

SYMONDSBURY PARISH COUNCIL  
POLICY COMMITTEE.

**SYMONDSBURY PARISH COUNCIL**

Minutes of a Policy Committee Meeting held on 12 June 2012 at Symondsburys School at 7pm.

**Present:** Cllrs, P Smith, S Holmes, B Baker, S Ralph and M Leighton  
**In attendance:** Ms Cathy Evans and Cllr Summers.

1. **Apologies for absence.** Cllr M Costello (on holiday) and Cllr A Streatfeild (undertaking Olympic ambassador training).
2. **Information from Community policing.** No information available for the meeting
3. **DEMOCRATIC 30 minutes:** 8 residents attended and commented upon the Downhouse Farm Certificate of Lawfulness (see further comments at point 8). General view was that the same objections stand as were made last autumn for the previous Application. Points made were that local residents with clear views of the site were convinced there was no continuous camping as described in the Application over the previous 10 years and certainly nothing at the levels suggested. The evidence available at the time of the meeting (we understand there were at least 5 letters not yet posted on the Planning Portal and so not available for scrutiny at this point) is very anecdotal and not substantiated by hard evidence such as business records and accounts. Letters previously submitted for the original Application will be re-submitted.

Comments were sought on the subject of the West Dorset District Council (WDDC) Draft Local Plan consultation. Key points were that the housing needs to be built to meet local demand and WDDC should find ways to reduce the levels sought for second/holiday homes and look to utilise brownfield sites before using these green fields. Concerns that there is insufficient infrastructure to support such a large development. Cllr Summers reminded the meeting that funding to support additional infrastructure would be made available through a number of routes (including tariffs placed on the developers); there was a target of 35% of the housing to be 'affordable'; and the development is likely to be developed in small plots over many years, not one enormous build.

4. **The minutes** of the meeting held on 10 April 2012 having been previously circulated were taken as read and were approved.
5. **Chairman's Remarks.** Two issues have arisen that are to be placed on the next agenda for discussion – Eype Beach potential transfer of ownership from WDDC; and the footpath issue in the field at the top of West Cliff.
6. **Campaign for Rural England (CPRE) presentation on wind-turbines** – key messages were:-
  - highly controversial subject both inside and outside CPRE;
  - the proliferation across the landscape is the key challenge;
  - the Bournemouth, Dorset and Poole renewable energy strategy first published in 2005 has been updated and is currently in circulation for endorsement before being published in July (to be found at [www.dorsetforyou.com/renewable-energy-strategy-2020](http://www.dorsetforyou.com/renewable-energy-strategy-2020)). It strengthens protection of the AONB, not allowing further wind-turbines that impact adversely on the landscape.

SYMONDSBURY PARISH COUNCIL  
POLICY COMMITTEE.

- CPRE are increasingly challenging Solar panel Applications which are also proliferating. Note the costs quoted at the meeting (in the region of £1,500 per hour) should actually have been quoted as daily rates.
- CPRE rely on volunteers to identify Planning Applications that include Renewable Energy schemes, so appreciate parishes or residents alerting them to cases to avoid any being over-looked.
- Suggested Symondsburry Parish input their proposal that all Parishes within the sight line of large installations be included in the Planning consultation is included as part of the response to the Draft Local Plan.

7. **Presentation on Localism & National Planning Framework** – As part of the Localism Act there is a real potential to have significant influence on the proposed Vearse Farm development. A Parish is the basic level that the Department for Communities and Local Government view as key to formulate local plans, through the use of community groups. Symondsburry Parish is particularly fortunate in having a highly effective community group that already works in the Planning arena – the Community Land Trust. They have offered to support the Parish through their capacity, their expertise and their contacts. This is to be a substantial agenda item at the next Symondsburry Council Parish meeting on 10<sup>th</sup> July.

8. **Planning Applications for decision -**

1/D/12/000761: Downhouse Farm, Higher Eype - Certificate of lawfulness for existing use of land for stationing of motor homes and tents for tourism purposes between mid-March and the end of September each year (Certificate of Lawfulness (Exi): **resolved** to put in objections on the grounds of the strength of local input that there was no firm evidence to support the continuous use over 10 years.

1/D/12/000767: Dairy Cottage, Lower Eype Farmhouse, Eype – Certificate of lawfulness for existing use as a dwelling house: **resolved** to object on grounds there was insufficient evidence to support the continuous use.

1/D/12/000525: April Cottage, Hill Close, West Bay – erect a conservatory: **resolved** to object on the grounds that it overlooks the adjacent properties and is of a detrimental design to neighbouring properties.

1/D/12/000506: 15 Eypes Mouth Chalet Park, Eype -demolish existing timber chalet and construct replacement chalet (Full) – **resolved** to propose no objections

To formally **approve resolutions** made via email responses and add any further comment:

1/D/12/000684: Sea Hill Second Cliff Walk, West Bay; alterations to terrace and boundary treatment and single story extension – **resolved** no objection

1/D/12/000691: Higher Moorcroft Cottage, Symondsburry; restore existing carport and add log store, workshop and carport extension – **resolved** no objection

1/D/12/000580: The Old Pig Sty, Dairy House, Watton Lane, Bridport; alterations to convert store into ancillary accommodation - **resolved** no objection.

9. **Control of Applicants' Documentation for Planning:** Cllr Leighton explained the number of inconsistencies and unhelpful local regulations concerning drawings to support planning applications. Agreed the Clerk to

SYMONDSBURY PARISH COUNCIL  
POLICY COMMITTEE.

draft a letter to WDDC to propose these issues are addressed as part of the Weymouth/West Dorset review of process.

**10. Request for payments -**

- Sum of £900.00 to Bridport TC for Lengthsman
- Sum of £138.00 to Creeds for Annual Report printing
- Sum of £40 to DAPTC for 2 x training sessions
- Sum of £100 to Cllr Smith for Chair's Honorarium

**Resolved** to pay all the above

**11. Correspondence:** 4 letters received from local residents re A35 speed limit (letter from Parish has been sent to Highways Agency in support); BDO have been appointed as External Auditors to Symondsburry Parish Council

There is a Neighbourhood Training session on 30<sup>th</sup> June

To confirm the date of the next meeting: Policy Committee on 14/08/12  
Council meeting on 10/07/12

There being no further business the meeting closed at 9.15pm.

Signed.....date.....  
Chairman

[www.symondsburry.org.uk](http://www.symondsburry.org.uk)