

NEIGHBOURHOOD PLAN WORKING COMMITTEE

Minutes of Meeting - Review of Public Consultation

Tuesday 6 October 2014 at 7.00 pm in the Parish Room

Present: Chair of meeting - District Councillor Jacqui Cuff, Cllr Trevor Marpole, Cllr Nicki Barker, Cllr Rodney Cuff, Cllr John Baker, Cllr Andy Foot, Cllr Lin Townsend, Cllr Chris Osmond, Cllr Mark Needham, Andrew Stone, Jan Burnett, Maree Pollard, Chris Hildred, Stephen White, Nick Baker, Jo Witherden

Clerk: Sarah Mitchell (SM)

| Item | Detail | Action |
|------|--|--------|
| 1 | Apologies: None | |
| 2 | <p>Declarations of Interest Cllr John Baker - Site 9 and 10 Nick Baker - Site 10</p> <p>Cllr John Baker was not part of the discussion on site 9. Cllr John Baker and Nick Baker left the room during the discussion of site 10.</p> | |
| 3 | <p>Introduction D Cllr Jacqui Cuff welcomed everyone to the meeting and thanked them for their attendance. She explained that the meeting was to discuss the results and responses of the public consultation which had been held in the village hall and Parish Room. There had been 108 responses with a 78% positive feedback.</p> <p>D Cllr Jacqui Cuff clarified some points that had been raised.</p> <p>1 <u>Why was 'No Development' not an option?</u> No development is not an option as there is always some on-going development allowed by the West Dorset Local Plan, either within the Defined Development Boundary or as exception sites. By having a Neighbourhood Plan, it means that the village will have some sort of influence on the sites, shape, design and size of the proposed homes. There is an opportunity for the community to express and address concerns and tailor development according to local needs.</p> <p>2 <u>The benefit of enabling downsizing for retirement or other purposes</u> The village needs smaller houses for people to retire into, especially for individuals or couples in large family homes who wish to remain in the village. These houses will be on the open market and will become part of the permanent housing stock for the community, available for future 'downsizing' and will also free up the larger family homes.</p> <p>3 <u>Declaration of Interest</u> Interest has been declared on many occasions and at each Parish Council meeting when relevant. Every site has undergone a lengthy assessment process with statutory consultees, as well as being subject to public consultation at this stage and also when included in the Draft Plan. There are many legal hoops to go through and the procedure has to be followed correctly and consistently according to the law and is scrutinised by both WDDC and an independent examiner.</p> | |

| | | |
|----------------------|--|--|
| <p>4</p> | <p>Key Issues</p> <p>This initial consultation raised a number of key concerns as follows:-</p> <ul style="list-style-type: none"> • <u>House numbers</u> - The numbers proposed were the maximum for the site. Not necessarily what is going to be built and there is flexibility. • <u>Flooding</u> - to be aware that flooding is an issue, both from a local knowledge view and identified Environment Agency Flood Risk areas. There may be engineering and design methods that can mitigate flooding and be an opportunity to address these issues that affect many parts of the community. Planning conditions may need to be applied. • <u>Proximity and Overlooking</u> - is a major consideration for certain sites. Conditions can be stipulated eg. obscure glass as well as attention to position of the proposed properties. • <u>Highways</u> - main issues regarding pedestrian safety, speed and access. Although Highways have not indicated specific concerns, local knowledge is particularly important. Some can be addressed by applying planning conditions such as ensuring a wide splayed entrance, good visibility etc. This could be a good opportunity to look at traffic and find ways of slowing it down particularly on the B3143. • <u>Impact on the environment, AONB, Conservation Areas etc</u> - Feedback has been received from the Conservation team and Abbas Ecology have done surveys and supplied comments on each site. Local knowledge has also identified some issues which will have an impact on whether a site is submitted or is subject to conditions. | |
| <p>5</p> | <p>Review and discussion of proposed sites</p> <p>A detailed report for each site had been produced including reports from WDDC (Identified constraints, Technical division, Affordable Housing), Highways, Conservation, AONB, Abbas Ecology and every comment received from parishioners during this consultation.</p> | |
| <p>Site 1</p> | <p>Field south of Higher Still, opposite shop</p> <p><u>Number and type of houses</u></p> <p>Originally proposed 9 properties - reduced to six 2 pairs of semis or terrace. 2 Bungalows at back. Mixture of 2 & 3 bedrooms.</p> <p><u>Open market/affordable</u></p> <p>50/50 Mixture</p> <p><u>Siting Issues</u></p> <p>Consideration to be given to mitigate excess surface water runoff and location of a spring. Consideration to address impact of development on the highway, visibility and access onto busy road.</p> <p><u>Other comments</u></p> <p>Do not keep the pond - although pond could be used as flood alleviation Car park for shop would be ideal.</p> | |

