

Minutes of the PLANNING COMMITTEE held at the Village Hall, Corfe Mullen on Tuesday 27th November 2018 commencing at 7pm

Present: Cllr Mattocks - Chairman

Cllrs	Harrison	Jefferies	Waterman
	A Holland	Stennett	

Officers in attendance: Katrina Blee (Clerk) and Claire Gamble (Assistant Clerk).
Also in attendance: Cllr P Holland and Cllr B Honeyman.

PUBLIC DISCUSSION PERIOD

There five members of the public present.

One resident spoke against application no 3/18/0996/OUT and expressed concern that the high-cost consultancy work undertaken for the Core Strategy was being ignored by the District Council.

Another resident spoke against application 3/18/0996/OUT and expressed frustration at the lack of enforcement regarding the containers at the top of Pardys Hill on land owned by the same landowner. He was concerned that if this proposal was refused containers might be placed on this land too.

In addition, he expressed concern that the landowner, who is a parish councillor, purports to be working for the good of the community when so many residents are outraged at the clearing of the land, hedge, and the continuing presence of the containers. Councillors reminded the resident that parish and town council elections are to take place in May 2019 so residents could express their views through the ballot box if there was a poll. The resident expressed concern that people do not appreciate that they should vote for fourteen people. Councillors said that this point will be addressed in the next meeting of Full Council which is discussing the upcoming elections.

The Clerk read out an email in regard to application no 3/18/0996/OUT from a disabled resident, who was unable to attend the meeting, asking councillors to take into account the need for single storey dwellings, as expressed in the housing survey responses. This was noted for future reference, however as the application is outline only this detail would be considered at a later date.

18/236 Apologies for Absence

Apologies were received from Cllr Everett.

18/237 Declarations of Interest

There were no declarations of interest.

18/238 Minutes

The minutes of the Planning Committee Meeting held on 13th November 2018 were approved.

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Planning Applications

It was agreed that the following observations should be submitted to the District Council:

<p>3/18/0996/OUT Applicant: East Boro Housing Trust Agent: Henshaw Building Services</p>	<p>Development of 12 affordable dwellings and associated access onto Pardys Hill. Outline application with all matters reserved, as amended by plans received 7/11/2018 to reduce the number of dwellings to 9 with amended access and parking area. Land to the North of Pardys Hill, West of Sleight Lane</p> <p>Object: for the following reasons: -</p> <ol style="list-style-type: none"> 1. It is noted that around 50% less affordable housing than originally planned for in the Core Strategy is to come forward in the plan period, which indicates that there is now a case for consideration of an exception site under Policy LN4. <p>However, this policy lays down in para 5.5 a specific process for the identification of a preferred exception site to include an evidenced scoping exercise and sequential test of potential sites with evidence of site investigations. As this process has not been undertaken to date the proposal must be viewed as premature and is considered to be contrary to Policy LN4. The Parish Council hopes to embark on this process in early 2019, hopefully with the assistance of the planning authority.</p> <p>The Parish Council notes the Planning Inspector's comments in his decision on a previous application that 45 respondents to the Parish Council's housing survey showed the Pardys Hill area as a preferred site for housing, however the question was designed only to give an initial indicator before a scoping exercise is undertaken and the low overall survey response and number of respondents indicating this preference is in stark contrast to the number of objections to this proposal which at the time of writing stands at 147.</p> <ol style="list-style-type: none"> 2. The Parish Council has concerns that the proposal may pose a flood risk, in particular from surface water run off in a location which is already prone to flooding. <p>The Parish Council requests that this application is determined at the Planning Committee and not under delegated powers.</p>
<p>3/18/2807/HOU Applicant: Mr Samtani Agent: N A Palmer Design, Winchester</p>	<p>Proposed Garage. 31 Albert Road No Objection</p>
<p>3/18/2975/HOU Applicant: Mr R Heard Agent: Mr Malcom Randall, Upton</p>	<p>Two storey extension and alterations. Raise roof to form two storey dwelling. 19 Corfe Lodge Road No Objection</p>

18/240 Items of Information and matters for forthcoming Agendas

- a) *Containers at the top of Pardys Hill*

EXCLUSION OF PRESS AND PUBLIC

Although there were no members of the public present at this point in the meeting, It was resolved that: by reason of the confidential nature of the business to be transacted the press and public be excluded during consideration of the following item.

Cllr Waterman requested an update on the current situation regarding the containers at the top of Pardys Hill.

Cllr Harrison reminded members of a previous update he had given and provided clarification on members' queries.

- b) *Beacon Hill* – Cllr Jefferies reported that Suez have submitted its planning application to extend their operation at Beacon Hill Landfill Site for a further ten years. This was noted.

- c) *Core Strategy Housing and relocation of the allotments*

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The Clerk provided an update she had received from Savills, agents for Canford Estates, on progress for the new development and resultant relocation of the allotments. This was noted.

18/241 Date and Time of Next Meeting

The date and time of the next meeting were confirmed as Tuesday 11th December 2018 at 7:00 pm.

The meeting closed at 7.45pm.