

Fontmell Magna Parish Council

MINUTES OF THE EXTRAORDINARY GENERAL MEETING TO CONSIDER PLANNING APPLICATIONS Tuesday 15th August 2023 at 6.30pm At THE SPRINGHEAD TRUST

Present: Cllrs L Kurton (Chair), H Lister, A Main, C Scott, and L Scott Walby

1. Chair's welcome: Cllr Kurton welcomed everyone to the meeting emphasising the purpose of the informal meeting was to consider planning applications that have been submitted by developers in preparation for the formal PC meeting scheduled for the 19th September 2023 at the Village Hall.

2. Apologies: Apologies for absence were received from Ann Lee Parish Clerk and Cllr Jane Somper

3. Declarations of interest and requests for dispensations: None declared

4. Informal Public: Participation: In accordance with Local Government Act 1972 this part of the meeting is not included in the minutes. Themes included:

a) The importance and timeliness of the Neighbourhood plan (NP) resubmission (4 to 6 months from consultation) and the material impact this causes when accessing new applications submitted for planning permission.

b) The importance of the new (NP) having policies that are effective in assessing the suitability of proposed sites for planning consideration by the PC and Dorset Council (DC). Currently all applications are assessed on the current version and the review has to be able to respond to future speculative developments like Charleston Homes and access issues like Blandfords Farm.

c) Cllrs explained their immediate priority is to respond to the volume of planning applications submitted and support the neighbourhood plan review. Cllrs explained their objective is to keep residents informed of any developments proposed.

6. Planning Applications for consideration:

a. Update on Blandfords Farm P/OUT/2023/02893 Erection of 9no. dwellings (outline application to determine access only)

Cllr Scott Walby clarified that the location for the development has been historically within the (NP) and is an allocated site. She explained matters of objection raised by the PC relate to the access of the road to this development.

There are issues relating to the houses and other elements which are variables within the application. It is expected that the site will come forward at some point in the future. Cllr Scott Walby explained that it is technically difficult to take access away from a designated site, making it landlocked without offering an alternative. Developers will put forward alternatives for the PC and DC to consider. It is not possible to take the site away from the plan five years later, as a lot of expense has already occurred.

Cllr Scott Walby reported the context of this site in relation to item 5 on the agenda entitled Charleston Homes (CH). The developer has come forward with a proposal for a development that is Southwest of the Penny Farthings development at Spring Meadows. There is no current application for the PC to currently debate but the site was mentioned at the PC meeting in March 2023.

Cllr Kurton explained that the PC wanted to alert residents to this potential development as it may afford future options to overcome concerns about access for the Blandford Farm development onto West Street which was in the NP which many residents in this conservation area are extremely concerned about.

As land has come forward, the developer is willing for the Blandford Farm development to use part of their land for access directly from the A350, through Penny Farthings and Spring Meadows development onto the new development site purchased by Charlston Homes and from the South into Blandfords Farm. Cllr Scott Walby emphasised that these options are speculative at the moment.

The new proposal would have approximately 20 houses including 8 affordable homes and 12 market homes. Usually, the mix is decided by the developers and Dorset Council as part of their reserved matters and is expected to be an outline application access, but this is not confirmed currently. The developers are likely to have a consultation. It is also still open for Blandfords Farm to also have a consultation. Cllrs collectively welcome this approach to ensure everyone including the PC can collectively learn more about the details.

Discussions covered the number of homes across all the developments, access issues and historical planning matters. Experiences of other PCs was discussed.

