

Stinsford Parish Council

Minutes of the meeting held on Thursday 19 October 2017 at 6.00pm in
The Old Library, Kingston Maurward College

Present: Mr Chris Hext (Chairman), Mr George Armstrong, Mr Michael Clarke, Mr Will Molland, Dr Andy Stillman and Mr Richard Wheal.

Also in attendance: Miss Kirsty Riglar (Clerk) and four residents of Bhompston Farm

170. Apologies for Absence

170.1 There were no apologies for absence.

171. Declarations of Interest

171.1 Mr Molland declared a personal interest in the planning applications at Bhompston Farm as he had a business relationship with the applicant's son.

171.2 There were no declarations of disclosable pecuniary interest.

172. Public Participation Time

172.1 Residents of Bhompston Farm outlined their concerns about and objections to the applications for outline planning permission for rural-exception affordable dwellings. It was noted that there were some minor differences to the applications previously submitted and withdrawn, mainly in respect of the reclassification of the access track and the indicative layouts of the proposed dwellings but significant concerns remained in respect of the following aspects:

- (i) the principle of development at Bhompston Farm;
- (ii) affordability of the properties and sustainability of the development;
- (iii) the lack of evidence to meet the requirements of designation as a rural exception site; and
- (iv) impact upon existing properties at Bhompston Farm.

172.2 The issue of light pollution from the Dorset Studio School was raised. Mr Armstrong explained that this had been raised with the Business Manager but he would do so again.

173. Planning Matters

173.1 WD/D/17/002158 – Bhompston Farm, Stinsford, DT2 8QN – Demolish two redundant agricultural buildings and erect two rural-exception affordable dwellings with associated works – Plot 1 on aerial photograph (Outline)

and

WD/D/17/002159 – Bhompston Farm, Stinsford, DT2 8QN – Outline application for the erection of two rural-exception affordable dwellings with associated works on the site of existing equine loose boxes – Plot 2 on aerial photograph (Outline)

The Clerk reported the details of the households currently on the housing register for Stinsford parish, as provided by the Affordable Housing Needs Officer earlier that day.

Following discussion about the objections raised by local residents and the information set out in the applications, it was **resolved** to object to these applications on the following grounds:-

- (i) the applications do not fulfil the criteria for the erection of residential properties on a rural exception site as set out in the National Planning Policy Framework;
- (ii) the applications do not meet the requirements of Policy HOUS2 (Affordable Housing Exception Sites) within the extant West Dorset, Weymouth and Portland Local Plan for affordable housing exception sites; there is no identified current, local need within the parish for such affordable dwellings which cannot otherwise be met;
- (iii) there is a lack of evidence that the development would meet the sustainability test;
- (iv) the applications do not meet the requirements of Policy SUS4 of the Local Plan states that “the replacement of a building should be permitted where the existing building is of permanent and substantial construction, and its continuing use would otherwise be consistent with other policies in the plan.”
- (v) the increase in traffic movement along the single access track and the potential cost to future residents of the proposed dwellings in contributing to the maintenance of the private track;
- (vi) the lack of mains water and mains sewage at Bhompston Farm and the cost implications of private provision in relation to affordable housing;
- (vii) overlooking and loss of privacy of neighbouring properties due to the sites in question being on a higher ground level.

173.2WD/D/17/001998 – 2 Maurward Close, Stinsford, DT2 8PU – Replace the southern facing first floor bedroom window with Juliet balcony. Render all cream facing brickwork.

It was **resolved** to SUPPORT this application.

The meeting concluded at 6:55pm.

Chairman..... **Date**.....