

# BURTON BRADSTOCK PARISH COUNCIL

Chairman: Cllr Dr G Moody

Clerk: Mrs M Harding



## Minutes of the Parish Council meeting held on 1<sup>st</sup> July 2015

**Present:** Cllr D Batten, Cllr G Moody, Cllr Dixon, Cllr I Troup, and Cllr M Evan Cllr K Delves, Mrs M Harding (Clerk), Cllr R Coatsworth (DDC) and 22 members of Public.

**2015/07-1 Open session for Savills to present information on - land west of Beach Rd on behalf of Rushmore Estate-** Mr Chris Odgers (from Urban Design-Savills) and Ruth Mason (Rushmore Est) attended the meeting to show the PC and members of public the preliminary sketches of the proposed development on the Land West of Beach Road. The Rushmore estate is exploring development opportunities. Mr Odgers presented 3 sketches showing the proposal for 40 dwellings. He explained that this would clearly be a challenge as it is outside the DDB, in the AONB, within the Heritage coast and the locality of the footpaths in the area. Because for the high point of the land the development would be at the lower end nearer the village and an informal green space would be made for residents and locals. Access to the development would be from Common Lane. As these are the preliminary sketches the designers have yet to engage with WDDC and developers. Mr Odgers was asked about the timescale and affordable housing elements, it was explained that an application was hoped to be submitted by the end of the year and the WDDC guidelines for affordable housing would be adhered to being 35% so would be in the region of 14 dwellings. The National Trust has yet to be consulted. Many residents raised their concerns about the development backing onto their properties and would object to any development. Also the number of houses was thought not to be in proportion to the current size of the village. Mr Odgers explained that Savills' internal highways team had looked at the access from Common Lane and it appeared to meet requirements. Rushmore Estate owned a strip of land to the south of the Beach Road houses and access could be provided from there and, if helpful to ease congestion, a circulatory system could be considered using Beach Road, this strip and a road through the new development. A housing needs survey would need to be carried out and it was suggested that the 14 properties allocated for affordable should be ring fenced for local need or possibly gifted to a Community Land Trust. Residents were unhappy with the proximity of the garages for these new proposed dwellings to their own properties, it was explained that the required distance is 18m in a back to back position.

Mr Odgers explained that as part of any planning application being submitted a public consultation will be carried out with an exhibit in the village and feedback forms. The Council agreed to display the preliminary plans in the library for residents to view and electronic copies would be available on the PC website. Mr Odgers was thanked for attending the meeting. Many residents left the meeting after this item- 9 members of public stayed

**2015/07-2 To receive apologies for absence-**Cllr Mayo, Cllr D Venn Cllr A Ross and Cllr J Russell

**2015/07-3 Declarations of interest and grants of dispensations** –Cllr Moody on a planning item regarding Grove Orchard

**2015/07-4 Parishioners' Comments - (15 minutes on agenda items only)**

Cllr R Coatsworth spoke on WDDC and explained that the new Local Plan is now advancing well and is being checked for spelling and typos etc in August and will then be returned to the inspector with a view to be adopted in October. Cllr Coatsworth explained that this is the third presentation he had been to where developers were taking advantage of the situation whilst the Local Plan is still being considered as there is still the lack of a 5 year land supply. The WDDC administration is being organized with 3 directors from the partnership with WDDC, W&PBC and ND.

From DCC perspective Highways has been having a major upheaval and will be sorted by the end of July.

Sue Moores commented on the Roberts Trail re printing and a decision as it is now wrong and out of date, there are approx. 1000 copies in the Reading Room. Sue had gathered costs of printing of 500 copies for the Council to consider.



