



PUBLIC MEETING

OUTLINE PLANNING APPLICATION WD/D/17/000800 LAND SOUTH OF FULLERS, BRIDPORT ROAD, BROADWINDSOR 30 MAY 2017, COMRADES HALL

Attendance: Cllr. Rowland Hibbard (Chairman), Cllr. David Leader (Vice Chairman), Cllr. Steve Chubb, Cllr. David Chumbley, Cllr. Andrew Frampton, Cllr. Peter Hardwill, Cllr. Dorothy Rowe, Cllr. Lesley Tibballs, Helen Cudmore (Clerk to the Council)

There were one hundred and four people in attendance including Members of the Parish Council and Clerk.

1. Welcome and Introductions

Councillor Hibbard introduced himself, welcomed everyone to the meeting and thanked them for attending. Councillor Hibbard stated that an invitation to attend the public meeting had been extended to West Dorset District Council Planning Department and to the developer and stated that neither had accepted. Councillor Hibbard stated that at the time of reviewing the planning website, there had been forty-nine comments submitted in respect of the application and that it reflected well on the Parish, that local people had taken the time to consider the information presented.

2. Latest Update

Councillor Hibbard read aloud an email from Councillor Richard Mouldsdale who could not attend the meeting but had asked that his comments be reported. Councillor Hibbard reported that he had received confirmation from Mr. David Brooks that the outline planning application will be amended, the number of proposed dwellings will be reduced to twenty-two and the height of the development will be reduced in size. As a point of clarification, Councillor Hibbard confirmed that the hedge behind Mr. and Mrs. Chubb's shed does not belong to them.

3. Open Discussion and Questions & Answers

Councillor Hibbard invited members of the community to address the meeting.

Mrs. Sandra Burrows stated that she had completed a broad analysis of the comments submitted to the planning website and stated that she had passed this to the Parish Council for information. The analysis highlighted that from the thirty-nine submissions, thirty-seven were objections, one was a comment and one was in support of the application. Mrs. Burrows

stated that she was against the proposed development in any shape or form and urged the Parish Council to reject the application.

Mrs. Burrows stated that she is not against new housing for the village but thinks it should fit in with the criteria laid out in the Neighbourhood Plan and that it should preserve the character of the village. Mrs. Burrows also stated that she is not against affordable housing but believes that this should be co-ordinated by the Community Land Trust, which is already planning to build fifteen houses. Mrs. Burrows stated that neighbourhood planning is a way for local communities to shape the place where they live, giving them a chance to say what they want for their village now and in the future. Mrs. Burrows stated that the Neighbourhood Plan for the Grouped Parish area has yet to be adopted which would allow it to form part of local council planning policy but stated that the results of the questionnaire have been published with a 60% return rate, which is a good representation of local views. Mrs. Burrows stated that the questionnaire results indicated clear opposition to a large development.

Mrs. Burrows stated that the Local Plan has been adopted and forms the basis for planning decisions and that the document which covers the period 2011- 31 lists strategic allocations where main developments should take place - Beaminster is listed as a strategic allocation Broadwindsor is not. Mrs. Burrows reported that she had consulted the West Dorset, Weymouth and Portland Strategic Housing and Availability Assessment and quoted from the document stating that, 'There is some flexibility within the predicted supply. The five-year supply will exceed the requirement by 1,032 and the overall housing supply will exceed the requirement to 2031 by 887'. Mrs. Burrows stated that there had been some response to the call for land as part of the Neighbourhood Planning process and that this means that there will be future opportunities for development within the village and Broadwindsor should be allowed to develop the village at a rate and in such a manner as not to alter its character.

Mr. Ron Wright addressed the meeting and stated that he had attended a Parish Council Meeting last year at Drimpton Village Hall, at which Mr. David Brooks presented a map of the site. The plan indicated that only a fifth of the land was going to be considered for housing and that industrial units and a play area were also going to be proposed. Mr. Wright stated that it had been reported that the development of the site would take between six and ten years. Mr. Wright stated that he was concerned that only one access had been identified and wanted to ask where construction vehicles would be entering and exiting the site.