| | | |
|----------------------|---|--|
| <p>Site 2</p> | <p>Field east of Landscombe Vale</p> <p><u>Number and type of houses</u> Original proposal for 4 properties reduced to 2 Bungalows.</p> <p><u>Open market/affordable</u> Open market</p> <p><u>Siting Issues</u> Need to mitigate potential flooding issues (Duck Pond Cottage) Overlooking Build in south western portion of site only to minimise impact on neighbours</p> <p><u>Other comments</u> In keeping with Landscombe Vale Part of the core of the village</p> | |
| <p>Site 3</p> | <p>Field behind Sutton Hastoe housing</p> <p><u>Number and type of houses</u> Original proposal for 6 properties reduced to 4 2 pairs of semis, opposite each other, with courtyard parking in the middle Houses at right angles to current properties to avoid overlooking</p> <p><u>Open market/affordable</u> Affordable</p> <p><u>Siting Issues</u> Consider impact of development on excess water runoff Attention to ensure safe access onto highway Sufficient Parking</p> <p><u>Other comments</u> No pleasant aspect Good site for affordable housing Possible site for pond Pedestrian access through Hastoe site.</p> | |
| <p>Site 4</p> | <p>Land on Castle Lane east of Carriers Cottage</p> <p><u>Number and type of houses</u> After discussion it was unanimously voted to remove this site.</p> <p><u>Siting Issues</u> Bad Access Overlooking Elevation</p> | |

| | | |
|----------------------|---|--|
| <p>Site 5</p> | <p>Field adj. to and north of Lydden Meadow</p> <p><u>Number and type of houses</u> Original proposal 11/12 houses reduced to 5/6 Mainly 3 bed with one 4 bed</p> <p><u>Open market/affordable</u> Mixture</p> <p><u>Siting Issues</u> Leave a barrier between Lydden Meadow and new development. Linear along road.</p> <p><u>Other comments</u> Retain hedges Footpath Link needed Parking - make sure there is adequate parking</p> | |
| <p>Site 6</p> | <p>Field north-east Lydden Meadow</p> <p><u>Number and type of houses</u> Original proposal for 6 properties reduced to 3/4 3 - 4 bedroom houses</p> <p><u>Open market/affordable</u> Mixture</p> <p><u>Siting Issues</u> Consideration to be given regarding potential flooding issues as adjacent to stream. Linear along road.</p> <p><u>Other comments</u> None</p> | |
| <p>Site 7</p> | <p>Field behind Brookfield, w. of Parish Field</p> <p><u>Number and type of houses</u> Original proposal 9 or 10 properties reduced to 6 2 - 3 bedroom houses</p> <p><u>Open market/affordable</u> Mixture 50/50</p> <p><u>Siting Issues</u> Prefer them to face onto playing field</p> <p><u>Other comments</u> Improved parking necessary Conditions in place re. affordable</p> | |
| <p>Site 8</p> | <p>Land north-west of Elkins</p> <p><u>Number and type of houses</u> After discussion it was unanimously voted to remove this site.</p> | |

