

# CHESIL BANK PARISH COUNCIL

INCORPORATING THE PARISHES OF PORTESHAM, ABBOTSBURY, LANGTON HERRING AND FLEET



## Minutes of the Extraordinary meeting of the Parish Council held on Monday 14<sup>th</sup> January 2019- Portesham

### Councillors Present:

M White (MW)(*Chairman*)

D Stevens (DS) (*Vice-Chairman*)

J Coombe (JC)

D Collins (DC)

I White (IW)

K Donnelly (KD)

R Chipp-Marshall (RCM)

G Whitby (GW)

R Doggett (RD)

Mrs M Harding (Clerk)

Cllr I Gardner (WDDC)

28 members of the Public

**Apologies:** J Barker (JCB) H Ford (HF), S Milton (SM), J Beck (JB), G Roper (GR) Cllr Jean Dunseith (WDDC/DCC) Cllr T Bartlett (WDDC)

### 2019/01-1 **Welcome, Housekeeping and to receive apologies for absence-** received and recorded.

Cllr White informed the meeting of the Portesham Parish meeting to be held on Monday 21<sup>st</sup> Jan at 7.30pm with a speaker from Magna regarding the 2 houses for shared ownership at Malthouse Meadows; all parishes will be invited to attend. If anyone knows of people looking for housing with a Portesham connection, please let them know about the meeting.

Cllr White explained that there would only be 1 democratic forum at the beginning of the meeting for 30 minutes in order to let as many people speak on this item as possible, those at the meeting were reminded that the Council are only considering the 3 new plans in this latest consultation and asked the public who spoke to only comment on these items.

### 2019/01-2 **To receive any declarations of interest and grants of dispensation-** none

### 2019/01-3 **Democratic Forum 15 minutes (agenda items only)**

Comments made by those at the meeting:

- I. Agent from the CPRE spoke on the application he explained that the CPRE do not support the extension of the Scrapyard that should not have been built there in the first place. Also that building should not take place in an AONB unless under exceptional circumstances
- II. One resident had lived in Portesham for 16 years then moved to Coryates (which is still in the parish of Portesham) gave his support for the new safer entrance which he expressed as critical as there has already been a fatal accident at the entrance. The site is an industrial site and if the scrapyard was to move far worse could arrive. The applicant is aiming to modernise the business including online business. The business supplies local employment and should be applauded, safety should be the major consideration in the case.
- III. The fields either side of the Scrap yard are agricultural land not industrial, the lighting is very visible. This is not just a new entrance. The PC should be representing the Parish.
- IV. If you look along Winters Lane it is an eyesore, the PC is not representing the parish, you are disgusting.
- V. The Scrap yard should be relocated it is a blot on the landscape and detracts from the area.
- VI. With a property in Front street and this extension of the business there are concerns that there is no travel plan within the application and the impact on the increased traffic will be detrimental to the surrounding roads and villages.
- VII. There is an issue of safety in the village by moving the entrance will double to amount of 40T HGV's that will come through the village, there is a clear expansion of traffic.

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- VIII. There has been an expansion of the business over the years; as this resident had seen it grow having lived in the village for more than 10 years and travelled the road daily, it is also noted that there has been a change of agent. The business wishes to improve efficiency there are 6 full time and 4 part time staff none of which live in the village. The business has grown by 400% since 2015; the floodlights are a distraction for drivers and may well cause an accident. The applicant continues to park by the mast when there is no permission to do so, but this resident fully accepts the need for the new entrance.
- IX. There was an issue with the lighting over the Christmas period when the lights were on all of the time, as anything done about this. The Chairman at this point read out an email received at 17.47 on the 14<sup>th</sup> Jan explaining that there was an issue with the alarm system and couldn't turn off the lights without leaving the site vulnerable, this has now been repaired and future lights will be relocated and more sensors will be installed so that the lights are more sensitive to actual threats.

It was noted that many members of the public were very concerned about the application and this was felt in the room as clapping and jeering took place toward the Council during the meeting.

