**SYMONDSBURY PARISH COUNCIL**

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**Symondsbury Parish Council Planning Committee**

**Thursday 10 August 19:00 (Adjourned until 19:15 for quorate membership) – 19:45**

**Meeting in Person**

**Held at Symondsbury School**

**Minutes**

**Attendees:**

**Committee Members**

**Steve Ralph SR Chairman**

**Paul Hartmann PH**

**Philip Colfox PC**

**In Attendance:**

**Public: There were no members of the public present and no press in attendance.**

**Summary of Action Points arising**

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| --- | --- | --- |
| 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. There were apologies received from Amanda Streatfeild and Steve Evans for their non attendance with thanks to Philip Colfox for attending.

1. **Declarations of interest:**

 2.1 There were no declarations of interest.

1. **Approval of the minutes of the June 2023 Meeting:**

 3.1 The minutes of the July 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. There were no members of the public in attendance and 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:** The Barn Eype – Response from Chris Thompson of Dorset Council.

**6.1.1** The Chairman asked PH to outline the issue. PH commented that the clerk had received a detailed response with regards to the letter written by Symondsbury Parish Council regarding the concerns of the local residents with the erection of a large timber building and also the swimming pool that was constructed a few years earlier, without planning consent. The letter from the Planning Authority in Dorset commented that the pool did not require planning consent however the timber building did. The relevant part of the letter was communicated as below.

“Neither the Pool or the outbuilding are within the curtilage of a Listed building being ‘Close to a Listed Building’ does not fall within the definition of the restriction. The Pool is not taking up more than 50% of the total area of the curtilage and it is not more than 20 metres from any wall of the dwelling it is sited  behind the rear elevation and so the restriction mentioned in E3 does not apply.

The new outbuilding as I mentioned in my original email is over 20 metres from any wall of the dwelling and because its size exceeds 10 square metres it will require planning consent. The outbuilding although situated on land higher than the dwelling it is quite well shielded by trees. The owner before embarking on the swimming pool and latterly the outbuilding did discuss his plans with a planner prior to construction when they did consultation surgeries at Bridport Town council offices.”

**6.1.2 Consideration:** Given the letter from Dorset Council it is clear the timber building will require a planning application and as such the committee will wait for the application and comment on review the same when it is lodged.

**6.1.3 Conclusion:** The committee would wait for the formal planning submission where they will deliberate the contents at a future Planning Committee meeting.

**Decision: None - Awaiting submission of formal application.**

**6.2** **Application No:** Vearse Farm Symondsbury – Temporary Closure of Various Public Footpaths, Symondsbury and Public Footpath 9, Allington.- Made under Section 14(1) of the Road Traffic Regulation Act 1984.

**6.2.1**  The Chairman asked PH to outline the issues. PH commented that the issue was based around the above application for temporary closure for 6 months (with the possibility of multiple extensions) of the Public Rights of Way (PROW) across what is presently agricultural land to allow the safe construction of the residential and mixed development of Vearse Farm. There is considerable concern from residents that the Public Rights of Way will be totally closed for the duration of the development with no alternative public access routes for a period of in excess of 7 years. (10 years has been suggested). On reviewing the large amount ofplanning application data it is clear that there appears to be formal reference as to what is intended for the PROW’s. In the Construction Management Plan formally submitted with the consortiums intention to safeguard the public in the use of the PROW it clearly states at 2.3.5 of the plan, that the routes would be maintained and safely diverted as required. It is clear that a facility to cross the A 35 at the new Miles Cross Roundabout should be installed. The planning conditions call for a formal walking, cycle and Horse Riding Assessment to take place in the consideration of the roundabout. However this has yet to be located. Further there is a submission by the Place Services department of Dorset Council which highlights the main issues with the PROW’s. There is little information on how the new routes will be formalised together with the ability to cross the A35.

The local residents are clear on their requirement for green access routes (ie. Not on public adopted footpaths within the development) across the development site to the PROW’s to the South leading to the coastal areas.

**6.2.2 Consideration:** The committee debated the issues and recognised that there was a particular meeting of stakeholders to review the PROW’s and a suggested further meeting of the Vearse Farm Working Group, before the extended deadline for comments on the 31st August 2023. The committee firstly recognised the need to keep the public safe during the construction process. Further it recognised that the formal submissions to the planning authority must be considered especially the Construction Management Plan and the Miles Cross Roundabout submissions, together with those of Dorset’s own departments.

The committee understood the need for permanent closure of parts of the current PROW routes as they conflicted with construction. However it felt there is a need for clarity from the developers and from the Planning and Rights of Way departments of Dorset Council on the final agreed Public routes and also the intermediate position of access during construction. The committee suggested that in the interim the future permanent public routes (such as FP99 and FP98) could be put in place now as permissive access with the landowners (consortiums) consent and the unaffected PROW’s FP7 and FP3 could remain open.

**6.2.3** **Conclusion:** The committee unanimously agreed that following the stakeholders meeting the Parish Clerk would write to Dorset before the deadline with comments distilled from the consideration above.

**Decision: Letter to be prepared.**

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

 **7.1 None**

**8. AOB**

**8.1** No Comments

**9. Next Meeting**

**9.1** The next scheduled Planning Committee meeting will be Thursday 07th September at 18:30. The venue will be Symondsbury School.