

Approved minutes of Minutes Extraordinary of Lydlinch Parish Council Meeting held on 16th April commencing at 7pm.

Present Councillors: Mr C May (Chairman), Mrs G Tite, Mr V Vining & Mr J Worth.

T Watson (Clerk)

In attendance

There were no members of the public in attendance.

1. Democratic period (For public comment)

No comments

2. To receive apologies.

Received from Mr T Frizzle & Z Cheetham

3. Declarations of interest.

4. To respond to consultation on the Hazelbury Bryan draft neighborhood plan.

It was noted that the plan could be viewed at the two consultation sessions on the 20th April & 5th May and the due date for comments is Monday 21st May. Members were glad to see mention in section HB16 of the provision of affordable housing.

RESOLVED: To delegate comment on the plan to C May

5. Planning

a) Response to NDDC planning consultations.

2/2018/0271/OUT Develop the land by the erection of 1 No. dwelling with double garage (outline application to determine access). Pigsty Cottage B3143 - Blackrow Lane To Holwell Road Kings Stag DT10 2AZ. Mr K Higgs

Members considered their response to a previous application on the site and felt that sustainability had reduced since that point as the bus service had been withdrawn.

RESOLVED: Members refer to Appeal ref: APP/N1215/A/14/2212027 and strongly oppose the application as they consider it is inappropriate and contrary to the policies in the Local Plan and for the following reasons:

- 1. The application is outside the settlement boundary (former local plan) within an IOWA (current local plan) and in a smaller settlement covered by the countryside policy.**
- 2. The application does not qualify as a housing in rural exception affordable housing site as the proposed dwelling is large it too large and not considered as affordable**
- 3. Kings Stag is small rural village, not a suburb and in keeping it as such gives it the landscape value it holds and is an essential part of the local plan's provision. Therefore as the application commends the proposal as 'filling in a gap in the street elevation' it misunderstands the very nature of the village, where there are limited lengths of road where there are buildings on both sides (Appeal decision para 12). Members consider that IOWA's are in place to avoid the village becoming a linear settlement, built up in a continuous line on both sides of the road.**

4. The application makes no mention of the trees and hedgerow at the roadside boundary, the existence of which adds to the 'countryside' landscape value of the settlement. There is also no mention in the design and access statement that these features will be retained
5. Members understand that the current sewage system in Kings Stag is already at full stretch and any additional development will only place the system under further strain.
6. During the last year the bus service through Kings Stag has been reduced making the location less sustainable than when an application on the site was previously considered. (Ref Appel decision para 6,7 & conclusion) and it is therefore increasing difficult for residents to enjoy a reasonable standard of living without a private car (ref. Appeal decision par 9)

Should the Officer be mindful to recommend approval members request that the application goes before the Development Management Committee.

b) Report of responses made under delegated terms in conjunction with standing order 15b xv.

2/2018/0100/FUL - Station 1 No. double decker bus with undercover seating area, 1 No. wooden bunkhouse, 1 No. yurt, 1 No. converted horse trailer, 1 No. shepherds hut, install equipment to provide water, electricity and lighting including a solar panel, erect fence, form 4 No parking spaces and cover track and parking area for visitors with hard core, (part retrospective). Brickles Wood Hydes Lane Lydlinch DT10 2BG

No objection to the application in principal, providing the usual conditions for holiday letting are applied which include a maximum of 28 consecutive days stay and all the structures are removed in the closed season, to ensure there is no permanent occupancy of the site. However members deplore the fact that the application is retrospective and have concerns regarding the adequacy of the disposal of waste water / material associated with the use of the site.

c) Recent decisions of NDDC Development Management Committee.

2/2017/2017/VARIA Change of use from therapy rooms only, to a joint use including; therapy rooms and 3 No units of holiday accommodation (Class C3). Variation of Condition No. 3 of Planning Permission No. 2/2013/0190/PLNG to exceed 28 days and allow 3 months unrestricted occupancy. Blackrow Farm Access to Blackrow Farm Kings Stag Dorset DT10 2BE. Permission Granted

d) Appeals and matters of report from previous applications.

None.

e) Planning matters of report.

No further communication from enforcement regarding 5 Old Orchard Close.

There being no further business the Meeting closed at 7.28pm.

Approved Date 21.05.18

C May-----