

# BURTON BRADSTOCK PARISH COUNCIL

## MINUTES



### Minutes of the Parish Council planning meeting held on Wednesday 13<sup>th</sup> January 2021 At 7.30pm Via Zoom

#### Present:

E Rees (ER)

D Dixon (DD)

S Meek (SM)

A Bailey (AB)

M Harding (Clerk/RFO)

22 members of public

D Batten (DB)

G Mulry (GM)

D Venn (DV)

Cllr Mark Roberts DC

#### Chairman's welcome:

The Chairman welcomed Cllrs and the public to the meeting. The public were asked to comment on the planning items for consideration and to only raise the item or point once and not repeat the same issue that other members of the public may raise. Those attending the meeting were asked to mute and raise their hands to speak. Each person would have 3 minutes, this will be timed to allow as many members of public as possible to have their say.

#### Open Public Forum Part 1- limited to 3 mins per person.

15 members of the public spoke in this session and the following comments were made on the proposals at the Rookery:

Concerns were raised on the effect of the quiet enjoyment of the properties in the vicinity and the environmental damage to historic buildings. The current Parish plan promotes the preservation of the natural and built heritage of the village. The site was described as a secret garden and a previous application for a pool on another area on the site was agreed, given it was proposed to be a sufficient distance from neighbouring properties. The application does not conform to the NPPF and Dorset Local plan or the Conservation area appraisal as trees will be lost to this application.

The PC was asked to object to the proposal and asked for this to be dealt with at planning committee level not by delegated powers of the case officer.

The proposal will cause irreparable harm to the heart of the village with noise and light pollution, and environmental harm. There will be no way to turn back time if this proposal were to be approved and would set a precedent for the future of the village.

A property owner adjacent to the proposal at the Rookery quoted some evidence regarding health and wellbeing, the issues of noisy neighbours can cause stress which exacerbates chronic heart disease. The noise made by a growing family and the possibility of music could be loud and will cause stress. Due to proximity the noise would be practically in the neighbours' garden.

Homeowners raised concerns that when they visit their homes from the city there will be sound from pumps maintaining the pool and lights around the pool that will cause light pollution. The wildlife, green spaces and precious views will be lost forever.

MR commented that the PC makes their comments, this goes to the case officer who in turn makes their recommendations, the PC cannot insist that it goes directly to planning committee, also that a "precedent" is not a material planning consideration each application is considered on its own merits.

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Resident living behind the site explained that there are errors in the statement provided, the application states that it cannot largely be seen by neighbouring properties, but as per the pictures provided for the meeting, it can clearly be seen by direct neighbours. The block plan drawing misrepresents the proposal of the structure. This will be a private leisure complex. The neighbours garden will no longer be a haven of peace and tranquillity. The site was previously advertised as a holiday let and concerns were raised about retiring to the village and a random group of hirers would arrive with owner not be present and no one to control the noise and disruption this may cause. It was noted that the property is no longer let this took effect Oct 2019, although it remains on the holiday letting site, the owner plans to live there with the family in the future.

The impact on the local wildlife is a strong contributory factor. The village has a low level of light pollution with no streetlights, bats are under threat if this proposal goes ahead, there are several bat species on the site and surveys need to be carried out. Artificial light and noise will hugely decimate the existing bat colony who need this to roost and thrive also the hedge rows are an important flight path.

The applicant spoke about the application, thanked the Cllrs for attending a site meeting and understand that there are a lot of residents against the proposal. Some facts, the property was extensively refurbished in 2008, the pool was not built at that time due to the costs of the refurbishment, the whole roof has been made bat friendly the survey confirms this. The last letting was Oct 2019 and there has been no more than 10 lettings per year, the property has been requested to be removed from the letting site and when trying to book it does explain that the site is no longer available. The family have descended from farming families and have been breeding mallards which have been released in the village. The Pool is not large and is to be used for the family in the future, and whilst the applicant appreciates the resident's views, some of these are not planning comments but are deemed quite personal and rude. The applicant explained that there are no guarantees that the neighbours will not also let out their properties in the future, but he assured the meeting that it is not the plan for the family to continue letting.

Further comments suggest the design of the pool house is inappropriate for the building that surrounds it. It is so close to the neighbour's gardens and being in such a large area, could there be another site that could be better suited to the pool.

The siting of the complex will be overbearing and is closer to the neighbour's properties than the applicant, the continuous noise of the heat pumps. It was noted that the pool must be a certain distance from a listed building and is closer to the Rookery than neighbouring properties.

SM reminded residents that the Parish Council can only comment on material planning considerations only and there are some affected within this application.

