

Minutes of the PLANNING COMMITTEE Meeting
Held 14th March 2024 at 7.30pm at Parish Office, Sixpenny Handley.

Item		Action By
	<p style="text-align: center;"><i>2 members of the Public attended the Open Session</i></p> <p>Unanimously, the local residents present at the meeting (in the strongest terms) made individual objections to the second variation of condition application P/VOC/2024/01076.</p> <p>Public comments:</p> <p>Concerns were raised regarding the proposed layout of new residences are located further away from the original boundary line which would allow infill opportunities for new house owners to develop themselves in the future.</p> <p>The level of contempt the Developer has shown to the community raises concerns for the future integrity of the development. How many more variation of conditions will be presented before the end of the project? There are early warning signals of poor groundwork, ineffective drainage and lack of hedge screening planting.</p> <p>The level of proposed changes (to the previously approved plans) would warrant the Developer to submit a Full Planning Permission application. This application should be dealt with by Dorset Planning Committee rather than singularly by the Case Officer.</p>	
1231	<p>Attendance: Cllr David Chick (Chairman of Planning) Cllr Colin Taylor Cllr James Reed Cllr Ian Mereweather Cllr A Turner</p> <p>Also in Attendance:</p> <p>Mrs Ciona Nicholson (Clerk)</p> <p>Apologies:</p> <p>Cllr Ros Adams</p>	
1232	<p>Declarations of Interests & Grants for Dispensation</p> <p>None</p>	
1233	<p>To report matters arising (not included on the agenda) from the last meeting held 7th March 2024.</p> <p>None</p>	

1232	<p>Planning Applications below and any further applications received before the meeting. (applications are available to view at (www.dorsetcouncil.gov.uk))</p> <p>P/VOC/2024/01076 prior to the meeting Residential development comprising 7 new dwellings with ancillary car parking. (With variation of Condition Nos. 2, 9, 10 and 12 of Planning Permission No. P/VOC/2022/05646 to substitute approved plans for a revised layout, house and garage designs, and surface water drainage).</p> <p>Cllr Mereweather opened proceedings by acknowledging the following:</p> <ul style="list-style-type: none"> • The applicant’s declaration dated 22 Feb states that development has not started. (At best this misrepresents the actual situation. At worst the statement is designed to mislead). • Development work at scale had already begun on or very shortly after 22/2/24. By 4/3/24 a substantial amount of work was completed, including the rerouting of the drainage ditch through the lower part of the site which we contend is a functional flood plain. • Pre-application advice was not sought by the developer. The Case Officer noted that he was surprised to receive this application given the contentious nature of the development We regard this as a further attempt by the developer to “sneak a significant change to the development under the radar”. • Nord Homes have previously used this approach with the previous variation conditions P/VOC.2022/05646 Proposal: No2 & No10 of planning permission. Frogmore Land, Frogmore Lane SP5 5NY. Significant and highly contentious variation was “dressed up” as a trivial matter by the developer and initially accepted as such by the Case Officer. Dorset Council Planning authority failed to initially scrutinise that variation with any rigor and we are keen for history not to repeat itself. • Cllr Taylor calculated the footprint of the 7 properties on the site is to increase by over 92.8 square metres which is equivalent to making it 8 units rather than 7 (the equivalent of adding a 2-bedroom house). • Members referenced the Environment Agency’s expressed opinion that the groundworks and other development aspects in the lower (flood plain) part of the site are likely to cause an increased flood risk elsewhere which is in contravention of the NPPF rules on development in areas at risk of flooding :-Dorset Planning Department are ignoring alternative locations to build. • Inevitably, the increase surface water run-off in to an area of known groundwater flood risk. <p>Additional aspects of concern:</p> <ul style="list-style-type: none"> • Highways implication for a proposed bridge over the ditch into Frogmore Lane where there is currently <u>No</u> pavement. • The designing of a ‘dam’ within the development will result in flooded houses. • Conflicting and contradictory beliefs between EA and Planning as to the effectiveness of attenuation tanks. <p>Members concluded a lack of faith, transparency and effective communication within the Dorset Councils’ Planning system needed to be highlighted to a wider audience. The Parish Councils’ letter of 19/10/23 & 2/12/23 requesting an on-site meeting received no acknowledgement or response from Mr Garrity DC’s Head of Planning.</p>	
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	<p>Members unanimously resolved to Object to P/VOC/2024/01076.</p> <ul style="list-style-type: none"> • Letter to be drafted by (Cllr Mereweather) & members of the Parish Council Planning Committee stating key points for objection. • Members to circulate specific individual contributions to the draft, ready for collation. • Letter drafted to Cllr Spencer Flower cc Cllr Piers Brown, Mr Garrity DC conveying 'our disappointing planning experiences' • Letter to be drafted to Nord Homes expressing specific development concerns. • Members agreed to encourage the neighborhood to respond individually and support them by providing a template of key points. • Clerk to clarify deadline for response with Case Officer. 	<p style="text-align: center;">IM DC AT</p> <p style="text-align: center;">Clerk</p>
<p>1233</p>	<p>Correspondence</p> <p>Members discussed recent CLT developments identifying recent borehole investigations.</p> <p>Clerk to contact Pimperne Parish Council to initiate intelligence on Neighborhood Planning.</p> <p>Clerk to contact Highways regarding the spillage of concrete by Nord Home Developers on Red Lane which has formed a speedbump.</p>	<p style="text-align: center;">Clerk</p> <p style="text-align: center;">Clerk</p>

Meeting Closed 8.40pm

**These minutes are to be signed by the Chairman after approval
at the next Full meeting of the Parish Council.**

Signed:.....28th March 2024