

Planning Meeting Minutes – Online (Zoom).

Tuesday October 18th, 7.30pm

Present: A. Coombe, J. Shaw, K. Adlem, D. Blair (part), J. Walsh-Quantick

Apologies: A. Jones, A. Tuffin

Members of public: None

Planning applications received after October Parish Council Meeting: -

Bishops Farm – P/PAAC/2022/06115

This was an application notification to determine if a formal application would need to be submitted for the conversion of a farm building into accommodation. Not formally covered in the meeting. The following comment was submitted after further discussion with other councillors: -

The application is a Class Q conversion of an agricultural building to a dwelling. If approved this will undoubtedly lead to a second application for a full planning permission potentially with some amendments. BCPC support the current application on the condition that:

Any subsequent applications for the site do not result in expansion of the existing structure, either in floor area or height, or addition of a significant number of outbuildings for any use.

One of the arguments of the current application is that the current building is no longer required for agricultural purposes therefore a later application for a replacement building for agricultural use should not be permitted. The BCPC wish to avoid over development of the site.

Church Green – P/HOU/2022/05582

No objections raised.

White Hart - P/FUL/2022/05478 and P/LBC/2022/05481

The following points were discussed and the statement below submitted: -

BCPC make the following comments:

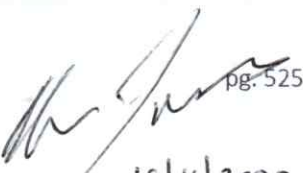
- **Design**

The site is in a very prominent position on a main road on the entrance to the village. In order to protect the appearance and character of the village and local landscape, the external finishes must be sympathetic and in keeping with other buildings. This is particularly the case for proposed dwellings 1 and 2. Dwelling 3 is less visible. The application states external walls will be Natural Stone.

We recommend a condition that local Sherborne Stone be used for elevations, rather than Bradstone or other such reconstituted stone. Cheap reconstituted grey/sand coloured stone has been used on the affordable housing part of the recent Manor Farm development opposite and the external appearance is unsightly and not in keeping.

- **Height of Dwellings**

The proposed 3 dwellings measure approximately 8.5m ground to ridge. The adjoining main pub building measures approx. 7.5m ground to ridge maximum. We consider the proposed


pg. 525
15/11/2022

dwelling no 1. which is on the very edge of the site.

We recommend a condition that the new dwelling ridge heights should be a maximum of 7.5m in keeping with the existing pub building.

- *Site Layout*

Proposed dwelling no.1 is very close to the highway.

We recommend the dwelling no.1 be moved back in a southerly direction by 5m.

- *Highway*

We rely on Dorset Council Highways to comment on visibility and safety of the proposed new access to the A3030.

We consider there should be a private footpath from the southern end of the site, through the retained pub car park to the existing pavement to the west of the pub for safety reasons.

- *Access Road*

The proposed site plan does not provide adequate room for delivery vans, small lorries and even cars to turn safely in the close if all car parking spaces are used. This could result on vehicles reversing onto the main road.

We recommend the turning area is enlarged to an adequate size.

- *Size of Dwellings*

The proposal is for 3 x 4 bedroom open market dwellings. There is no provision for smaller affordable housing as required in the area.

We recommend the proposal comprise a more appropriate mix of 1 x 4 bedroom, 1 x 3 bedroom and 1 x 2 bedroom dwelling to meet local requirements.

Subject to the recommendations above being included as conditions and strictly implemented, BCPC are prepared to support the proposal.