

Minutes of the PLANNING COMMITTEE Meeting
Held 6th September 2024 at 10.00am at Parish Office, Sixpenny Handley.

Item		Action By
1383	<p>Election of Chairman of Planning Committee 2024-25</p> <p>It was proposed by Cllr Stuart McLean and seconded by Cllr David Chick to appoint Cllr Ian Mereweather as <u>Chairman of the Planning Committee</u>. Unanimously resolved</p>	
1384	<p style="text-align: center;"><i>1 member of the Public attended the Open Session</i></p> <p>Public comments:</p> <p>A member of the public expressed their disappointment (not with the decision) but with the belief that the elected Dorset Councillors had been ill-informed, wrongly advised and had not made sufficient efforts to listen to all parties' representations.</p> <p>Thanks was expressed to the Parish Councillors for their efforts and resolve to contest Dorset Council's planning decisions.</p> <p>Parish Council response:</p> <p>Cllr Mereweather expressed thanks for the local support and concluded that the vote was close and the lack of previous scrutiny caused palpable discomfort for Committee members. The point had been made that 'Expert' lead authority had not sufficiently considered groundwater risk.</p>	
	<p>Attendance:</p> <p>Cllr David Chick (Chairman of Planning) Cllr Ian Mereweather Cllr Stuart McLean Cllr Robert Hassall</p> <p>Also in Attendance:</p> <p>Mrs Ciona Nicholson (Clerk)</p> <p>Apologies:</p> <p>Cllr Ros Adams Cllr A Turner Cllr C Taylor</p>	
1385	<p>Declarations of Interests & Grants for Dispensation</p> <p>None</p>	

<p>1386</p>	<p>To report matters arising (not included on the agenda) from the last meeting held 14th March 2024.</p> <p>Cllr Chick informed members of an on-site meeting with Nord Homes’ MD Duncan McCarthy on Friday 30th August (a follow on from a previous meeting held with IM& AT). It offered both parties further insight to each other’s point of view and why the PC are opposed to the construction of x2 bungalows directly on the flood line.</p> <p>Mr McCarthy agreed to respond to the PCs original letter dates 19th April 2024.</p> <p>Mr McCarthy also agreed to cut back the perimeter hedges of the development as they are currently causing a danger to highways. Clerk to confirm contact details of our experienced and preferred contractor.</p>	<p>Clerk</p>
<p>1387</p>	<p>North Dorset Planning Committee meeting outcome.</p> <p>P/VOC/2024/01076 – variation planning application was approved by North Dorset Planning Committee.</p> <p>Cllrs Mereweather, McLean and Cllr Brown attended the North Dorset Planning Committee on 3/9/24 meeting where they represented the opinion of the PC and local views. Despite the decision, members were content that the vote was close and once again the chairman had the casting vote.</p> <p>Members unanimously agreed to continue to be the ‘voice’ for village flooding forming a plan of action to target education and raising awareness of groundwater flooding.</p> <ol style="list-style-type: none"> 1. Letter to be sent to Chief Executive Dorset Council, Leader Dorset County Council, Head of Planning Dorset Council & Managing Director, NORD Homes. 2. Engage formally with Mr Guy Parker Independent Flood Consultant in order to follow up with a specific, more focussed ‘build on the risks’ report and continue to engage with the Developer. 3. Consider launching a publicity campaign by engaging with local publishers. <p>*Draft letter below was circulated to members and with approval to be sent out promptly.</p> <p>*DEVELOPMENT AT FROGMORE LANE SIXPENNY HANDLEY P/VOC/2024/01076</p> <p><i>You may be aware the latest application for variation of this development was heard before the Northern Area Planning Committee on Tuesday 3 September.</i></p> <p><i>The decision to approve was passed only with the chairs casting vote. The committee’s debate reflected the growing realisation that this development and specifically the proposal to place two properties in a known area of groundwater flood risk is, to say the least, problematic. Members voting in favour seemed uncomfortable with the position they found themselves in, one saying “I fear we will all come to regret this”.</i></p> <p><i>This Parish Council has consistently and strongly objected to the applicant’s variation requests which entail construction of 2 properties in an area of high groundwater flood risk. To be clear (as became apparent to all during this last committee meeting) no one can seriously question that the western part of the site where 2 properties are due to be constructed does not suffer recurrent groundwater flooding. What is also clear to this parish council and now too the northern area planning committee is that Council Officers, the Lead Local Flood Authority and the Applicant have all failed to properly consider and address the risk of groundwater flooding through the ongoing planning process.</i></p> <p><i>Whilst the applicant now has approval to continue construction, we are asking that all parties exercise a degree of moral courage and common sense in this matter. We have obtained</i></p>	<p>Clerk</p> <p>Clerk</p>

	<p><i>expert advice and opinion that building work on this site brings a risk of increasing flooding r both to the site itself and elsewhere. This breaches national planning policy framework guidance and is most definitely contrary to the interests of proper planning.</i></p> <p><i>Our request is that Dorset Council and the applicant recognise this simple fact and agree a “reset” of the development that follows the required sequential approach and re-sites development back in to an area of lower flood risk (in other words within the site boundaries approved under approval 3/20/1328/FUL).</i></p> <p><i>At the very least we would ask that relevant and detailed hydrogeological investigation and assessments are now undertaken. These should establish the degree to which the risks of increasing the severity and impacts of groundwater flooding are likely to be realised by the applicant’s proposal.</i></p> <p><i>We hope that all parties in this matter now recognise that the planning process to date that has served no one well and too simply carry on as it stands is wrong and not defensible.</i></p> <p>Clerk to make the initial contact with Mr Guy Parker via a letter.</p>	Clerk
1388	<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/HOU/2024/04686 Proposal: Erect a single storey garage and carport. Location: West View B3081 Common Road Woodcutts SP5 5RP</p> <p>Parish Council Decision: No Objection.</p> <p>Clerk to complete planning portal response.</p>	Clerk
1389	<p>Correspondence</p> <ul style="list-style-type: none"> • Clerk to request Nord Homes cut back the overgrown hedges on the perimeter of Frogmore Development. • A local resident notified the Parish Council of potential development opportunities on land adjacent to the Frogmore Development. Clerk confirmed (that as to date) there had been no formal applications made therefore the Parish Council would not discuss. 	Clerk

Meeting Closed 11.00 am

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

Signed:.....26th September 2024.