Members of the public were thanked for their comments

### 2019/01-4 Planning Consultations:-

**To consider the updated plans at WD/D/17/001303- SCRAP YARD, BRAMDON LANE, PORTESHAM, WEYMOUTH, DT3 4HG, Formation of new vehicle access, installation of security gates and siting of portacabins (Full)- 3 new plans considering planting materials and layout**

The Chairman then explained that she would be asking for comments and responses to the questions raised by each of the Councillors and their view of the application.

- I. GW explained that the Council has supported the application and the road across the field that was not in the original plan, but not all Cllrs were in support of these proposals. He explained that he is against the plan extending into the adjoining field but hopes that any new access is much safer. The expansion of the site is not appropriate in this location and therefore is opposed to this application
- II. RD reported that the application was not supported by all Cllrs but voted on by a majority, the main issue is the proposal for a new entrance, but the proposal sacrifices a large part of the field. The site has a certificate of lawful use so it won't go away and has been at the site for the last 25 years and that was the time when the objections should have been raised. Work has been carried out to control the perimeter of the current site and by moving the office and staff and customer parking off the main site this makes a larger operational area. There is now a substantial amount of the adjacent field being sacrificed in order to move the access and get to the operational area; previously the plan was for a new entrance for a circular route. In order that the new safer entrance is not lost RD suggested the entrance onto the site from the field could be at the southern end of the field instead of the Northern end thus saving a huge chunk of the field. RD asked for confirmation if the new retaining wall built without consent was being considered, it was confirmed that this was part of the current application.
- III. KD commented that he supported the application and his view was that the increase into the adjacent field is just under 50%. The Parish should have more concerns for Bramdon Mead which has been reported to enforcement and is out of PC control. The applicants are trying to run an efficient business with a new safer access, this should be welcomed.
- IV. RCM Spoke in favour of the application for a new safer entrance, She explained that she had lived in the village all her life and agrees that she would rather the scrap yard was not there

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but it is and there are bigger concerns with the caravans, sheds etc. at Bramdon Mead. The site is a scrap yard but if the business was pushed out there are far worse businesses that could come to the village as it is an industrial site.

The public were asked to respect those speaking and not interrupt as the Council as members had listened to the concerns of those at the meeting in the democratic forum without interrupting.

- V. IW spoke in support of the safer site entrance; there has been a lot of thought into to screening on this development.
- VI. JC explained that he was on the Council when the certificate of lawfulness was considered and the Council at that time did all they could to stop the scrap yard from staying at the site, but the business at that time had a lot of public support, with signed statements for current use of the business. He explained he understood the frustrations of the CPRE but in order to move this business there would be huge compensation required. At this point we have the opportunity to place conditions on the application. JC could not see a planning reason why the application shouldn't be approved.
- VII. DC raised concerns that the application has changed considerably since the applicant spoke to the PC. The business does manage the entrance and always has staff stopping traffic but believes that they will still have to manage the new proposed entrance. Cars do drive too fast along this piece of road. DC asked IG a question regarding the boundary of the extended site marked in red, (which includes the new road, office and landscaping to the adjacent field) would this area now be deemed as industrial if planning consent was given. IG replied that conditions could be applied if deemed necessary. This way there could be control to the site operations rather than having an uncontrolled site. DC expressed that it is the application on the table that requires attention, and therefore would not support it.
- VIII. GW Explained that the scrap yard has a right to be there and that was understood but disagreed that this application would give more control of the scrapyard. Also the accident referred to by a resident had nothing to do with the existing entrance to the scrapyard as it was caused by driver error.
- IX. KD asked the Chairman if we could now move to a proposal as there was too much speculation.
- X. IG explained that the PC need to consider the planning application on the table and if desired set conditions how it saw fit, most parts of Dorset are in the AONB and NPPF is in favour of some kind of development to existing businesses.

The Chairman then asked that the Cllrs vote on a proposal to support the application that is on the table, JC asked if this will include the conditions previously set by the PC this was agreed. A vote was taken and 6 Cllrs voted for the application and 3 against the motion was carried in favour.

Everyone was thanked for attending the meeting.

**2019/01-5 Items for the Parish Council Meeting on Monday 4th February 2019- TBC**

Meeting closed 8.47pm

Cllr Marsha White (*Chairman*) \_\_\_\_\_

Date: 4<sup>th</sup> February 2018