Cllr Scott Walby concluded how important it is for all aspects, the Neighbourhood planning review group, monitoring and the PC work together to ensure all considerations are fully explored. Cllr Scott Walby stated that when an application from CH is forthcoming the PC will hold another PC meeting to discuss access site options available at that time as to what the PC response is, as well as gauging the views of residents. However, Cllr Scott Walby emphasised that the final decision will be taken by Dorset Council. An example was given about the settlement boundary regarding the Middle Farm development which despite being outside the boundary was still approved by Dorset Planning and similarly numbers cited in a NP are not a cap. Cllrs concluded that they wanted to give people time to reflect on issues raised and to see if the proposals discussed might form a working solution, recognising a lot of work still needed to be achieved.

b. Plum Tree Cottage 2 Storey rear extension with Juliette balcony

i. P/HOU/2022/06811 ii. P/LBC/2022/06812

This application is to demolish a single storey, proposing to erect a two-storey extension and porch. It is a listed thatched building. They propose to match all neighbouring properties. Cllr Scott Walby wanted to learn the opinion of close neighbours given the depth and extent of the work, window positions for privacy before confirming approval but in principle recommends planning permission but to date has not received a reply to her calls.

DECISION: Cllr Scott Walby proposed to provisionally support the application. Seconded by Cllr Main. Unanimous decision. Following a site visit, some issues of concern have been raised with respect to neighbouring property and an objection has been raised with Dorset Council.

c. 3 Bleax Hill Close Loft Conversion i. P/HOU/2023/03849

This is a 1950's brick property. Planning is for a dormer extension on the rear elevation of the house to comprise a bedroom and an ensuite bathroom. It is not visible from the road. It will be a flat dormer with a set of windows in the middle.

DECISION: Cllr Scott Walby proposed to support the application. Seconded by Cllr Main.

**d. Blackberry Farm Change of use and Convert Barn to Residential
Annexe i. P/FUL/2023/04294 ii. P/LBC/2023/04295**

This is for a full application and a listed building application for the change of use and conversion of a barn to a residential house. It is a fine line between being a conversion and a rebuild. It will look similar but obviously new and will be considered an improvement to its current state. Within the NP the reuse of residential buildings is part of possible housing policies. It is currently an agricultural building. It would provide a sitting room, dining room, kitchen, bedroom with ensuite. They have obtained conversation pre application support and building materials.

DECISION: Cllr Scott Walby proposed to support the application. Seconded by Cllr Lister. Unanimous support granted.

7. Matters arising and general updates.

a) Cllr Kurton advised everyone that Richard and Jan will be leaving the village shop soon. Cllr Kurton commended their contribution to the Village and wished them well on behalf of all the Cllrs.

b) Cllr Kurton stated that future PC meetings will be confirmed for the next financial year at the PC meeting on the 19th September 2023.

c) Cllr Scott Walby stated her profound thanks to John Adlam for the amazing amount of work he has undertaken including planning applications and work associated with the attenuation basin, surface and foul water discharge schemes. Cllr Scott Walby emphasised that without this technical support the PCs objection would not have been nearly so well put together. The wastewater recycling work is ongoing.

d) Mr Peter Mole in his capacity as coordinator for Speedwatch coordinator, gave an update of road safety and the application for a 20 mile an hour speed limit in the village to keep those vulnerable safe. He thanked everyone for the over whelming level of support. It has been disappointing to learn that the application was rejected on the 20th April. One reason cited was that the police would not support the application as they could enforce it. Cllr Lister wrote to

the Chief Constable inviting them to visit the Village to ask why and received no reply. Peter also wrote to PCC David Sidwick indicating how demoralising it is to be providing data that demonstrates speeding is well above the average in Dorset in a village without the safety of pavements where the authorities are not taking this matter seriously. Peter remarked that speeding has got significantly worse in the last year and that the SID reduces speed by c2 miles per hour. Peter asked for volunteers to join him so that the momentum continues to reduce speeding risks. Cllr Lister made the point that if you get hit by a car at 30 miles an hour your chances of survival are 5%. If you get hit by a car at 20 miles an hour your chances of survival are 95%, That is a huge difference. Therefore, all efforts to bring speed down in the community are vital, especially as we have no pavements and children, elderly people and pets. It is also important for residents to report near-miss incidents as they arise.

ACTION: Details of how to report will be made available on the PC website.
Action Cllr Kurton.

8. Any other business.

**9. Confirm the future meeting dates for the remainder of the council year. a.
19 Sep, Nov 21st, 2023**

Meeting lasted 92 minutes

Ann Lee

Clerk