

STON EASTON PARISH COUNCIL

Clerk to the Council
Fiona Lyons

Chairman
Tom Osborne

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Minutes of additional PARISH COUNCIL MEETING held at **Ston Easton Village Hall**
Tuesday 28 January 2014 commencing at **7.30pm** to consider the following business:

Present: Tom Osborne (Chair), Martin Carver, Steve Huckle, Tom Killen, Dave Watts, Rob Winkworth
Fiona Lyons (Clerk)

1. Apologies and declarations of interest

Mark Long

No declarations of interest

2. Public participation

3. Minutes of last meeting

The minutes of the meeting held on Tuesday 14 January 2014 were agreed with no amendments.

4. Planning

To consider the following planning application:

2013/2499/FUL – Old Gore Wood, Old Gore Lane, Emborough

Use of land for the stationing of caravans for residential purposes for 2 no. gypsy pitches together with the formation of additional hard standing and utility/ dayrooms ancillary to that use.

The Parish Council voted unanimously to recommend refusal of the application for the following reasons:

SUMMARY OF OBJECTIONS

1. Negative impact on other dwellings and character of the area and would dominate the local community
2. Site is not in a sustainable location and is not well related to schools, local services and other facilities
3. Proposed site does not include a refuse collection point or defined play area and it has not been shown that there is access to a drinking water supply
4. Would be negative impact on the health and well-being of gypsies on site due to proximity of A37
5. Does not address any identified local need
6. Speculative application and is not from a traveller or gypsy
7. Site is in designated open countryside
8. Landscaping will not enhance the site and will promote feeling of enclosure for occupants
9. Not shown that it will not have a detrimental impact on biodiversity and wider natural environment
10. Size of site would accommodate far greater numbers than can be controlled
11. Type of site is not preferred by gypsies
12. Possibility of unauthorised expansion leading to increased costs for local authorities

13. History of planning application refusals
14. No safe walking route from development
15. Limited employment in area
16. Site not on recognised traveller routes
17. The site is possibly contaminated due to spreading of waste in the past.

POLICY CONSIDERATIONS

SN10 – Long Term Residential Sites for Gypsies and Travelling People

Would be contrary as:

1. There would be impact on other dwellings and the character of the area
2. The site is not well related to schools and other community facilities
3. The site does not include a refuse collection point or defined safe play area for children and has not been shown that a drinking water supply will be provided.

Planning Policy for Traveller Sites

Would be contrary as:

1. Not a sustainable location with remote access to schools and health services (paragraph 11)
2. It has not been shown that the development would reduce the need for long term travelling (paragraph 11)
3. There would be a negative impact on the local environmental quality on health and well being of any travellers that locate to the site due to the proximity of the A37 (paragraph 11)
4. The site would dominate the nearest settled community comprising the houses in Old Gore Lane (Policy C)
5. It does not address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection as this is a speculative application and it has not been shown that there is an actual need for the site. (Policy D and Policy H – para. 22(a))
6. The application has not been submitted by a gypsy (Policy H – para. 22(e))
7. The site is in open countryside (Policy H – para. 23)
8. The site is not previously developed land (paragraph 24 (a))
9. Landscaping will not enhance the environment and openness (paragraph 24 (b))
10. The site does not promote a healthy lifestyle (paragraph 24 (c))
11. The development will lead to an enclosed site (paragraph 24 (d))

Emerging Development Policy 9 : Gypsies, Travellers and Show People

Would be contrary as:

1. Does not meet an identified need with no illegal encampments in parish or surrounding area
2. Does not have suitable access to a range of transport modes and essential services and local facilities
3. Not environmentally compatible with surrounding land uses
4. Has a significant adverse impact on landscape, character and appearance of surrounding area

5. Has not been shown that it will not have a detrimental impact on biodiversity

Policy Q1 – Building in Quality

Would be contrary due to:

1. Impact on the landscape
2. Adverse effects on the function of the open spaces around the development
3. Impact on the amenity of neighbouring buildings and land uses
4. Lack of amenity provided to occupiers of the development

Policy S1 – Settlement Policy

Development does not benefit economic activity, maintain or enhance the environment and does foster growth in the need to travel.

Policy Q6 – Air Quality

Development will be adversely affected in terms of the environment provided to the users of the land or buildings by an existing permitted source of air pollution, i.e. traffic on the A37.

Policy Q13 – Noise Sensitive Development

Users of the development will be adversely affected by noise from existing noise generating uses, i.e. traffic on the A37.

Policy Q14 – Light Pollution/Outdoor lighting

No information has been provided on outdoor lighting.

Policy EN3 – Protected Species

It has not been shown that this is complied with.

Policy EN4 – Nature Conservation outside designated sites

It has not been shown that this is complied with.

National Planning Policy Framework – Paragraph 14

For the reasons stated above, the application is not consistent with the development plans and any adverse impacts will considerably outweigh any benefits of granting permission.

1.