**21/01-1 To receive apologies for absence –Graham Moody**

**21/01-2 To receive declarations of Interest and grants of dispensation – none**

**21/01-3 To consider all planning applications in circulation:**

**1) WD/D/20/002741- THE ROOKERY, CHURCH STREET, BURTON BRADSTOCK**

The raising of an existing hay loft roof and new balcony, Additional garden gates and the alteration of an existing outbuilding to create a lawnmower store –

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The Council had held a site visit, 3 Cllrs attended. No objections were raised on this application but the PC wish to comment about the completion of the biodiversity plans and that these are available for the decision-making process for Dorset Council planning department. There should be conditions in place for the bat survey to be completed. It was noted a recent application considering developing existing buildings creates a long-term risk that buildings are developed and can eventually be developed into houses, but the Council need to comment on each application on its merits.

Proposed DD

Seconded AB

- 2) **WD/D/20/002742- THE ROOKERY, CHURCH STREET, BURTON BRADSTOCK** -The renovation of an existing flat in the Coach House including the replacement of existing stairs and raising of internal plasterboard ceiling. The raising of an existing hay loft roof and new balcony to create a bedroom. Additional garden gates and the alteration of an existing outbuilding to create a lawnmower store.

No objections to internal works relating to the previous application.

Proposed ER

Seconded DD

- 3) **WD/D/20/002743- THE ROOKERY, CHURCH STREET, BURTON BRADSTOCK** -The construction of a 15x4m new swimming pool with an adjacent terrace and pool house. Replace existing bridge across the Leat and an additional bridge is to be inserted to provide new access across the river from the North end of the main house.

The Council need to consider the Conservation area appraisal that conserves and enhances to the area of the village protecting the core of the village. This is a sensitive location in the village, modern development is detrimental to the area. The PC need to separate the comments on the pool from the pool house, and the impact on the village. The pool proposed is a natural pool. The letting site no longer takes bookings for this property. There are material grounds for objection regarding noise and light pollution. Although it is difficult to object on the grounds of something that might happen. Some Cllrs were minded to object to the pool house alone. Given there was a pool approved in a property nearby some years ago the pool house is more of an issue. The permission on the current site was for an indoor pool although this may have lapsed unless it was part of a commencement of a previous planning permission. It was noted that there is no bridge in Grove road affected in this application.

Cllr notes that if DC were minded to approve, there should be significant constraints- The PC will prepare an objection paper for submission including conditions- DD to action.

Proposed DD

Seconded GM

6 votes For, 1 abstention

- 4) **WD/D/20/002744 - THE ROOKERY, CHURCH STREET, BURTON BRADSTOCK** -Alterations to facilitate the construction of a 15x4m new swimming pool with an adjacent terrace and pool house. Replace existing bridge across the Leat and an additional bridge is to be inserted to provide new access across the river from the North end of the main house.

The PC could not find reasons for objection given this is to facilitate the pool works and bridges, Cllrs noted that this should be of the correct design to match surroundings and the comments will be linked in with the planning application WD/D/20/002743

Proposed DV

Seconded SM

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- 5) **WD/D/20/002923- 14 LOWER TOWNSEND, BURTON BRADSTOCK**- Erection of single storey extensions, detached garage, and alterations to porch.  
No objections  
Proposed ER                      Secoded DD
- 6) **WD/D/20/002787 - THE GARDEN HUT, THE STUDIO, COAST ROAD, BURTON BRADSTOCK**- Use of the building as a single unit of self-contained residential accommodation (C3 dwelling)  
DB noted that a site visit was held over a year ago, there is very little evidence that it is a dwelling with no sanitation or plumbing, this application is for evidence to prove that it was or was not a dwelling historically, the PC will reiterate the comments sent previously.  
Proposed DD                      Secoded DB                      6 votes For, 1 abstention
- 7) **WD/D/20/002920 -107 SOUTHOWER, BURTON BRADSTOCK**- Erect two storey rear extension-,  
No objections  
Proposed DB                      Secoded SM

Further applications received will be considered at the Feb PC meeting.

### **Open public forum part 2**

It was noted that following the discussion a pool in a different location on the site would be a compromise by reverting to the original application in 2008.

An observation was if the pool house was moved away from the pool it would need to be on the other side of the leat and therefore the plumbing and infrastructure would need to be in a different location.

Thank you to the PC for supporting the application on Southover for a family who have moved in and children are attending the village school, it is pleasing to note a number of new families moving into the village and attending the school making it more viable.

Meeting closed at 8.53pm