

# BURTON BRADSTOCK PARISH COUNCIL



Clerk: Mrs M Harding

## Minutes of the Parish Council Planning meeting held on 15<sup>th</sup> April 2015

**Present:** Cllr D Batten Cllr K Delves  
Cllr I Troup Cllr M Evans  
Cllr A Ross Cllr D Dixon  
Cllr G Moody  
Cllr John Russell- WDDC M Harding-Clerk-  
2 member of the public

- 1. To receive apologies for absence-** Cllr D Venn, Cllr G Mayo
- 2. To receive declarations of interest and grants of dispensation:** Cllr I Troup declared an interest
- 3. To approve the minutes of the planning meeting held on 19<sup>th</sup> November 2014 and sign the same**  
Proposed Cllr D Dixon Seconded Cllr A Ross Resolved  
GRM proposed that the minutes of the planning meetings should be approved at the next available PC meeting in future  
Proposed Cllr G Moody Seconded Cllr I Troup Resolved
- 4. Open discussion on planning applications - (20 minutes for discussion of Planning applications by Councillors, public and any planning applicants)**

Mr Denis Rehbein who has lived at the bottom of Shipton lane for 28 years expressed his concern over the development and the issue of flooding and potential damage to his home. He explained that when the swale was being considered the land owners objected but now wish to build a house.

Cllr Russell explained that WDDC's view would be on the fact that it is outside the DDB but could not comment any further.

The Council discussed the application and raised concerns on the development being outside the DDB, the impact of affordable homes and that the development does not comply with NPPF. The Council are aware that the applicant has made an effort to fit this into the surroundings but concerned that the access is not appropriate on a bridleway and concerned about the amount of traffic that would then be using this Bridleway.

The Council also commented on the position of the development which would be on top of the proposed Flood Alleviation scheme swale and should this project receive funding then this would prejudice the swale. The current sewerage infrastructure is already compromised and adding to this would exacerbate the situation in Shipton Lane.

- 5. To consider the following planning applications and any other applications received by the council**

***WD/D/15/000380- GAGES, SHADRACH, BURTON BRADSTOCK, BRIDPORT, DT6 4QG- Erection of two storey dwelling (Full)- Strongly object on the following planning reasons***

1. The proposed development site falls outside the Defined Development Boundary of the village. If approved the proposal would set a dangerous precedent for development outside the Village's Defined Development Boundary with particular consequences for increasing development pressures on adjacent fields and gardens, and on many other sites in the Parish. The draft West Dorset local plan proposes that Burton Bradstock's Defined Development Boundary remains as currently defined. This position was endorsed by the Parish Council. Further: Residential development in the countryside outside defined development boundaries is not generally considered sustainable.(Draft Local Plan-Housing 5.7.1)

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2. The development site sits within the Dorset Area of Outstanding Natural Beauty (AONB) and will have significant and detrimental impact on views into and out from the village, including from the SW Coast Path and adjacent amenity areas. New development in open countryside would be detrimental to the landscape qualities, character and appearance of the AONB and the wider landscape setting of the village. In the Parish Council's view the proposed development is contrary to the whole hierarchy of Planning Policies as follows:

- The National Planning Policy Framework states that AONBs have the highest status of protection in relation to landscape and scenic beauty, and requires great weight to be given to conserving them.
- The latest draft of the West Dorset, Weymouth & Portland Local Plan Policy ENV 1 states that the plan area's exceptional landscapes and seascapes and geological interest will be protected, taking into account the objectives of the Dorset AONB Management Plan and World Heritage Site Management Plan. Development which would harm the character, special qualities or natural beauty of the Dorset Area of Outstanding Beauty or Heritage Coast, including their characteristic landscape quality and diversity, uninterrupted panoramic views, individual landmarks, and sense of tranquillity and remoteness, will not be permitted.
- The Dorset AONB Management Plan 2014- 2019 Objective L1 is to conserve and enhance the AONB and the character and quality of its distinctive landscapes and associated features.
- The Parish plan identifies the top of Gages Lane as an important viewpoint in the village. (BBPP 2014-19 -3.3).

3. The adopted Burton Bradstock Parish Plan for 2014 – 2019 is clear that the Parish Council opposes new development for market sale housing. This application is for market housing not affordable housing. Although the application states that the proposal would provide larger accommodation for the applicant's daughter's household, which they could not otherwise afford in Burton Bradstock, this does not mean that the housing would be affordable housing in any accepted use of the term including in relation to long term affordable housing use and providing adequately sized housing.

4. The development would create an inappropriate increase in traffic on a Public Bridleway, Gages Lane, unsuitable for further volumes of traffic and where the loose surfacing material already contributes to the blocking of the catch pits. In effect Gages Lane would become a highway for traffic. Gages Lane is not suitable for use by regular traffic movements and would inevitably require a significant infrastructure upgrade. This would not be appropriate given the rural nature of the current Bridleway, particularly as it is situated in the Burton Bradstock Conservation Area.

5. The development would obstruct the "Burton Bradstock Flood Alleviation Scheme". The Parish Council has commented separately on the draft Local Plan, objecting to the proposed deletion of references to the Flood Alleviation Scheme, which awaits funding. The Local Plan references which the Parish Council wishes to remain include:

Land to the north of Barrowfield Close and North Hill Close, as shown on the Proposals Map, will be reserved for the implementation of the Burton Bradstock Flood Alleviation Scheme. Any development that would significantly undermine its delivery will not be permitted.

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6. The development would probably increase rainwater run off down Gages Lane, creating further flooding and sewage discharges into the streets by further overloading a system that is already inadequate.

Proposed Cllr D Dixon

Seconded Cllr G Moody

Resolved

**6. To approve the comments sent on the WEST DORSET, WEYMOUTH & PORTLAND LOCAL PLAN MAIN MODIFICATIONS CONSULTATION (deadline was 8th April)**

The Comments sent in by the deadline of the 8<sup>th</sup> April were ratified by the Council

Proposed Cllr G Moody

Seconded Cllr D Dixon

Resolved

**7. To consider a response to the WEST DORSET, WEYMOUTH & PORTLAND COMMUNITY INFRASTRUCTURE LEVY (CIL) MODIFICATIONS CONSULTATION- comments by 23rd April**

The Council would not be making any comment on this consultation

Proposed Cllr D Batten

Seconded Cllr G Moody

Resolved

Meeting Closed at 7.45 pm

Chairman

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20<sup>th</sup> May 2015