

FROME VALLEY PARISH COUNCIL

Minutes of an Extraordinary meeting of the Parish Council held in the Savill Hall, Cattistock on Monday, 16th December 2019 commencing at 7.00 pm.

Present

Cllr Palmer (Chair)	Cllr Tosswill	Cllr Lashbrook
Cllr Mitchell	Cllr Kilby	
Cllr Sennett	Cllr Harpur	
Cllr Browning	Cllr Stovin	

In Attendance

Mrs K Sheehan (Clerk), 14 members of the public.

Democratic Period

Councillor Palmer welcomed everyone to the meeting – no issues were raised.

19/064. Apologies

Apologies were received from Dorset Councillor Anthony Alford.

19/065. Code of Conduct and Declarations of Interests

An interest was declared by Cllr Mitchell in relation to being a race track user.

19/066. Development Applications

a. Planning Applications currently in circulation:

WD/D/19/002710 Land at the George Albert Hotel and Southern Counties Leisure, Long Ash Lane, Warden Hill
Members present noted concerns raised by members of the public and made the following observations which were submitted to Dorset Council. The following points highlighted and discussed refer to the submitted Design and Access Statement.

1.07.3 Demand for holiday parks

There are at least 11 large holiday parks within this area of Dorset

West Bay

Durdle Door

Sandyholme at Owermoigne

Larkfield and Graston at Burton Bradstock

Highlands End at Eype

Warmwell

Haven Seaview, Haven Littlesea and Chesil Vista in Weymouth

Golden Cap at Seatown

Frome Valley Parish Council does not feel that there is a need for another large holiday park, even 5 star, in a rural area of Dorset which requires considerable travel to tourist attractions.

1.12 and 7.17

It is proposed that there be 313 holiday lodges – mix of 2 and 3 beds

In addition to the above there will also be 8 staff lodges – mix of 1, 2 and 3 beds

Holiday Park - based on a 50 / 50 split of 2 and 3 beds

At full capacity there potentially could be 1560 people

At full capacity there potentially could be 320 cars (parking for 320 confirmed)

At 75% capacity which is the minimum desired amount across the summer there could be 1170 people, with 240 cars.

Staff – not including hotel staff

50 staff, 50 cars

Hotel Guests

Full capacity 78 guests with 39 cars

75% 58 guests with 29 cars

This is a large development which is comparable in accommodation to the amount of homes within the Frome Valley Parish. This would mean that the volume of people could potentially double over the summer months which the area is not capable of coping with. The position of the site on the hill would be visible for miles and detrimental to the natural beauty of the area.

1.16 Phased over 2 – 3 years

This would cause major road disruption on a road that is known for being dangerous with large and potentially slow vehicles.

1.18 Raceway clubhouse and central facilities building retained, refurbished and utilised as a facility for holiday park.

Concern raised over what facilities would be put in place as this is not detailed within the planning application.

2.0 Good visibility splays

Direct access onto A37

There is good visibility, however there is a steep hill coming up to the entrance from the Yeovil direction (Figure 17) which is known for speeding vehicles overtaking on the hatched area at the top of the hill and the hatched area by the entrance slower vehicles. This would cause considerable danger coming in and out of the development. With regards to the road safety the dual carriage merges to a single carriageway at the brow of the hill, just where fog tends to form and there have been a number of serious road accidents, including fatalities (one within the past year) in the vicinity.

2.03 Location within popular holiday area and it's convenience to major conurbations.

This is a rural location and guests would need to travel considerable distances to visit tourist attractions and towns. The following are approx. distances to the nearest towns and tourist areas.

Yeovil 13.5 miles

Sherborne 15 miles

Dorchester 10 miles

Weymouth 18 miles

West Bay (through Dorchester) 25 miles

Durdle Door 24 miles

Corfe Castle 32 miles

Bath 59 miles

Cerne Giant 3.5 miles

2.04 Traffic generated by the proposed development would be less than existing and have no material or adverse impact upon the operation of the highway network and will operate in a safe and secure manner.

There is no possible way that this could be less than existing with the potential of 320 cars at the holiday park, a minimum of 50 staff cars and the potential of 39 at the George Albert Hotel going in and out of the location. This is a potential total of an additional 409 cars travelling daily on a very dangerous road.

The stretch of the A37 between Grimstone and Chetnole turning off the A37 is known for being foggy and this also causes concern.

There has been sadly a number of deaths on the A37 between Grimstone and Evershot over the last 10 years and some minor accidents.

The Frome Valley Parish Council therefore considers the increase in traffic to have an adverse impact upon the operation of the highway network.

4.08 Solar and photovoltaic cells and grey water harvesting.

Great but for safety and security this would need to be on all the time from dusk to dawn with a minimum of 320 outside lights for each lodge not including road and footpath lighting. This would cause considerable light pollution in a prominent location that can be seen for miles around.

4.09 It has easy access and has the benefit of accessibility to public footpaths and public transport being available. There is no public transport.

6.0 Figures 35 and 36 show a very different scheme layout to figure 37. Figures 35 and 36 show a low density development with good landscaping around each lodge. The layout shown in figure 37 which is the proposed layout shows a high density development with minimum landscaping and privacy between each lodge.

With regards to the image that shows the Zoning Plan Figure 38 of the development there is a contradiction of information with Figure 37.

Phase 1 – Figure 38 shows that this will be behind the hotel, however it does not show the staff lodges which are to be built immediately behind the water tower.

Phase 3 – Clay Pigeon Raceway. There is a concerning discrepancy with regards to the Clay Pigeon Raceway. The planning application clearly states that this will be replaced by Phase 3 of the development, however a statement has been released by Chelborough Ltd, the owners of Clay Pigeon Raceway advising *‘that this (the planning application) is a speculative third party planning application which at this present and foreseeable future does not change the use of Clay Pigeon Raceway as a National Karting Sporting Venue.’* The Parish Council would be opposed to the loss of a national quality racing track.

The Frome Valley Parish Council have expressed concern that this planning application does not provide full and accurate information that can be considered and therefore with regards to this query full clarification should be sought before any decisions are made.

The Frome Valley Parish Council does not support this planning application for the reasons detailed above.

19/067. Other Relevant Information

None raised – Cllr Palmer thanked everyone for attending and for their input.

19/068. Arrangements and items for the next meeting

The next meeting was agreed for Monday 27th January 2020 at 7pm in the Savill Hall.

Items for the agenda to be advised to the Clerk 7 days prior to the meeting date.