

PLANNING COMMITTEE
Lytchett Matravers Parish Council

Minutes of the meeting on Thursday May 5th 2011 in the Village Hall at 7:30 pm.

PRESENT were:

Cllr M Munford (Chairman), Cllr J Dyball, Cllr D Gillard, Cllr R Miller, Cllr P Talbot, and Cllr E Wilson.

One member of the public was present.

1. **APOLOGIES** – Cllr J Taylor, who was assisting with the elections.
2. **DECLARATIONS OF INTEREST:** Cllr Dyball declared a personal interest in item 6, although this was considered to be non prejudicial.
3. **Minutes of meeting held on Thursday 7th April 2011** were unanimously agreed as an accurate record and were signed by the Chairman.
4. **MATTERS ARISING.**
 - 6/2010/0032 MRS MASON, Sunnyside Barn, Wimborne Road.** Change of use from redundant barn to office / workshop (extend time limit to implement existing approval 6/2006/0532). PASS shows that this application has still not yet been determined by PDC. As reported at the last two meetings, PDC have advised that the legal agreement has only recently been agreed and signed and a decision is yet to be issued by them.
 - 6/2010/0082 INFENERGY Ltd, re: land at Masters pit, Puddletown Rd East Stoke.** Erection of 4 wind turbines (up to 125m high to the tip of a rotor blade in a vertical position). Provision of crane hardstandings, substation building, underground cabling, temporary construction compound, new site access tracks and permanent 89.5m high anemometer mast. Form new vehicular access. PASS now shows the PDC have refused this application.
 - 6/2011/0017 OPM ASSOCIATES Ltd, Fayre Leaze, Huntick Rd.** Demolish existing dwelling and erect a terrace of three dwellings. Modify existing access. PASS indicates that this application has still not yet been determined by PDC.
 - 6/2011/0127 Mr P Chichester, Lytchett Heath Estate, Lytchett Heath Farm, Huntick Rd.** Change of use from farm to polo club with associated pavilion. Conversion of existing farm to stables and stores. PASS indicates that this application has not yet been determined by PDC.
 - 6/2011/0162 MR A Bagley, 22 Glebe Rd.** Erect two storey rear extension with Juliette balcony. PASS indicates that this application has not yet been determined by PDC.
 - 6/2011/0179 MR & MRS B Watts, Elderton Cottage, Eldons Drove.** Erect two storey rear extension, remodel existing conservatory, extend terrace and create rear path. PASS indicates that this application has not yet been determined by PDC.
 - 6/2011/0189 MR J Cocking, September Cottage, Deans Drove.** Erect detached dwelling and double garage; create new vehicular access. PASS currently shows no status at all for this application.
 - 6/2011/0191 MR & MRS McGill, Blue Hills, Eldons Drove.** Erect first floor extension including new front dormer window and front gable window. Erect enclosed front porch and insert rear roof light. PASS indicates that this application has not yet been determined by PDC.

The Parish Clerk advised that weekly monitoring of allotment water usage indicates that there is not a leak after all.

A letter was sent to Tony Bird to seek a S106 payment from the developers of September cottage in support of the Foxhills – Deans Drove connecting path. No response has yet been received.

In connection with the PDC site meeting for application 6/2011/0127, Cllr Munford explained that she had been unable to attend and had asked Cllr Colvey if he could speak on behalf of the Parish Council. Unfortunately he was unable to do so due to his District Cllr responsibilities. Cllr Miller explained that he had spoken on behalf of the Parish Council instead, indicating the council's support. He also reported that there had been a good level of representation from neighbours at the site meeting. Their main stated concern had been related to highway safety. However, they were assured that only 20-30

people are expected to access / egress the site on event days, and the events would be very infrequent. Some concern had also been expressed about the use of a loudspeaker system, but it was stated that this would not be the case. Finally the applicants had indicated that if the present application is successful they will submit a further one for a public walkway from the village to the polo area.

5.6/2011/0230 MR & MRS SLADE, 5 Paddock Close, Lytchett Matravers, BH16 6AZ. Install 6 solar PV panels on A-frame on garage roof. **NO OBJECTION**

6.6/2011/0238 MR STIBY, 43 Old Pound Close, Lytchett Matravers, BH16 6BW. Erect single storey rear extension; erect first floor extension on front elevation to replace existing conservatory. **NO OBJECTION.**

7. CORRESPONDENCE

A letter from Bridget Downton, General Manager, Planning Services, PDC about Neighbourhood Planning / Neighbourhood Plans, with a leaflet promoting the construction of a Neighbourhood Plan and referring to the Localism Bill and what may come from it. This leaflet seems to be aimed primarily at communities which have not recently carried out the process of researching and constructing a Parish Plan.

The draft letter prepared by PDC for the Housing Needs Survey was read out and a number of amendments to the wording approved, in accordance with the copy attached at Appendix A. It was noted that in the light of Mark Gracey's resignation, Cllr Miller would sign the letter as Vice Chairman.

Cllr Munford reported on the copy she had received of a detailed letter from Alan Davies, PDC, in response to one from Mrs Wallen of Flowers Drove regarding adherence with Planning Agreement conditions for Sweetlands, Flowers Drove. It was felt that Mr Davies letter was very effective.

8. MATTERS OF INTEREST

Cllr Gillard advised that he has spoken to Peter Burbidge and has his new address.

The meeting closed at 8:30pm

Modified by/on

Signed by/on

Appendix A

Dear Parish Resident,

The Parish Council has commissioned the enclosed Parish Housing Needs Survey to find out if a lack of affordable housing is a problem for some households in the parish.

An increasingly wide range of income groups cannot afford suitable accommodation as rents and prices become impossible to afford on local incomes. This has negative social and economic effects for many communities. People affected may be grown up children unable to move on from the parental home; people living in tied accommodation; or those in private rented accommodation. High accommodation costs now affect people who, in the past, would have been able to buy or rent comfortably.

This survey may provide evidence for a small amount of local needs affordable housing for the parish. All information provided will be treated confidentially and a report summarising results in an anonymous way made available to the community.

For many this survey will not be relevant, but if you or family members think this survey can help, please complete and return in the SAE provided. Equally, if you know someone in the parish who this could help, or who has had to leave the parish due to housing costs, please pass the questionnaire to them. Anyone who misses this survey can be added in by requesting forms from the Senior Housing Officer, Chris McDermott at Purbeck District Council, on 01929 557386.

We hope as many of you as possible will return the questionnaires – most importantly, to find out how many households are experiencing housing problems, but also from those who are not in need to hear whether you are sympathetic to helping local families into more affordable housing. This survey is an essential first step that we hope will lead to a long term benefit for our community.

Yours sincerely

Vice Chairman, Lytchett Matravers Parish Council