

**Minutes of Extraordinary Parish Council Meeting held at 6pm Tuesday 4th
February 2014 at Corfe Village Hall.**

Present: Cllr Mr J.Harrison, Cllr Mr B Lenthall, Cllr Mrs J Richards, Cllr Mrs J. Hope, Cllr Mr C George. Clerk Miss L Mackley.
7 members of the public including applicant Mrs B Fierek and architect Mr M Raby

3000 Apologies for absence:
Cllr Mr K Brown, Cllr C Brown (delayed).

3001 Declarations of Interest:
None.

3002

Planning Application 12/13/0012: Demolition/filling in of swimming pool, removal of summer house and part of front boundary wall and erection of two storey dwelling with attached garaging, landscaping and hardstanding at Pickeridge Cottage, Corfe,

The Chairman opened the meeting and explained that TDBC had granted an extension on the Parish Council's reporting time in order to facilitate this extraordinary meeting. The Council can only consider planning issues, the suitability of the site and its impact on the village. The views of both the Parish Council and the public would be discussed.

The Clerk summarised objections registered on the Planning Portal:

Mr P White (Kirk Lea): concerns re impact on existing flooding problems and the obstruction of sight line of vehicles leaving Mill Lane if parking allowed on the new entrance area by the lime trees.

Mr J McHugh (3 Church Cottages): concerns re loss of light to kitchen and side garden of listed building.

Ian Clark (Landscape Assessment): impact of proposed driveway and services on tree roots; subsequent impact on character of conservation area if tree health suffers.

The Chairman read out an objection from

Mr K Brown (Dunelm): proposed development out of character and scale with adjacent buildings; an existing development on land formerly belonging to applicant has remained empty for long periods.

The general discussion was opened.

Cllr George: design not in keeping with a conservation area, the building resembling a Swiss chalet.

Cllr Richards: no objection to a house on the proposed site but the design is not in keeping.

Cllr Lenthall: development of the site would enhance the village but smaller design would be more in keeping, could the driveway be incorporated with that of Pickeridge Cottage. Concerned re flood run-off.

Cllr Hope: the design is too high and the sideways orientation to fit on the plot jars with the existing scene.

Public comments were invited:

Margaret Tuffin: no objection in principle but this design does not fit in with either neighbouring property.

Heather Gosling: proposed design is not of a 'village house'.

Sheila Pankhurst: proposed design is not in keeping with the village scene.

Mr Raby (Architect)

The design is a modest 'family home' for retirement, orientated in order to maintain the views to the countryside behind. Neighbouring houses determined its maximum height, with floors set above flood levels. Natural materials would be used to relate to the village (slate, timber). He explained the ecological features, the provision of an impact assessment, and the preservation of the lime trees.

A general discussion then took place, acknowledging the concepts of the design and the considerations given by the architect to its impact. There were no objections in principle to a development on this site, giving a better impression of the village, but concerns were expressed about the harsh roof line of this design.

Flooding and rainwater runoff were discussed; Mrs Fierek explained that the new driveway would be permeable.

Cllr Harrison referred to previous concerns from Wessex Water raised at the application stage of Corfe Farm, because of the mains sewer size and the impact of new developments.

The proposed materials and how the building may blend in over time due to its orientation, the sight line on approach on the road and the presence of the lime trees were discussed. Virtue of alternative materials discussed at length.

(6.20pm Cllr Lenthall had to leave the meeting)

Mr Raby explained that the materials were intended to mellow, the style of brick/mortar having the texture of historical brickwork, bringing a traditional finish without introducing expensive natural stone.

The drawings were discussed, in particular the height of the building in relation to neighbouring houses, the roof style and its eco concepts. Flood considerations dictated the necessary ground floor height; room heights determined the overall height of the roof pitch.

Peter White questioned how the materials would blend in with those of Pickeridge Cottage, and who owned the grassed land between the site and the road.

Mrs Fierek explained that at least 2 parking spaces were provided in addition to the garage and as the applicant she had no intention of parking outside of the perimeter.

The area was common ground but had been maintained by her for more than 25 years.

Conclusions:

The ecological concept of the building was admirable and the Council has no objection in principle to a residential development of this site but objected to this planning application subject to the following observations:

- The materials proposed for the façade of the building, particularly the use of wood is not in keeping with the village's cottage environment and overall streetscape. The preferred material would be stone or similar.
- The roof is too high and angular in sharp contrast to its immediate neighbours and the Council would prefer a less harsh design of the roof line
- Being aware of previous concerns as to the age and size of the public sewer in Corfe the Council wishes to hear Wessex Water's observations on the effect of the addition of further drainage to the existing system.

The meeting concluded at 6.55pm.