

Minutes of the PLANNING COMMITTEE Meeting
Held 31st October 2019 at 7.30pm at the Village Hall, Sixpenny Handley.

Item		Action By
	<p style="text-align: center;">Public Open Session 19 members of the public present</p> <p>A large representation by members of the public concerned with the proposed development of 9 dwellings on Frogmore Lane. The Chairman took the opportunity to outline the history of the proposal to date.</p>	
549	<p>Attendance: CLlr Colin Taylor (Chairman of the Parish Council) Cllr James Reed (Vice Chairman of Parish Council) Cllr Rosalie Adams Cllr Stuart McLean Cllr Gino Salvia Cllr Maureen New</p> <p>Also in Attendance: Mrs Ciona Nicholson (Clerk) Mr Piers Brown (Dorset Council Cranborne Chase) Mr Mark Carey - Architect Mr Paul Spong - Savills representing The Rushmore Estate Mr George Ashworth - Midsummer Homes Ltd</p> <p>Apologies: Cllr David Chick (Chairman of Planning) Cllr Dave Adams Mr Paul Martin (Midsummer Homes Ltd)</p> <p>In the absence of Planning Committee Chairman Cllr David Chick, Cllr Colin Taylor chaired the meeting.</p>	
550	<p>Declarations of Interests & Grants for Dispensation</p> <p>No Personal Declarations of Interests.</p>	
551	<p>To report matters arising (not included on the agenda) from the last meeting held 24th October 2019.</p> <p>None</p>	
552	<p>To consider Planning Applications below & Decisions & Notices</p> <p>3/19/2047/ful Residential development comprising of 9 new dwellings with ancillary car parking and drainage improvement works at Frogmore Lane, Sixpenny Handley, Salisbury, SP5 5NY.</p> <p>The Parish Council Chairman welcomed members of the public and guests in attendance associated with the Frogmore Lane Development. Reference was made to the development of the plans following earlier pre-proposal briefings with Midsummer Homes Ltd and Wessex</p>	

	<p>Water in 2018. Design plans resulted in a reduction in the total number of proposed dwellings on the site.</p> <p>Cllr Stuart McLean, following consultation with Dorset Council's Monitoring Officer declared no personal Interest (DPI) with regard to this development and confirmed that he would represent the views on behalf of the owners of a number of neighbouring properties to avoid duplication of views. Appendix A</p> <p>A letter and photographic proof of historic flooding received from Mr & Mrs PD Chick Manor Farm opposing the development was presented by Mr James Chick.</p> <p>Additional points raised by members of the public present:</p> <ul style="list-style-type: none"> • Supporting the historical recollections referred to in the appendix B, residents unanimously confirmed the regular pattern of flooding in the proposed development location prior to 1992. • Frogmore Lane is situated on a flood plain, it is the lowest point in the village therefore surface and groundwater has always and will always collect there. As the village has expanded over the years, it has significantly increased the amount of impermeable surfaces therefore subsequently reduced the amount of natural soakaways. • Global warming and the inevitable increase in unpredictable weather in the future. • Road safety concerns with regard to Red Lane & Back Lane as both are susceptible to speeding traffic – emerging exits with no pathways onto these areas would require improved visibility splays. • To support the opinion that it is a vulnerable location to flood, NFU Insurance has increased local home owner premiums following its recent identification as a flood risk area. • Wessex Water are responsible for public foul drainage network serving Sixpenny Handley and the absence of representation from the Company at the meeting was noted. A number of crucial issues relating to this aspect of development were unable to be addressed. Particular reference was made to the hydro force created from significant volumes of water and the suggestion that welding or screwing down manhole covers would address the problem. • Members of the public strenuously opposed any form of development on the Frogmore Lane land in order to avoid exacerbating an existing flooding problem. <p>Dorset Councillor Cranborne Chase Piers Brown expressed his concerns with:</p> <ul style="list-style-type: none"> - The lack of affordable housing commitment with this proposal and asked why it was not part of the development brief. - An un-adopted road status requires new home owners to share costs for street furniture, road cleaning and sewers over and above regular Council Tax charges. 	
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The Rushmore Estate was represented by Savills' Mr Paul Spong who outlined the reasons why the Frogmore Lane Land was declared surplus to requirements and why it's potential for development value/capital explored. Following earlier informal consultation in 2018, various areas of concern were identified and are reflected in the new design plans. Working with the lead agency to address flood risk factors in both surface and groundwater were satisfied.

The Midsummer Homes Architect Mr Mark Carey explained the robust design techniques used to develop properties on land susceptible to flooding. Conforming to minimum floor levels, systems designed to hold onto surface water from gutters and roofs underground are the preferred option to traditional soakaways. Advice from the Lead Flood Agencies and Drain Engineers are used to avoid exacerbating the flooding problem.

Parish Council Decision: **Objection**

Parish Council Comments: The Parish Council objects to the development because of the risk of flooding which may in fact be more severe on neighbouring properties than on the proposed housing itself.

The Flood Risk Assessment and Drainage Strategy report requires comment.

Paragraph 3.7 refers to two flooding incidents in Dean Lane to the north of the site. It should be noted that water inevitably runs straight down Frogmore Lane from Dean Lane flooding part of the site. No specific reference is made to the major flooding in 2013 which led to raw sewage being discharged and unusable toilets in nearby properties as waste rose in the toilet pans. This incident was so serious that the relevant Government Minister (Sir Oliver Letwin) was involved. It is very surprising that the DCC did not seem to have a record of this. Three significant incidents in 11 years represents an unacceptable risk.

Paragraph 3.16 refers to actions by Wessex Water to reduce sewer flooding. The email from Wessex Water (page 41) says that 3 manholes have been sealed which leaves a larger number unsealed.

Paragraphs 4.5 and 4.6 deal with surface water runoff and propose the use of geocellular storage. We would point out the statement from Dorset Highways (page 25) 'To this end we would confirm that the site is regarded as being at significant risk of flooding, and should not be assumed to support the use of soakaways or geocellular storage features.'

It is accepted that the major cause of flooding is groundwater and that this flooding is something that cannot be prevented. However the whole of the site is required to minimise the impact of the flooding and putting impermeable surfaces on a large part of the site would exacerbate the impact.

One other point, whilst houses 1 and 2 do have garages these are not convenient for their front doors. In practice it is inevitable that they will commonly park on the road and this would impact road safety at the junction''

	Decisions APP/U1240/W/19/3220165 Roebuck Inn Accepted - for change of use of existing public house into residential accommodation. APP/U1240/W/18/3219490 St Mary's Close Accepted – planning permission granted to erect x2 pairs of semi-detached dwellings at St Mary's Close.	
553	Correspondence None.	
	Future Meeting Dates - Parish Office, 6 Town Farm Workshops, Sixpenny Handley. Finance & General Purposes Meeting 7 th November 2019. Full Parish Meeting 28 th November 2019. Planning Meeting TBC	

Meeting Closed 8.40 pm

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

Signed:.....28th November 2019