Mrs. Jess Burns addressed the meeting and stated that any development on the land would be incompatible with the existing environment. Mrs. Burns stated that the proposed development will have a considerable detrimental effect on the character of the residential environment enjoyed by both herself and her neighbours in Fullers. Mrs. Burns stated that their homes and gardens provide the enjoyment of living on the edge of open countryside and that this includes the peace and quiet, sounds of nature, absence of light pollution, privacy etc. Mrs. Burns stated that the proposed development would result in a change in the residential amenity of properties bordering on the development i.e. in Fullers, Redlands

Lane/Bridport Road and Lewesdon View. Mrs. Burns asked the Parish Council to safeguard this area of outstanding natural beauty.

Mr. Kevin Brookes addressed the meeting and stated that he had submitted his objections to the outline planning application online and stated that the proposal should not be approved due to the location of the development. Mr. Brookes stated that the land lies within an Area of Outstanding Natural Beauty and as such should be protected as a special place. Mr. Brookes stated that local people need to take responsibility for this area in order to retain the wildlife, the stream and the view from Lewesdon Hill. Mr. Brookes quoted a letter received from Dorset Highways, Flood Management Team stating that based on the limited information provided to them, that they recommend that a holding objection be applied to the application, pending the supply and acceptance of further clarification and outline of a deliverable scheme of surface water management.

A member of the audience stated that he was concerned about highway safety and that the proposal could see the number of cars increase by approximately seventy and that this would have a huge impact on the village. It was also stated that the proposed access onto Bridport Road would be extremely dangerous due to limited visibility and that Redlands Lane would inevitably become a rat run, which in turn would increase the risk of danger for children and other residents. It was also stated that the proposed location of the traffic calming measures were not in the correct location and would be ineffective and the size of the construction vehicles would cause major disruption.

A member of the audience stated that the stream runs through his land and that due to water run-off and inadequate sewerage infrastructure, he is deeply concerned about the risk of flooding.

Mr. Pete Burns stated that he is concerned about the ability of the local infrastructure in terms of transport, school, highways and health service provision to cope with the increase in population that would arise from the proposed development.

A member of the audience commented that the development would not only impact on those attending the meeting, but on younger people and the next generation.

A member of the audience commented that the current sewerage infrastructure is not fit for purpose and that he had experienced an overflow on his own property.

Mr. Fraser Hughes stated that people should be allowed to come and live in Broadwindsor and questioned whether this was the right site and the right number of new dwellings. Mr. Hughes stated that he does not want to see the village stagnate and that younger people should come and live here.

Mr. Mike Eltherington stated that younger people will not be able to afford to buy the proposed houses as given the views and location, they will attract a high market price. Mr. Eltherington also stated that cheap housing is needed in the village but not on the proposed site or scale.

A member of the audience stated that the village was currently very untidy with weeds everywhere and was concerned what the village would be like if it grew bigger.

Councillor Rowe stated that she was confident that all aspects of the proposal had been considered and that she objected to the application, most notably due to its location within an Area of Outstanding Natural Beauty. Councillor Rowe stated that the village does need to grow, but in the right way.

Councillor Leader stated that the Community Land Trust is aware of the housing need for the area and people with families do want to move here. Given that house prices are high and wages low, the need for affordable housing is significant.

4. Show of Hands for Support/Objections

Councillor Hibbard asked for a show of hands for those people who supported the application with reservations, a total of nine hands were raised. Councillor Hibbard asked for a show of hands for those people who objected to the application, a total of eight-one hands were raised. Councillor Hibbard asked for a show of hands for those people who supported a development of up to five dwellings sited in a different location, sixty hands were raised.

5. Next Steps

Councillor Hibbard stated that he acknowledged the strength of feeling and objection towards the application and stated that the comments from the public meeting will be reported back at the next Parish Council Meeting in 12 June.

6. Close

Councillor Hibbard thanked members of the public for attending and formally closed the meeting at 8.32 pm.