

**PARISH OF OKEFORD FITZPAINE**  
**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON**  
**MONDAY 23 JULY 2018**

**PRESENT:** Cllr P Banning (Chairman)  
Cllr R Corben  
Cllr S Corben

**Also present:** - Mrs Sandra Deary, Clerk and 11 members of public

1. **THE MINUTES OF THE MEETINGS HELD ON 20 JUNE 2018:** having been circulated to Cllrs and notice boards were taken as read. It was proposed by Cllr S Corben and seconded by R Corben they be signed by the Chairman, this was agreed.
2. **DECLARATIONS OF INTEREST:** Members were reminded of the need to declare an interest if it was not already disclosed on their declaration of disclosable pecuniary interest form held by the Clerk.

		Action
3.	<p><b>Planning Matters:</b>  <b>2/2018/0771/FUL-</b> Pleydells Farm, Higher Street, Okeford Fitzpaine, Blandford Forum, Dorset, DT11 0RQ - Erect 5 No dwellings, form new vehicular roads within the site, create 16 No. vehicle and 18 No. cycle spaces (demolish existing farm buildings). Following discussion Cllr S Corben proposed objection to this application on the following grounds:</p> <p><b>1.0 SUMMARY</b>  This site has been the subject of 2 earlier planning applications both of which were refused:  <b>2/2002/0909</b> – which was for 1 dwelling.  Turned down for several reasons including ‘Existing access to the High Street lacks adequate visibility and its increased use would be likely to cause additional danger to road users’. Given that the current application is for 5 dwellings, road usage has increased and nothing has changed to mitigate the danger, the danger to road users has increased.  The source of this danger is that the visibility splay to traffic from the north from the 2.5 metre driver position is blocked by the side wall of Pleydells Farm which extends directly to the roadside. This visibility would be further impacted by a parked vehicle in front of Pleydells Farm (frequent occurrence and includes a horsebox). It must be noted that the width of the access between the brick and timber undesignated building of interest and the Grade 2 listed Pleydells Farm is 3.7 metres which would severely restrict any driving manoeuvre, and limit access to 1 vehicle only in each direction. The visibility to the south is similarly restricted by the side wall of the Taverners(now called Nutmeg Cottage) Grade 2 listed building which similarly fronts directly to the road. The road to the south bends slightly beyond Taverners further restricting visibility. The current application does not include a Transport Statement which would set out how traffic from the development would impact Higher Street.  The 2002 application was also rejected for reason of firstly backland development and secondly sporadic development in the countryside. This reflected housing and environment policies that existed at the time of the application and were further reasons for refusal..  <b>2/2004/0659</b> – which was for 1 dwelling.  The basis for this refusal concentrated on the policies in the 2003 Local Plan and can be summarised as  ‘Has no proper road frontage and served by a long and inconvenient access’, ‘amounts to unacceptable backland development’, and ‘inappropriate development in the Countryside’ as by this time the 2003 Plan had published Settlement Boundaries which the site lay outside.  This application went to Appeal APP/N/1215/A/04/1167244, which upheld the refusal quoting ‘outside settlement boundary’ and Countryside Policies.  The current application is for additional dwellings (5) using the same long and inconvenient access road, which is an additional danger to Higher Street road users and outside of the Settlement Boundary. It is however within the Conservation Area which leads to a further level of inspection that is set out below.  It is proposed that this application be refused on exactly the same grounds as previously:</p> <ul style="list-style-type: none"> <li>- Dangerous access</li> <li>- Outside the settlement boundary</li> <li>- Development in the Countryside (NDLP Policy 2 Core Spatial Spatial Strategy - The Countryside Outside the defined boundaries of the four main towns, Stalbridge and the larger villages, the remainder of the District will be subject to countryside policies where development will be strictly controlled unless it is required to enable essential rural needs to be met. At Stalbridge and all the District’s villages, the focus will be on meeting local (rather than strategic) needs. <b>NDLP Policy 20 The Countryside</b> - Stalbridge and the eighteen larger villages will form the focus for growth outside of the four main towns. Development in the countryside outside defined settlement boundaries will only be permitted if: a it is of a type appropriate in the countryside, as set out in the relevant policies of the Local Plan, summarised in Figure 8.5; or b for any</li> </ul>	Clerk to inform NDDC

other type of development, it can be demonstrated that there is an 'overriding need' for it to be located in the countryside .

## 2.0 SUPPORTING REASONS FOR REFUSAL

These reasons for refusal are further supported by the following NDLP 2016 Policies:

**Policy 4** The Natural Environment – No Environmental Impact Assessment has been presented with the application or proposals to enhance the natural environment or achieve biodiversity gains. The proposal ignores the presence of trees within the site and the need for the removal of an orchard of fruit trees to accommodate plots 2 and 3.

