OSMINGTON PARISH COUNCIL

Minutes of the
Special Meeting of the Parish Council
held at the Village Hall on
Monday 7th April 2016 at 7pm

Members of the Council present:

Cllr Mr NJ Ireland (Chairman)
Cllr Mrs HS Ballard
Cllr Mrs CA Dempsey
Cllr Mrs SR Miller
Cllr Mrs G Pearson
Cllr Mrs DG Symes

1. DEMOCRATIC HALF HOUR

60/16 Apologies. Apologies received from DCC Cllr Andy Canning and Cllr Vic White.

61/16 Public Attendance. Three members of the public, including WDDC Cllr Mr Nigel Bundy and WDDC Cllr Mr Alan Thacker were in attendance.

One member of the public raised concerns regarding Planning Application WD/D/15/002097 (Hazeldown Cottage, Church Lane, Osmington, Weymouth, DT3 6EJ) with regard to footprint of the building, parking and reassurance that West Dorset District Planning Committee make a site visit before consideration.

Cllr Bundy reported that a site visit has not been scheduled at present.

62/16 Declarations of Interest. Nil.

63/16 Grants of Dispensation. Nil.

64/16 Planning decisions and related issues

Application No: WD/CA/16/00059
1 No. Cherry - Crown reduce by 30% at 6 West Farm, Church Lane, Osmington, Weymouth DT3 6EL – granted.

Application No: WD/CA/16/00058
2 No. Ash Tree – Crown reduce by 20% at West Farmhouse, Church Lane, Osmington, Weymouth DT3 6EL – granted.

Application No: WD/CA/16/00058
T1: Ash – Remove overhanging branches at West Farmhouse, Church Lane, Osmington, Weymouth DT3 6EL – granted.

Application No: WD/D/15/001542
Demolition of existing detached kitchen stores and service accommodation. The extension of existing kitchen to provide storage accommodation and staff facilities. Erection of three accommodation blocks. Erection of activity structures.

Associated landscape works at PGL Holiday Park, Shortlake Drive, Osmington, Weymouth DT3 6EG – granted.

2. PLANNING MATTERS

65/1 Application No: WD/D/15/002097

Amended plans - Erect single & two-storey extensions. Reconstruction of porch & provide natural slates to the existing roof, in lieu of water reed at Hazeldown Cottage, Church Lane, Osmington Weymouth, DT3 6EJ

Osmington Parish Council objects to this planning application.

Whilst we appreciate that efforts have been made to address some of our original concerns, we still have issues with the revised plans.

Osmington Parish Council and West Dorset District Council both adopted the Osmington Village Design Statement (VDS) as Supplementary Planning Guidance and it is referenced, both explicitly and by ethos, in this response.

Hazeldown Cottage is located at the heart of Osmington Village and within the Conservation Area. It is both adjacent and near to several neighbouring Grade II listed thatched properties, and already dominates the crossroads it overlooks.

The VDS states that buildings should be designed to fit in with the surrounding properties in a sympathetic manner and that extensions or alterations should be handled with great sensitivity, generally conforming to the style and materials of the existing structure.

The proposed large increase in the building's footprint would exacerbate the already dominant outline of the property and be out of character with the location; whilst we have no issue with the extension on the South of the building, we object to both the size and form of that to the North of the existing building.

In addition, the reduction in the available off-road parking space at the property, which would be caused by the proposed North extension is in contravention to the VDS guidelines designed to minimise the problems our community has with on-road parking. The plans give a false sense of the current parking area size (already small) and the final proposed area.

It should also be noted that West Farm Lane outside Hazeldown Cottage is a no-parking area (as dictated by the safety conditions imposed by the West Farm development permission). We note that DCC Highways have responded as a consultee with 'no comment' but believe they have no current knowledge of the restrictions outside this property. The Parish Council has contacted DCC Highways to have the relevant markings and signs, which were lost to road works and fading, reinstated.

The plans give no sense of the position and most importantly, the height and dominant nature of the property, with respect to the surrounding properties and we urge the Planning Committee to have a site visit prior to making a decision on this application in order to appreciate fully the concerns we have expressed above.

ACTION: CLERK

3. COUNCIL AFFAIRS

66/16 Cheques signed since last meeting.

4 Apr 16	100808	E Webb (sal/exps 03/16)	£308.49
4 Apr 16	100809	HMRC (PAYE 12/15)	£62.60

67/16 Cheques endorsed since last meeting.

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68/16 Topical Information. Cllr Mrs G Pearson raised the possibility of a beach clean in conjunction with one being organised by PGL Holiday Park – further information to be put on the Osmington website.

Cllr Mrs D Symes raised concerns regarding the sighting of a radio controlled drone in gardens and looking into properties one evening – suggested that this should be reported to the police.

Chairman Date