

BURTON BRADSTOCK PARISH COUNCIL



Dorset Council Planning

1) **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:

Burton Bradstock Parish Council **OBJECTS** to the proposed development for the following reasons:

- **Location within the historic core of the Burton Bradstock Conservation Area** - the proposed development is located in a particularly sensitive area of the Conservation Area in the setting of a group of Listed Buildings alongside a historic Mill Leat. The Conservation Area Appraisal (2007) identifies the importance of *“the intact historic plan, with a particularly unspoilt core and the only noticeable impact from modern development on the western and northern fringes”*. We would stress the unique contribution to the historic core of the village provided by the inter relationship between Listed Buildings and the unspoilt spaces/ gardens that provide their historic setting.
- **The size of the Pool House** -The proposed Pool House constitutes a ‘modern’ intrusion into the Conservation Area and would strike a discordant note amongst the surrounding group of Listed Buildings and boundary walls, all built with local stone. The Pool house appear to be much larger than necessary to service a ‘natural’ pool and includes a Gym that could be located elsewhere within the Rookery.
- **The choice of construction materials for the Pool House** - We understand that modern construction materials can work well in historic settings. However, the choice of Timber and Zinc for the Pool House sits uncomfortably in the historic core of the Conservation Area given close proximity to walls and Listed Building constructed in local stone.
- Whilst recognising the efforts, detailed in the Arboricultural Survey, to retain the significant group of mature trees on the site, especially along the Mill Leat - the Parish Council would like to impress on Dorset Council the importance of securing the retention of the significant trees on the site and would want the appropriate protection actions detailed as conditions for any development approvals for this site.
- Should Dorset Council be minded to approve the proposal controls will need to be put in place to mitigate noise and light disturbance to neighbours. A clear and detailed plan will also be required to control noise and vehicle movements and protect the amenity of neighbours as well as the functioning of the nearby Primary School during the construction phase.

Mrs Michele Harding, *Clerk to the Council*

The Reading Room, High Street, Burton Bradstock, Bridport, DT64QA
Mob: 07814 016971 Email: theclerk@burtonbradstockparishcouncil.org
Website: www.burtonbradstockparishcouncil.org

BURTON BRADSTOCK PARISH COUNCIL



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

Burton Bradstock Parish Council would like to make the following comment:

We would like to emphasise the need for nature conservation, mitigation, and enhancement where possible (ref the draft Parish Plan policy E19). The buildings are known to be important for a range of Bat species and we feel it especially important for the decision on this proposal to await the outcome of Dorset Council's Natural Environment Team's review of the application's Biodiversity Plan, as noted in email correspondence regarding this proposal.

Yours sincerely

Mrs M Harding

Mrs M T Harding
Clerk to the Council