| | | |
|-----------------------|--|--|
| | <p><u>Siting Issues</u> Conservation team against site Will have an impact on listed buildings</p> | |
| <p>Site 9</p> | <p>Knap Farm buildings and yards <u>Number and type of houses</u> Proposed 6 or 7, reduced to 3 including one conversion small</p> <p><u>Open market/affordable</u> 2 open market, 1 affordable</p> <p><u>Siting Issues</u> In Flood Risk Area identified by Environment Agency Difficult single track road Next to industrial estate Front yard only - to include conversion of stable block</p> <p><u>Other comments</u> Good site for workers at industrial site Future development Brownfield site To be included providing landowner does a flood risk assessment and this comes back positive.</p> | |
| <p>Site 10</p> | <p>Land adj. Lydden Cottage <u>Number and type of houses</u> Proposed 2, reduced to 1</p> <p><u>Open market/affordable</u> Open</p> <p><u>Siting Issues</u></p> <p><u>Other comments</u> Good site, adds to street scene Needs to be in keeping with the rest of the street scene.</p> | |
| <p>Site 12</p> | <p>Land between allotments and Rosslare <u>Number and type of houses</u> After discussion it was voted to remove this site.</p> <p><u>Siting Issues</u> Flooding issues Conservation team against site</p> <p><u>Other comments</u> Old watercress beds</p> | |

| | | |
|----------------|---|--|
| | Has TPO's (Tree Preservation Orders) | |
| Site 14 | <p>Land south of Bolt Cottage, Cosmore <u>Number and type of houses</u> After discussion it was unanimously voted to remove this site.</p> <p><u>Siting Issues</u> Not suitable for affordable housing - isolated/too far from village Access - dangerous road. Bad visibility from north. Cars frequently exceed 50 mph limit Possible minor flooding issues</p> | |
| Site 15 | <p>Land between Harecourt and Duntish Farm <u>Number and type of houses</u> Proposed 1 property</p> <p>After discussion it was decided to put this site on the reserve list.</p> | |
| Site 16 | <p>Between Hermitts Cott. and Smithy, Duntish <u>Number and type of houses</u> Proposed 4 properties 2 pair of semis</p> <p><u>Open market/affordable</u> Mix</p> <p><u>Siting Issues</u> Pair of semis on northern site in Flood Risk Area</p> <p><u>Other comments</u> Northern part - landowner needs to do flood assessment. If this is ok/positive then could look at one pair of semis here.</p> | |
| Site 17 | <p>Cowleaze, Sharnhill Green <u>Number and type of houses</u> After discussion it was voted to remove this site.</p> <p><u>Siting Issues</u> Access - dangerous bend</p> <p><u>Other comments</u> Too far from village facilities.</p> | |
| Site 18 | <p>The Old Mill House, Duntish <u>Number and type of houses</u> One</p> <p><u>Open market/affordable</u></p> | |

| | | |
|----------------|---|--|
| | <p>Open</p> <p><u>Siting Issues</u> Flood Zone - High Risk Area over much of the site. Better position nearer the road which is outside flood risk area.</p> <p><u>Other comments</u></p> | |
| Site 19 | <p>Buildings, Brockhampton Dairy Farm Proposed 4 units Conversion of redundant farm buildings Listed building</p> <p><u>Siting Issues</u> Listed building, proper consideration should be given to design etc Road access, need to ensure good visibility</p> <p><u>Other Comments</u> Will need bat survey Satisfies current planning regulations</p> | |
| Site 20 | <p>Spring Grove, adj. Knapps Hill Cottages <u>Number and type of houses</u> One</p> <p><u>Open market/affordable</u> Open</p> <p><u>Other Comments</u> Concern re proximity to woodland To be put on reserve list</p> | |
| 6 | <p>Flooding It was suggested that it would be a good idea to have a flood assessment/analysis done on the village if possible.</p> | |
| 7 | <p>Cllr Lin Townsend thanked Cllr John Baker for all his hard work. All in agreement.</p> | |

The meeting concluded at 10.05 pm.

Signed: _____

Date: _____