

Northern Area Planning Committee

Written Submissions

Tuesday, 23 March 2021 – 2pm

Item 5d – WD/D/20/001203, Land Adjacent to Piddlehinton Enterprise Park, Church Hill, Piddlehinton

Cllr Jill Haynes, Ward Member

This transit site was originally agreed as part of the organisation of the London Olympics in 2012 with Weymouth hosting the sailing. It was then for one year as a one off. The planning has been now renewed three times for three years because there has not been an appropriate review of alternative sites despite this being quoted as the reason that the planning would be need to be extended for one last time at each renewal application.

This is an entirely inappropriate location for a transit site. It is not in a sustainable location providing no shops, schools or public transport for those who are referred to the site. It is in close proximity to our stable permanent travellers site and incomers can cause major disruption. It is also next door to a thriving trading estate which means that the 24/7 security is an essential condition of the application to provide public confidence.

We are now developing a new Local Plan and it is essential that a review of appropriate transit sites and permanent sites for Gypsies and Travellers is included and agreed in that plan. Those new sites will need to be in sustainable locations going forward. I am not going to object to the renewal of this application today but the community should expect this to be the last renewal of a temporary site and that during this three year period applications are brought forward to provide alternative sustainable sites in Dorset for Gypsies and Travellers.

Item 5e – WD/D/20/002427, St Osmund’s Church of England Middle School, Barnes Way, Dorchester, DT1 2DZ

Cllr Robin Potter, Dorchester Town Council

The Town Council is grateful to the applicant for the amendments to the previous application and now has no objection to the proposal, though we would request some appropriate planting to help soften the impact of the fencing on neighbouring footpaths and residents.

Alex Alderton, Kendall Kingscott Ltd – Agent

The application is for the installation of a boundary fence to the school site to address the Safeguarding requirements and responsibilities of the school. The project is an Education, Skills & Funding Agency (ESFA) funded project through the Condition Improvement Fund (CIF). As part of the funding application the need was demonstrated in order to secure funding. Failure to obtain planning permission and make progress is presently at risk of losing the funding for the above, therefore time is now of the essence.

The complete lack of a secure boundary to the front of the academy including inadequate and poor fences and gates to the perimeters of the site is such that an entirely new physical barrier in the form of fences and pedestrian and vehicular gates are required to prevent breaches of the Academy’s boundaries.

The Safeguarding is a potential contravention of Regulation 25 of Part 5 of the Education (Independent Schools Standards, England) Regulations 2014 which require that

“...there are appropriate arrangements for providing outside space for pupils to play safely”

At present the school require a large contingent of staff to take station at their boundaries to keep pupils on-site and prevent members of the public entering the site at break times – this is extremely inefficient and not wholly effective. This also only partially addresses the issue as it provides no protection outside of timetabled break periods.

The application has been revised since initial submission in-keeping with the comments raised by stakeholders; these are as follows:

- Provision of wildlife passage at low level to gates and fencing
- Setting back of fencing 500mm from any public highway & alternate hanging of gate to the north.
- Reduction in height and revision of fencing route to the north of the site to address neighbour concerns.

With regard to the last point neighbours raised concerns via the Ward Councillors and directly through contact with myself regarding the height of fencing in the immediate proximity of the front elevations (and windows) to their properties. We have fully co-operated with this and proposed to match the existing (1990s) fencing height which is to be replaced due to dilapidation and provide a secondary fencing within the site to maintain the level of security achieved by a 2.4m ht. fence.

We understand the planning officer handling the case has recommended the application for approval and that we also have the support of a Ward Councillor following the revisions to the application. We trust this with the above will resolve the matter favourably.

Item 5f – P/HOU/2020/00139, 54 West Street, Fontmell Magna, SP7 0PF

Cllr Michael Humphreys, Fontmell Magna Parish Council – Against the application

The Parish Council considers that the revised elevations seem to have responded to some of the criticism of the original elevations and the pitched roof line may now comply with policy Fontmell Magna Neighbourhood Plan (FMNP) FM7: Conservation Area and Locally Important Features. It is noted that the drawings of the original elevations have been removed from the Dorset Council website, making comparison difficult.

However, it is not clear whether the planned parking space has been withdrawn, which would conflict with policy FM7, and there is no reference to any of the points raised as conflicts with policy FM9 of the FMNP.

FMNP Policy FM9: Building Design states:

New construction and alterations to buildings should respect the local rural character of the area in terms of scale, form, materials and layout, with an appropriate level of detailing to add interest and reinforce local character...

The Parish Council considers that the revised building design may not comply with policy FM9 in that:

- a) The proposed extension at 4.7m x 4.1m is large in relation to the original building;
- b) The space between the end of the proposed extension and the west wall will be very narrow for meaningful access to the garden;
- c) The space between the extension and the timber-clad wall of No.55 West St. at 300mm will leave little room for maintenance for either the applicant or for the neighbouring property.

The Parish Council therefore continues to object to this application.

As a footnote the Parish Council is concerned that soil has been dug out from the base of the School wall exposing its foundations and possibly making it vulnerable to potential collapse in poor weather. Perhaps the applicants could be requested to reinstate this soil.