

SYDLING ST NICHOLAS PARISH COUNCIL**Minutes of the Extraordinary Meeting of Sydling St Nicholas Parish Council held on 23rd August 2022 at Sydling St Nicholas Village Hall****Members Present:**

Councillors C Legg (Chairman), P Davies (Vice Chairman), G Durack, S Durack, A Newman, S Shears and D Tucker, the Clerk David Green.

Members of the Public: 30**1. Apologies for absence**

None

2. Declarations of pecuniary and other interests

None

3. To consider planning application P/FUL/2022/04109, 15 High Street Sydling St Nicholas Dorchester DT2 9PB - the proposal being the erection of 2 new dwellings and 2 detached buildings to be used as office/workshop space and self-contained additional living accommodation. Formation of associated parking and access.

The Chairman welcomed all to the meeting. Cllr Shears provided an overview of the proposal, noting that the proposal followed a similar application in 2021 which is under appeal.

The earlier application had been refused by the Dorset Council planning officer on the basis that it did not include a flood risk assessment and because of the impact on the conservation area of the village.

This proposal involved a change to the configuration of the South House dwelling, with a reduction from 6 to 5 bedrooms, and an associated outbuilding now described as a garage and store, rather than an as annexe. The North House dwelling and annexe building were largely unchanged, save for a few minor details.

It was noted that the applicant had submitted a flood risk assessment but this included reference to the first version of the Dorset Council report relating to the 31st October 2021 flood incident, rather than the second amended report, which identified that land to the west of the High Street had also contributed to the flood event.

It was claimed that the Gean Cherry in the verge outside No 15 High Street was owned by the applicant, but in fact no evidence of this had been provided with the application.

In relation to reasons for objection raised by the Parish Council to the previous application: overdevelopment, access, use of premises for commercial purposes, impact on the Heritage zone of the village, little was unchanged in the new application. The planning officer had commented that Sydling St Nicholas is an unsustainable location from a planning perspective and this had been given as a primary reason for refusal.

Signed

Chairman

Date

The Chairman welcomed public comments.

A resident noted that the 1979 deeds relating to the sale of 15 High Street by Winchester College made it very clear that the verge was not included in the curtilage of the property and the applicant had not produced any evidence that the verge is part of the property.

It was also noted that there is a restrictive covenant in place relating to 15 High Street which has been in place for around 40 years and which was intended to preserve the character of the western side of the side from unwanted development of this type; this is presently under consideration with the Upper Land Chamber. A number of residents expressed the view that if this proposal was approved, it would set a precedent for other properties on the western side of the village in terms of potential development.

It was noted that whilst the footprint of the South House was smaller than the original proposal, this now included dormer windows which were in fact a substantive change; the property was some two metres nearer to a neighbouring property and it was not clear that the amended tree planting scheme would provide long term screening of the new property.

It was mentioned that the intention to make business use of what may in fact be 4 dwellings rather than 2 was obvious, the garage attic could easily be converted to residential use and there would still be an issue with overspill parking, with the allocation of just two parking spaces for the new dwellings being wholly inadequate.

It was noted that the claim that the development is wholly included in Flood Zone 1 is doubtful, given that access to the development includes Flood Zone 2 and 3. The Clerk noted that by claiming that the development is wholly in Flood Zone 1, the applicant has avoided the necessity of undertaking the sequential test which would have meant that alternative sites with lower flood risk would have to be considered.

It was noted in terms of drainage, the use of soakaways would be wholly inadequate given normal winters in Sydling and would be likely to contribute to the potential flooding issue. The general impact of a large development on the Sydling sewer system was a matter of concern, given two major floods in the last 10 years.

Many residents were concerned about the possible loss of the Gean Cherry Tree which is in fact a commemorative tree planted for the Queens Silver Jubilee in 1977, and for which there is now a Tree Preservation Order in place, which should be respected.

It was suggested that all consider making their own representations to Dorset Council via the planning portal.

The Parish Council discussed the proposal and agreed that enquiries will be made in relation to the legal position concerning the status of the verge.

The Council **AGREED** unanimously to **OPPOSE** the proposal and suitable comments will be returned to Dorset Council.

There being no further business the meeting ended at 8.00 pm.

Signed

Chairman

Date