

# BURTON BRADSTOCK PARISH COUNCIL

Chairman: Cllr M Evans

Clerk: Mrs M Harding



## Minutes of the Planning meeting held on 14<sup>th</sup> November 2019

### At 7.00pm at The Reading Room

#### Present:

M Evans (ME) (Chairman)

G Moody (GRM)

D Dixon (DD)

E Rees (ER)

M Harding (Clerk/RFO)

D Batten (DB)

G Mulry (GM)

S Meek (SM)

A Bailey (AB),

M Roberts (MR)(DC) 7 member of Public

**2019/11a-1 To receive apologies for absence - D Venn (DV), R Bryan (RB)**

**2019/11a-2 To receive declarations of Interest and grants of dispensation** – Cllr Bailey had submitted a dispensation to speak on the planning item on grounds of agricultural expertise, GRM objected to the dispensation to vote on the item but supported the dispensation to speak if using his expertise on an agricultural basis. The Council voted in favour of this motion

**2019/11a-3 Parishioners' Comments - (15 minutes on agenda items only)**

Resident 1 – spoke in support of the applicant's case, in that farmers need to diversify to grow their business, disappointed that Cllrs didn't have a site meeting and that the Council were going to dismiss the appeal at the last meeting even though further documents had been supplied.

Resident 2- Noted that most farmers don't diversify by holding festivals and although they are only 3 per year, they are over 9 days at the peak of the tourist season. Also, that the barn proposed is in the middle of a field.

Resident 3- It was noted that there are barns and buildings in the middle of fields throughout the valley. Also based on permitted development a much larger barn could be put up without permission but in order to use the barn as a stage, permission is required. The proposal will bring jobs for local people and something for the youth to enjoy in the area.

Cllrs commented on the reason for refusal being the visual impact of the barn in the middle of a field in the AONB. Consideration to be given on how to reduce this disturbance, impact and character of the area. The barn can be seen from areas in the Parish specifically along Shipton Lane.

SM responded to the statement regarding the special planning meeting and the reason why it was called was that the new information had not been supplied by the applicant prior to the Parish Council so the PC could not comment until this was made available, nothing had been decided before the planning meeting. It was noted that the majority of Cllrs were not anti the festivals, also most of the Cllrs had already been to the site on previous occasions so were aware of the siting of the barn.

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### Items for Decision:

#### 2019/11a-4 To consider any planning applications received by the Council

- a. Planning Appeal Notification WD/D/17/001698 LAND AT BREDY FARM, BREDY LANE, BURTON BRADSTOCK, BRIDPORT, DT6 4ND  
APPEAL UNDER SECTION 78, TOWN AND COUNTRY PLANNING ACT 1990  
Change of use of field from agricultural to mixed use of agricultural/festival for occasional 3-day long festival events (3 times a year) between May to early September. Remove original agricultural building and erect new mixed-use building.  
LAND AT BREDY FARM, BREDY LANE, BURTON BRADSTOCK, BRIDPORT, DT6 4ND  
The Council considered the comments made in the original application in 2017 to review those comments with this new information considering the visual an impact on the landscape. There were some comments that now are no longer relevant so would be removed.

The following comments will be submitted to the Planning inspectorate:

The Parish Council OBJECTED to the above Planning application in Dec 2017, following the appeal of October 2019 the Parish Council held a Planning meeting open to the public and have revisited their previous comments after receiving the new information provided:

- a. Section 78 Appeal statement of case.
- b. Landscape Appraisal
- c. Viewpoint Analysis sheet.

Burton Bradstock Parish Council continues to OBJECT to the application for the following reasons:

1. Local and national planning policies adversely affected - The development is in conflict with policy ENV1 and ENV10 regarding its impact on the local landscape and particularly as the proposed site is also within an important AONB being adjacent to the World Heritage Jurassic Coastline which related planning policies recognise and protect the unspoilt natural beauty of the landscape. It is noted that there are no changes to NPPF and therefore our comments still stand.

2. Layout, Design and Visual Appearance of the Development-The barn can still clearly be seen from local footpaths, the road from Shipton Gorge and numerous vantage points on the opposite side of the valley. The Parish Council supports the report of the AONB Landscape officer: -

“The proposal would go against the thrust of local plan policy ENV (i) as we consider that the development would result in harm to the local character, special qualities or natural beauty of the Dorset AONB. In respect of ENV1 (ii) and (iii), and ENV10 (i) and (iii) which seek to conserve local character and distinctiveness and secure appropriate mitigation – a number of the features of the proposal present issues.

The Pole Barn, in combination with the adhoc ‘structures’ and unsympathetic tree planting, would be considered to detract from the local landscape character and local distinctiveness. The development would lead to an erosion of landscape character and scenic quality within this area of the AONB”

3. Barn for Agricultural use: The proposed barn is contrary to Policy ECON 9 of the West Dorset, Weymouth and Portland Local Plan 2016 for the following reasons: -

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- a. It is both illogical and impractical to build a farm barn in the middle of a field particularly on the side of a hill, for both access and visual reasons.
- b. If there was a proven need the barn should be adjoining the existing farm buildings where housed animals can be regularly checked and the barn would be more in keeping with its surroundings.
- c. If animal welfare standards, as defined by DEFRA and RSPCA, are to be adhered to in terms of space per animal, the small number of animals that could be housed would be unviable.

The Parish Council now submit these updated OBJECTIONS for the appeal.

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Proposed GRM                      Seconded ME   7 votes FOR the proposal 1 abstention

- b. To consider any other planning issues or enforcements –

**2019/11a-5      Parishioners' open comments (15 minutes maximum allowed) none**

Meeting closed at 7.45pm

11<sup>th</sup> December 2019