeting in Person**

**Held at Symondsbury School**

**Minutes**

**Attendees:**

**Committee Members
Cllr Steve Ralph SR Chairman
Cllr Amanda Streatfeild AS
Cllr Paul Hartmann PH
Cllr Steve Evans SE
Cllr Sir Philip Colfox PC**

**In Attendance: There were no members of the public or press in attendance.**

**Summary of Action Points arising**

|  |  |  |
| --- | --- | --- |
| No | Item  | Action |
| 1 |  6 | PH to generate planning reports except for item 6.1. |

1. **Welcome and apologies:**

1.1The Chairman opened the meeting and thanked attendees for coming. The Planning Committee would only consider the application before them and not consider any speculation.

1. **Declarations of interest:**2.1 Cllr Hartmann confirmed a declaration of interest in item 6.1 as he was a direct neighbour of the application site and had made independent comments to Dorset Council Planning Department. He left the Committee for the review of item 6 and sat in the public area.
2. **Approval of the minutes of the May 2023 Meeting:**

 3.1 The minutes of the May 2023 Planning Committee meeting were confirmed as accurate notes of the meeting and were approved.

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

4.1 No comments on the correspondence list.

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

5.1 No Matters were 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/FUL/2023/02732** Proposal: Retain Dwelling. Location: Tuckers Cottage, Watton Lane, Watton, Bridport DT6 5JZ.

6.1.1 The Chair outlined the application. Outline consent was granted for a new dwelling on land adjacent to Tuckers Cottage in 2018, Watton Lane, Bridport DT6 5JZ ref: WD/D/18/000204 and Reserved Matters ref: WD/D/19/001996 in 2019. However, the construction does not resemble the consent that was granted in all aspects and the builder/ owner is now applying for retrospective planning permission for the nearly completed building. The original consented new build fitted in with surrounding properties and would have blended in. The nearly-completed building is a lot larger than agreed and thus looks out of place, with many features changed and detrimentally affecting the quality of the AONB.

6.1.2 Consideration**:** After discussion, Symondsbury Parish Council have decided that the following areas have been substantially altered.
1) The site Area has been substantially increased to the original Consent and has been built over a Bridleway.
2) The scale and mass of the building has substantially increased, especially the rear element.
3) The roof pitch has changed from approximately 35 degrees to approximately 40 degrees.
4) The height of the building has increased.
5) The detail of the rear element has changed from a hipped end to a gable end.
6) All elevations have been considerably changed with many new openings not shown on theapplicants drawings.
7) The design and access statements are flawed.
8) The nearly completed building does not comply with the Local Plan, the Neighbourhood Plan or the principles of the National Planning Policy Framework requirements.

6.1.3 Conclusion: The New Build is almost complete so this may be a difficult situation, but Symondsbury Parish Council have discussed the submission as if it was a current stand alone and with its current total disregard of the original planning consent, in full. It found that the scale and number of changes and disregard for the original consent and planning principles in general were unacceptable.

**Decision: Object**.

6.2  **Application No: P/RES/2021/04848** Proposal: Construction of 760 dwellings, public open space (including play space and landscape planting), allotments, an orchard, sports pitch provision, 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 number WD/D/17/000986) - Amended scheme. Location: Land at Foundry Lea, Vearse Farm, Bridport.

6.2.1 The Chairman asked PH to outline the proposal. PH commented that the application is an amended outline application with a considerable amount of minor changes except for one. The general minor changes such as building heights, road final geometry and building materials for facades are really the fine tuning of the design and a natural development of the original reserved matters submission. However there are some major changes to the flood alleviation and storm water drainage ponds as requested by the Environment Agency. The issue is that the areas outlined for storm water storage during heavy rain periods have been amended due to some of the original areas already being located in the flood plain. The ponds have been made smaller and deeper and moved out of the flood plain. The other effect of this is whether the areas should be fenced off due to the depth being far greater than recommended and the use of steeper embankments. In addition some hedgerows have had to be removed to accommodate the changes.

In addition the Miles Cross roundabout has still not received an agreed safety audit from the highways consultants. This is where the Parish Council would also like to see a pedestrian, equine and cycle crossing at grade.

There is a Dorset Council committee meeting at which the amendments have been submitted for debate.

6.2.2 Consideration:The committee felt that the application was generally reasonable in relation to the refinement of the overall scheme however that did have reservations regarding the amendments to the storm water drainage ponds. These amendments have been requested by the Environment Agency however if full storm retention periods occur the depth of the water appears to be in excess of that recommended by the Agency. As such this may require additional design work before it is found acceptable. In addition there are further below ground storm water storage facilities which do not fit with the SUDs principles.

6.2.3 Conclusion:The committee commented that the proposal needed to advance especially the work to the Miles Cross roundabout. It recognised that the matters would be reviewed again at the next Dorset Council Wesern Area Planning Committee and if possible representations would be made there. It was felt the only course of action was not to object to the application.

**Decision: No Objection**

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

7.1 No items noted.

**8. AOB**

8.1No comments

**9. Next Meeting**

9.1 The next scheduled Planning Committee meeting will be Thursday 13 July at 18:30. The venue will be Symondsbury School.