**Policy 5** The Historic Environment – The site is within the Conservation Area of Okeford Fitzpaine but no impact assessment on the Conservation Area and Designated and Un-designated Buildings has been presented. The application does not address the impact on the setting and hence the significance of the adjacent Grade 2 listed Buildings:

Pleydells Farm

Squirrell Cottage/Woodpecker Cottage

Taverners (now known as Nutmeg cottage)

Thornhill Farmhouse

In addition there is an undesignated building of interest between Taverners and Pleydells Farm at the entrance to the access track.

Evidence supporting the application in relation to Policy 4 and 5 would need to be provided by suitably qualified sources. The HIA would also need to address matters including the views into and out of the Conservation Area. In this latter respect a recent planning application to re-site the main barn from this site into a field to the west would have resulted in a gain to the views of the Conservation Area from the Public Rights of Way on the West of the village. These views set the Conservation Area against the backdrop of Hambledon Hill and the South West Wiltshire Downs. This would be lost by the building of Plot 1

**Policy 24** Design - Very little detail is provided on the design of the sites. From the information provided, the garages are too small to accommodate cycles and space for a car. So there are either inadequate parking spaces for cars, or additional storage would be needed for cycles to conform to the requirements of this policy. Also - '**Developments will be expected to incorporate existing mature trees and hedgerows and other landscape features into the public realm of the development layout and provide sufficient additional landscape planting to integrate the development into its surroundings**'. And - '**Development proposals that are of an overbearing nature or where the enjoyment of the existing properties is significantly diminished will be refused.**' – see below.

**Policy 25** Amenity: **Privacy** - Development will be permitted provided that it is designed to protect the privacy of its occupants and those of neighbouring properties. The Grade 2 Listed Pleydells Farm is currently not overlooked at the rear. This application would result in the rear of the house and garden being overlooked on 3 sides by the proposed houses on plots 1,4 and 5 respectively. In addition the houses on the southern perimeter on the recent Old Dairy development would be impacted by proposed houses on plots 2 and 3. This situation is exacerbated by the fact that the land in Old Dairy on this perimeter is several metres lower than the land on the northern perimeter of the proposed site. This would lead to a loss of **Privacy** - Houses and gardens from Plots 2 and 3 looking directly into the upper and ground floors and gardens of these dwellings, and in some cases where there are small gardens in Old Dairy the properties would suffer a loss of Light. At present a number of these Old Dairy dwellings back onto the orchard that would need to be removed to accommodate plots 2 and 3. The impact that is described above for Pleydells Farm will be similar for the other Listed Buildings impacted by the proposal i.e. loss of privacy and potentially loss of light.

## 3.0 THE 5 YEAR HOUSING LAND SUPPLY

Each housing application needs to be considered against the need for a local authority to provide a robust 5 year housing land supply. In the case of North Dorset this is not currently in place. This causes each application to be assessed with a Tilted Balance in favour of sustainable development where this is in the public interest for housing delivery.

In the case of Okeford Fitzpaine the Objectively Assessed Need from the AECOM study (part of the OF neighbourhood Plan documentation set) identified a need for 105 dwellings during the Plan Period 2011-31 of which 40+ have already been built, and planning applications have already been received for a further 31 + 27 + 45. As there is already a combined built and application for 140+ dwellings the Parish already has a potentially significant oversupply and no further need for housing before 2031 (and beyond).

Examining this application for sustainable development against the National Planning Policy Framework, there is a substantial shortfall against this framework. Examples of this include: **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

**126.** Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

	<ul style="list-style-type: none"> <li>● the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</li> <li>● the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;</li> <li>● the desirability of new development making a positive contribution to local character and distinctiveness; and</li> <li>● opportunities to draw on the contribution made by the historic environment to the character of a place.</li> </ul> <p><b>128.</b> In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.</p> <p><b><i>The application does not address the impact on the setting and hence the significance of the adjacent Grade 2 listed Buildings:</i></b></p> <p><b><i>Pleydells Farm</i></b>  <b><i>Squirrell Cottage/Woodpecker Cottage</i></b>  <b><i>Taverners</i></b>  <b><i>Thornhill Farmhouse</i></b>  <b><i>And the adjacent undesignated building of interest.</i></b></p> <p>The lack of provision for the requirements of the Historic and Natural Environment leads to an assessment that the proposal is for unsustainable development as it does not fulfil the criteria of the Social, Economic and Environmental dimensions of Sustainable Development. When taken in conjunction with the lack of local need it must be concluded that there would be no public interest in this application being accepted because of the Tilted Balance for housing delivery.</p> <p>This was seconded by Cllr R Corben and agreed by the Committee</p> <p><b>2/2018/0830/FUL</b> - Garlands Farm, Garlands Lane, Okeford Fitzpaine, DT11 0RT- Form all-weather gallop. Following discussions Cllr R Corben proposed no objection to this application. This was seconded by Cllr S Corben and agreed by the Committee.</p>	<p>Clerk to inform NDDC</p>
	<p><b>THE NEXT MEETING:</b> The Chairman thanked all present and closed the meeting at 7.57 pm.</p>	