

## Iwerne Courtney & Stepleton Parish Council Extraordinary Parish Council Meeting

**Date:** 20 September 2019    **Venue:** Shroton Cricket Club Pavilion at 6:45 pm

**Present:** Cllr Morris, Cllr Hewitt and Cllr Gibson Fleming  
Mr and Mrs G Lintott, Mr Darryl Howells and Mr Stefan Pitman

Agenda item	Discussion points	Action
<p>1. Planning Application 2/2019/1048/FUL – Hambledon Hill Farm, Newfield lane, Shroton, Dorset DT11 8QR</p>	<p>1. Clerk provided the meeting with an agenda detailing the recent history for getting this application tabled before the Dorset Council Senior Planning Officer is required to make a planning decision on Monday 23 September 2019.</p> <p>2. <b>Democratic Period</b> – Public Session to hear from the planning representatives for the applicant, local residents and parish councillors prior to the matter being tabled and discussed by the parish council at Item 3. <b>Mr D Howells</b> advised the meeting that the development of the site would bring economic growth to the area by means of the professional services required to construct this proposed re-designed dwelling. Citing local planning objectives in providing additional housing, sustaining environmental and conservation policies whilst adhering to the rural character of the local area, Mr Howells confirmed the applicant's intention to build a family home and asked the parish council to support this re-designed application. <b>Mr G Lintott</b> asked Mr Howells specific questions relating to building materials being considered for this proposed development. <b>Cllr H Gibson Fleming</b> re-iterated that the approach being taken regarding design is one that improves the quality and character of the local area and that sustainable development should contribute positively and not have an adverse effect on the locality. <b>Cllr J Hewitt</b> supported Mr Lintott's views regarding the materials being considered for this proposed development and asked that any response from the council should include specific requirements.</p> <p>3. <b>Planning Matter</b> The Parish Council has no further comments or objections to this application and is supportive of the redesigned scheme for this proposed dwelling. Clerk instructed to respond to the Senior Planning Officer with the following points:</p>	<p>Clerk</p>

	<p>The Parish Council formally requests an assurance that the following points will be incorporated as part of the list of building materials to be approved for this application:</p> <ul style="list-style-type: none"> <li>• The use of quality reclaimed brick material i.e. Swanage Brick (as described by the applicant’s representatives this evening). The Parish Council remains eager to see that this is made a condition of the development as it will have a significant impact on the final visual impact of the property;</li> <li>• The use of brick and flint as part of that architectural influence for the construction of the external walls. The Parish Council remains convinced this would break up a large mass of brick surface that currently dominates the proposed external walls;</li> <li>• The use of clay roof tiles as indicated in the latest Design and Access Statement;</li> </ul> <p>The Parish Council notes and welcomes the potential use of the existing timber from the timber-cladded buildings, which would support sustainable development whilst ensuring the local vernacular is preserved. The Parish Council notes the proposal for incorporating Dorset hedgerows at the boundaries of the site as well as frontage screening and welcomes any further considerations for landscaping or planting schemes for this application, particularly where long distance views might be affected.</p>	<p>Clerk</p>
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The meeting was closed at 7:25 pm. The date of the next meeting: Wednesday 25 September 2019 Chairman ..... Date.....

Iwerne Courtney & Stepleton Parish Council (To be signed and dated by the presiding Chairman after approval at the next Parish Council Meeting) LK20/09/19