

BISHOPS CAUNDLE PARISH COUNCIL

**MINUTES OF A MEETING HELD ON MONDAY, MARCH 6TH 2017 AT 7.30P.M. IN THE VILLAGE HALL
TO DISCUSS THE REVISED PLANNING APPLICATION FOR MANOR FARM, CAUNDLE STREET, BISHOPS
CAUNDLE, DT9 5ND.**

APPLICATION NO: WD/D/16/002209

PROPOSAL: ERECTION OF 19 DWELLINGS AND CONVERSION OF ANCILLARY BARNs TO FORM
A FURTHER 5 DWELLINGS

Present: Chairman A. Jones, Cllrs. Lyon, A. Tuffin, T. Loveless, P. Blundell. Clerk S. Harris

In attendance: District Councillor Gould who apologised as he would need to leave early
10 members of the public.

Apologies were received from Cllr. Dicker and B. Williams. Mr. Tuffin was present from 7p.m. and
apologised for leaving at 7.15 due to another commitment.

Plans had been available for public viewing since 6.30p.m.

At 7.30p.m. the Chairman asked for comments and questions after explaining that the meeting had
been called at very short notice because the plans had been delivered late and close to the deadline.
An extension had been arranged to allow more time to inform the community about the meeting.
The previous planning application for the site had been withdrawn and the new plans had dealt with
most of the comments and concerns raised at the first meeting.

Concerns were raised about the capability of the sewer infrastructure which was thought to be near
capacity as highlighted in the 2002 Village Appraisal. One member of the public living near Church
Green, reported problems with sewage 'backing up' when there was heavy rain.

The Chairman said this is not a Parish Council responsibility and Wessex Water would be one of the
consultees in the same way the Parish Council is a consultee and adviser to the planning committee.
Ensuring an adequate system would be the obligation of the site developers and Wessex Water and
the responsibility of Wessex Water.

A member of the public asked if the estate was imposing the development on the village or if the
Parish Council had asked for additional housing to be built in the village. The Chairman said the
estate was proposing to build but the Parish Council and West Dorset District Council had also been
discussing possibilities of providing affordable housing for some years.

One parishioner had drawn attention to the fact that access from the footpath into the development
appeared to be wide enough for a vehicle and whether this might lead to further development.
Access would be off Stony Lane and it was suggested Cllr. Hall be asked about improving visibility on
the sharp bend to the north of Manor Farm on Stony Lane as there are a lot of near misses now and
the development would mean more traffic using the road.

Drainage should be improved with the run off being taken to the north decreasing the amount of
water going south, although this may not improve the flooding caused in Stony Lane and further
down towards Higher Woodbridge.

Cllr. Lyon pointed out that less income from ground rents to the CLT (due to fewer affordable
houses) would not raise enough money to cover maintenance of open space. There is no mention
within the plans of leasehold of open space. Details of the maintenance and ownership of the open
space on the development and the paddock adjacent to Lynn Cottage to be requested from WDDC.
The precept would need an excessive increase to maintain these areas.

Mr. McTighe thanked the Parish Council for giving the opportunity for consultation and the visitors and Cllr. Gould left at 8.30p.m.

The meeting resumed at 8.35 and the draft comments from Mr. Tuffin were considered and amended as appropriate to include comments raised at the meeting.

Final comments sent to WDDC as follows:

RESIDENTIAL DEVELOPMENT AT MANOR FARM, BISHOPS CAUNDLE

WD/D/16/002209

RESPONSE FROM BISHOPS CAUNDLE PARISH COUNCIL

1. Village Consultation

Contrary to the Design and Access Statement of Community Involvement Clause 10.0 the revised scheme has not been previously forwarded to the Parish Council.

Additionally, the copy application documentation was not sent to the Parish Council by West Dorset District Council until 21.02.17 and received 24.02.17 allowing one week for comments before the consultation period closed. West Dorset District Council have duly extended the consultation period beyond 04.03.17.

2. Surface Water Run Off

The Flood Risk Assessment by RMA Environmental dated 26.08.16 refers to this. In short periods of heavy rainfall, the culvert on the southern side of the A3030 to the south east of the site has overflowed. This land is in the ownership of the Applicant. We consider there should be a condition in the consent that this culvert, the proposed paving and proposed detention basin be regularly maintained and monitored as highlighted in Appendix E, SuDS Maintenance Schedules in the Flood Risk Assessment by the Applicant or their Successor with appropriate rights of access.

Most surface water is intended to be discharged to the north but even during low rainfall the water runs across Stony Lane and floods the road between Stony Farm all the way down to the brook on the Stourton Caundle road. The same flood water also lies on the lane between Stony Lane and the A3030 and pours out onto the main A3030 near Higher Woodbridge. This situation may well be made worse by extra surface water and the pipes and culverts need to be investigated and improved.

3. Sewage

It is believed that the current mains sewer is at capacity. The Village Plan in 2002 stated that sewage treatment was near capacity. It is alleged by some residents at Church Green that sewage causes blockages occur during wet weather. We assume Wessex Water have been consulted and in view of the public concern it would be appreciated if a copy of the comments could be forwarded to the clerk.

4. Road Layout

The 2015 application raised concerns over road safety. The removal of a proposed access directly onto the A3030 has removed these concerns.

5. Number of Dwellings

The 2015 application raised concerns over the number of dwellings. This has been reduced from 31 to 24 which is much more appropriate.

6. Housing Mix / Layout

The 2015 application raised concerns over the balance of house sizes. The current proposal provides a much-improved balance.

West Dorset District Council should check that garages and driveways are wide enough to accommodate vehicles to avoid cars parking on and potentially blocking the adopted road. Please supply details of maintenance and ownership of the open space on the development and the paddock adjacent to Lynn Cottage. The village precept would need an unacceptably excessive increase to maintain these areas.

7. Summary

Subject to the points above being addressed, Bishops Caundle Parish Council and those attending the meeting, encourage and support the proposed development.

Bishops Caundle Parish Council

07 March 2017

The meeting closed at 9.15p.m.