

LYDLINCH PARISH COUNCIL

Approved Minutes of Lydlinch Parish Council extraordinary meeting held on 8th August 2022 at the Hooper Hall

Present Councilors: Mr C May (Chairman), Mrs Z Cheetham, Miss A Curtis, Mrs C Curtis & Mrs G Tile

T Watson (Clerk)

In attendance

There were 7 members of the public in attendance.

P Batstone (Dorset Cllr) was absent

Democratic period (For public comments)

The applicant Mr J Gittins addressed the meeting and in relation to the evidence provided for the commercial use of the site.

Mr P Parker (neighbour) supported the application

Mr J Temple, and Mrs S Bartlett (Kings stag residents) also spoke in support of the application in relation to the quality of the craftsmanship on the refurbishment of Sunnyholme and the positive benefit of an addition residence to the village.

1. To receive apologies.

Mr T Frizzle

2. To receive declarations of interest & Requests for dispensations (Please notify the Parish Clerk prior to the meeting)

None.

3. Planning

a. Response to DC planning consultations.

P/PACD/2022/04172 Change of use from Commercial, Business and Service (Class E) to 1 No. Dwelling (Class C3). Sunnyholme, Kings Stag, Sturminster Newton, DT10 2AY. Mr J Gittins

It was understood that the site and structure had previously come to Parish consultation in 2021 as an annex to Sunnyholme, which had not been supported by the Parish Council and had subsequently been withdrawn. It was noted that this application was for the same structure and site as previously for a change of use from Class E commercial to class C residential. There was some doubt that the as stated in the application the building had been used for Commercial, Business and Service (Use Class E) for a continuous period of at least 2 years immediately prior to the date of this application. In addition to this the application was considered to be contrary to Policy 20 (The Countryside). Concerns were also expressed if the structure was suitable for conversion to a dwelling house and the comments of the neighbor regarding the closeness to the boundary and trees were supported.

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RESOLVED: Proposed an unanimously agreed not to support the application for the following reasons:

- Members do not consider the site to have met the eligibility conditions set by legislation for change of use from Class E commercial to Class C residential, as the statement that the building was used for commercial purposes for a continuous period of at least 2 years immediately prior to the date of this application is inaccurate.

The application valid date is 06/07/2022 and the property Sunnyholme was purchased by the applicant in November 2020 as a band C semi-detached house and no mention was made of the commercial use of the premises in the sale particulars.

Local knowledge is that during the previous ownership of the property, which spanned 40 years, the structure was used as a garden store / residential garage.

Historically, in 1966, permission was granted to use premises and land for residential and builders premises. However in the subsequent 40 year ownership the site was used purely for domestic purposes. The original commercial use was abandoned. We would request that the officer seek concrete evidence in terms of business rates records together with any other supporting financial paperwork, and not just rely on hearsay evidence, to justify the claimed historical commercial use of the site, if the historical use is indeed relevant to the application.

- The application is contrary to the Dorset local plan Policy 20 (The Countryside)

8.172 as it seeks to create a new home in the countryside, which the plan states should be avoided unless there are special circumstances, which are not demonstrated.

8.187 as it does not present an overriding need for a dwelling in a countryside location.

- The application lacks detail in terms of a design and access statement and biodiversity study.
- The application is inaccurate as the red line on site plan & block plan revision B, does not match the Driveway and parking plan revision A, on the boundary with Kings Stag House. Also it is noted that an increased area of land is included into plan B, including further structures. Are we to conclude that all the land and structures in this second site plan are claimed as Class E commercial?
- There is no mention of trees on the application however the boundary between the current curtilage with Sunnyholme and Kings Stag House comprises a mature hedge which contains a number of mature trees including an oak.

Members feel that it is Important that The Officer visits the site to be able to make a sound decision on this application. If the officer is minded to grant permission members request that this application goes before the North Dorset Area Development Management Committee as this application seeks to undermine the Dorset local plan policy 20 (The Countryside).

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b. Responses made under delegated terms.

P/HOU/2022/03834 Coate Cottage Holebrook Lane Lydlinch Sturminster Newton DT10 2JA Erect two storey extension (Including demolition of conservatory). Erect replacement single storey extension. Erect replacement double garage. Associated alterations.

Comments: members support the single-story extension as they feel that it is in keeping with the current cottage however whilst they are not opposed to a further extension to the cottage replacing the conservatory, they consider that the proposed design of this extension is of a very poor quality and would have a major detrimental visual impact on the original cottage and the adjacent listed buildings at Manor Farm and the Old Rectory. In particular the appearance of the west elevation of the proposed 2 story extension is considered to be box like, ugly and totally out of keeping. As the application stands members cannot support it and consider that it should be refused. They feel that it is essential that a site visit is carried out and the officer works with the applicant to achieve a far more sympathetic outcome in terms of design.

P/HOU/2022/03812 Installation of a 20-panel ground-mounted solar PV array Shelleys Kings Stag Dorset DT10 2BE

Comments: Support the application in relation to the provision of sustainable energy.

c. Recent decisions of DC Planning Office.

None

d. Appeals and matters of report from previous applications.

None

e. Planning matters of report.

None

4. Date of next meeting

Monday 19th September

There being no further business the Meeting closed at 7.45pm.

Approved Date 10.10.22

Chairman -----

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