**SYMONDSBURY PARISH COUNCIL MEETING MINUTES**

Minutes of the annual meeting of Symondsbury Parish Council held on Thursday 10 October at 7pm at Symondsbury School.

**0001 PRESENT:** Cllrs – S Ralph, R Elwes, B Hamblett, P Hartmann and B Bates. In attendance: Natalie Bealing, Clerk. There were apologies from Cllrs Evans and Colfox There was one member of the public in attendance.

**0002: Disclosures of Interests and Dispensations:** To **receive** disclosures of personal and prejudicial interest from Councillors on matters to be considered at the meeting**:**  There were none declared.

**Democratic Half Hour during which members of the public are invited to raise matters of interest and Information from DC Councillors and Dorset Police:**

Selwyn Holmes raised a couple of issues for the Council to consider, firstly around the A35 and safety around the Eype junction (there had been two serious accidents in recent weeks). Cllr Bates had requested better signage near the junction. There was a discussion about the Eype turning and the need for a longer slip road. Cllr Hamblett added that he believed that roundabouts were part of the original A35 design but pulled due to cost.

He mentioned extra (temporary) signage appearing on the delicate fingerposts – the Clerk would write to the people responsible.

A short discussion about planning in relation to trees also took place.

Finally, Mr Holmes highlighted the changes in the private car park overlooking the beach at Eype. He mentioned the new fencing which had been erected and the gaps in it which still allow visitors to scrabble down the cliff (eroding it further) and the large post and camera which was contributing to a change face for the village.

There were no representatives from Dorset Council due to a clash of meetings but a newsletter from them would be circulated by the Clerk. The Police had nothing of significance to report.

**0003: To approve the Minutes of the Meeting held on 12 September 2024:**  The minutes of the meeting were approved and signed.

**0004: To resolve payments and receipts for the month of September 2024:** a) Clerk’s salary, b) Allotment rent; c) DAPTC; d) CB Reid

 To **update** on online banking: Current account £10,734.04 Savings £24,310.98

**0005: Planning Matters:**

 **P/HOU/2024/05319** Proposal: Installation of 2No. Air Source Heat Pumps to the West of the property adjacent to the building. Location: Denhay Corner House, Broadoak, Bridport, DT6 5NN.

**Introduction:** The proposal is for the installation of 2 No. air source heat pumps adjacent to the West elevation of the existing property. The Parish Council will be aware that an application for a 28 panel solar PV array installation was considered earlier in the year. This is considered a natural addition to that application.

**Consideration:** The existing property received consent on 24 July 2024 for the installation of the 28 panel solar PV array in the south west corner of the garden. The request is for consent to install 2 no. standard air source heat pumps to assist in the overall heating of the property. The units will be screened by an appropriate mechanism as identified in a position on the drawings. There is no detail of the screening to be applied.

**Decision: Support**

 **P/FUL/2024/04613** Proposal: Redevelopment for erection of retirement living accommodation comprising 48 apartments, 25 cottages, communal facilities, access, car parking and landscaping to create an integrated retirement community. Location: Land to Rear of 156-172 South Street Bridport. DT6 3NP

**Introduction:** The proposal is for a comprehensive retirement village development creating a retirement community on a single site. The position of the site is to the south of the town centre and positioned just off South Street. The existing site itself is currently a commercial use providing building and quarry materials and the northern part of the site may have been the periphery of an historic town gas production site. The site, by its nature and use, is unattractive. The proposed buildings comprise of a large three storey apartment block with communal facilities and 25 two storey cottages dispersed within the site which includes access roads and limited parking. The site is specifically for people over 60 years of age and the average age of residents, stated by the applicant, for this type of development is 79. The site is within a zone 2/3 flood designation which means a high possibility of flooding of all types.

**Consideration:** Notwithstanding the benefits of regenerating this site from a low base condition the Parish Committee commented that there were a number of key areas of concern and consideration.

**Summary:** In summary it is suggested that the primary use of the site for a restricted residential retirement village is flawed and goes against the urgent needs of Bridport being affordable 2/3 bedroom accommodation. There are surplus retirement homes in the area with one new build development having vacant residencies. In addition, the variety of size, form, tenure, and type of homes is not provided by this proposal and does not create a balanced and mixed community as described in BANP Policy H4. The amount of parking provided by the proposal is unacceptable especially when considering visitor numbers and the lack of parking immediately outside of the site.

The design for the site maximises the “viable” number of residencies and as such creates a large apartment block which has an unacceptable form, articulation and mass. This can be seen as overdevelopment when taking into account the areas of site maintained for the access of the Environment Agency at the river boundaries. The use of a poor limited palette of materials creates further problems with the built form. In terms of viability the calculations provided by the applicant suggest that there should be no affordable housing on the site. These calculations need to be independently checked. As Bridport is desperate for affordable accommodation. Acknowledging the demonstration by the applicant that the site is within flood zone 2 and 3 and likely to flood.

**Decision: Object**

**0006: Allotments:** Cllr Bates updated Council. A discussion ensued. The main points being that Dorset Council had still not fully responded about improvements to the entrance to the West Road allotments; a meeting with plot holders would be set up in the coming weeks and more discussions on options for the long term future of the existing allotments need to be considered.

**0007: Tree Policy:** This agenda item was not covered due to Cllr Colfox being absent.

**0008: Subsistence:** The Council had discussed amending the Standing Orders to enable Councillors to claim subsistence for meetings lasting two hours or more. The Clerk had prepared some text for discussion at the meeting. After discussing the text, a few amendments will be made and signed off by the Council for a final time before being added to the Financial Regs (rather than the Standing Orders).

**0009: Reports from Lead members:**

**Cllr Hartmann – c)** A meeting of the BANP was due to take place on 31 October

**Cllr Hamblett** – **m) Resilience** Cllr Hamblett advised the Council that he would be arranging a meeting of resilience contacts ahead of the November Council meeting at the school.

**0012: Clerk’s update:** The Clerk fed back from two conferences she had attended. She also fed back from the recent BLAP Liaison meeting which included a session with Ed Morello MP.

**0013: Items for future meetings:** Subsistence, Resilience

**0014: Date and location of next meeting** Several Councillors gave advance apologies for the November date so it was agreed that the meeting would be moved to accommodate this. **Tuesday 12 November**, 7pm, Symondsbury School Hall, preceded by **Resilience Co-ordinators meeting** at 6pm

**Meeting finished at 8.30pm**