**SYMONDSBURY PARISH COUNCIL**

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**Symondsbury Parish Council Planning Committee**

**Thursday 7 September 19:00 – 19:40**

**Meeting in Person**

**Held at Symondsbury School**

**Minutes**

**Attendees:**

**Committee Members**

**Steve Ralph SR Chair**

**Paul Hartmann PH**

**Amanda Streatfeild AS**

**In Attendance:**

**Public: There was one member of the public present and no press in attendance.**

**Summary of Action Points arising**

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| --- | --- | --- |
| No | Item | Action |
| 1 | 5 | 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 Steve Evans for his non attendance. The Chair apologised for the meeting being in the open air however there were difficulties with the alarm system of the school and the external school doors could not be opened. There was no difficulty with the open air location.

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 August 2023 Planning Committee meeting were confirmed as accurate notes of the meeting and were approved.

**4. DEMOCRATIC HALF HOUR** during which members of the public are invited to raise general matters of interest. There was one member of the public in attendance, Selwyn Holmes and he raised the following separate points.

**4.1 Light Pollution:** Mr Holmes asked how light pollution originating from a recently-completed development should be dealt with. Cllr Hartmann commented that if the pollution was considered detrimental then in the first instance a conversation with the property owner would be appropriate. Should this not be possible or too difficult then it was believed there were two routes that could be followed. a) the Environmental department of the County Council should be contacted siting dates and evidence issue (including dates and times with photographs if possible) of the pollution and requesting intervention. b) Light pollution can be seen as a loss of amenity if it is excessive and also a detrimental effect on biodiversity should bats and other species be affected. As the project had only recently been completed then the planning consent document should be reviewed to understand if there were any conditions regarding lighting and increase in biodiversity on the development. In any case the approach would be to contact the Planning Enforcement department, copying in the original planning officer, with the issue (including dates and times with photographs if possible) requesting an investigation.

**4.**2 **Electricity Pole with transformer in a central community space:** Mr. Holmes commented that it had been brought to his attention that the pole mounted transformer was located very close to residential properties and within an area of land which was now an Orchard and community asset. There was concern that the equipment might be detrimental to health within this community facility and would the Parish Council support it being moved? The Committee felt that there was no planning or visual reason why the pole and transformer should be moved as it had been located there for a considerable time. However if there was concern over its safety then the local electricity provider should be contacted to see if they were prepared to take any action. It was felt that in this instance it as not a matter for the Parish Council but rather individuals to take the necessary action.

**5. Planning Applications and to consider any other planning/enforcement issues:** (public verbal comments limited to 3 minutes per representation prior to Committee consideration).

**5.1** **Application No:** P/FUL/2023/04546 Proposal: Retain garden shed with covered verandah. Location: The Barn, Barton Lane Eype, DT6 6AW.

**5.1.1** The Chairman asked PH to outline the application. The application was for the retrospective application for a large timber building together with decking and veranda area with roof over positioned some distance from the main residential dwelling and close to the northern boundary. The building was constructed without planning consent although it is understood that the applicant did consult the planning department in a preapplication surgery at Bridport when the West Dorset Planning Department was operational and before the swimming pool and timber building were constructed. PH further stated that the Parish Council had received written comments from the planning enforcement department following concerns from local residents, which included the following.

“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 actual construction appears non standard and with an assymetrical roof. The materials are mainly timber with a coated metal corrugated roof. PH commented that he had twice called at the property to arrange a site visit and despite cars being in the driveway no response was received from the occupants. Further in discussing the application with the case officer it was clear the drawn information had not been uploaded to the planning portal, a matter that was rectified during the conversation.

**5.1.2 Consideration:** The committee noted the concerns of the local residents concerning the size, build quality, position of the building and its advertised use as part of an Air BnB holiday let. The committee felt that the size of the timber building was excessive and with the verandah and decking area totally unacceptable together with not being in accordance with planning policy. The inclusion of a toilet and the excessive size does not relate to the description of a timber “Shed”. The timber building is located on higher ground and although in the summer months may have the benefit of limited screening by trees and shrubs this cannot be guaranteed as the vegetation occurs on neighbouring land. They further commented that the evidence in the Parish of building without or ignoring the required consent and then formalising the build through a retrospective application was at an unacceptable level.

**5.1.3 Conclusion:** The Committee unanimously agreed the shed and verandah as built was unacceptable, not in accordance with planning policy in this sensitive village area and should be refused permission. **Decision: Object.**

**5.2** **Application No:** P/MNA/0223/04846Proposal: Non material amendment to planning permission P/RES/2021/04848 (Construction of 760 dwellings public 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) to amend the consented drainage arrangement for Parcel 16.- Location: Land At Vearse Farm West Road Bridport.

**5.2.1**  The Chairman asked PH to outline the application. PH commented that the issue was based around the storm water drainage design within the flood plain area. It is understood that adjustments to the calculations relating to temporary storage of water during heavy rainfall requires more to be stored below ground. It is hoped that this will improve the landscaping and use of the flood alleviation areas within the flood plain. PH reminded the meeting that the reserved matters are really the concern of the planning officers.

**5.2.2 Consideration:** The Committee debated the issue and recognised that the proposal would be acceptable in the overall layout of the scheme.

**5.2.3** **Conclusion:** The Committee agreed that the proposals should be acceptable in the fine tuning of the design. They further commented that this NMA would probably be one of numerous amendments during the life of the project. **Decision: No Objection.**

**5.3 Application No:** P/HOU/2023/04785 Proposal: Proposed ancillary building. Location: 3 Pump Cottages, West Road, Bridport, Dorset, DT6 6AE.

**5.3.1** The Chairman asked PH to outline the application. PH commented that the application was for a timber building that was a reduction in size from that constructed without consent. The meeting was reminded that the Parish Council objected to the retrospective application due to considerable issues detrimentally affecting neighbours and also planning policy. The applicant then withdrew the application. The current application reduces the size of the timber building by about a third and removes the decking area with steps, however maintains the height and basic shape. The shower area internally is removed and the toilet and washbasin area maintained. The reduction does not preclude the use of the building as Air BnB with the access and parking issues highlighted by the neighbours.

**5.3.2** **Consideration:** The Committee felt that the reduction in size of the building went some way to relieve the loss of amenity experienced by the neighbours. It felt that the reduction in size and the removal of the timber decking and stairs made the timber more acceptable as a garden structure. They did however note that it did not indicate that Air BnB would no longer be offered. In addition they noted that timber decking could be added in the future unless dealt with under this application.

**5.3.3 Conclusion:** It was felt that the applicant had made an acceptable alteration to the as built structure to form what could be considered a timber garden structure. **Decision**: **No Objection**.

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

**6.1** Application in Pine View for a two storey extension.

**6.2** Appeal application at Tuckers Cottage, Eype.

**7. AOB**

**7.**1 It was agreed that future Planning Committee meetings would still be separate from the main Parish Council meetings but would preceed them.

**9. Next Meeting**

**9.1** The next scheduled Planning Committee meeting will be Thursday 12 October 18:30. The venue will be Symondsbury School.