

MINUTES OF THE CROSSWAYS PARISH COUNCIL MEETING HELD IN THE FROME VALLEY FIRST SCHOOL HALL ON MONDAY 4TH FEBRUARY AT 7PM

Present: Cllr Daniel Smy (Chairman), Cllr Joyce Rhodes, (Vice Chairman), Cllr Andrew Brewer (Vice Chairman (Finance)) Cllr Elaine Stenning, Cllr Valerie Bache, Cllr Thelma Smith, Cllr David Smith, Cllr Abi Scard and Cllr Geoffrey Northcote .

Also Present: District Councillor Peter Read, District Councillor Teresa Seall, Ms Beverly Knowlden (Practise Manager Crossways Surgery) Ms Hazel Graham (Perpetual Legacy Ltd) Mr Jim Tarzey (Pegasus Planning, Developers Agent), approximately 34 members of the public.

Cllr Smy introduced the Clerk, Cllr Joyce Rhodes, (Vice Chairman) Cllr Andrew Brewer (Vice Chairman (Finance)) and all elected members of the Parish Council. Cllr Smy also introduced Mr Jim Tarzey, Beverly Knowlden and Hazel Graham. Cllr Smy reminded those present that the Parish Council is consulted on planning matters and that they send their recommendations to West Dorset District Council planners who ultimately make the decisions. Cllr Smy read comments given during the Parish Council's two day consultation period offered to residents. Cllr Smy advised that Jim Tarzey, Beverly Knowlden and Hazel Graham will make a short presentation and an opportunity would be given for Councillors and residents to ask any questions. Cllr Smy said that this development was a substantial development and would have a significant impact on the community. Finally Cllr Smy advised that this application was an outline planning application and would not, at this stage, have specific detail, material etc.

PRESENTATIONS

JIM TARZEY Mr Tarzey advised those present that he does not own the land but is the agent for the owner and as an agent he liaises in planning matters with Ms Ann Coles at WDDC. Mr Tarzey apologised for the 4 separate application detail advising the meeting that the consultation period for this application has been extended, giving a longer time frame, until the 20th March. Jim Tarzey showed the meeting a large map detailing the plans. Jim Tarzey identified the need for an adequate buffer zone for Oaklands Park. Mr Tarzey referring to the Local Development Plan identified the present outline planning permission granted for industrial use. After consultation in November the proposal for shops was taken out as it was stated that they could threaten those shops already in Crossways. Mr Tarzey noted the 7500sq metres with extant permission for B1 business units. In conclusion Mr Tarzey stated that the highway authorities offered no objection and Wessex Water and environmental assessments have been done; of letters of objections he had seen he summarised the 5 key elements: traffic, noise and disturbance, existing surgery concerns, care home (questioning need and location) and a questionable demand for offices.

Cllr Smy thanked Mr Tarzey for his presentation.

HAZEL GRAHAM Ms Graham informed the meeting that she represented a charity called Perpetual Legacy and was in discussion to bring about the expansion of the Doctor's Surgery. Ms Graham stated that when a need is seen and options identified she works with the surgery to obtain the extra space needed through charitable contributions when funds are not available from the NHS. Ms Graham said she has worked on similar schemes country wide. In some cases, as could be this case, landowners are asked to contribute as a planning condition. Ravine could do this with provisos. Ms Graham advised that she will be meeting with the Practise Manager on the coming Wednesday and the Charity could become involved when a site is identified. Cllr Smy asked why the Charity gets involved with such projects. Ms Graham advised that the organisation is a charity and to date she, with her husband, has been involved in developing 120 medical centres across the UK. Ms Graham concluded by saying she is convinced that the Charity could make the medical centre happen; it could be a flagship medical centre.

BEVERLY KNOWLDEN Cllr Smy asked if this application failed would it threaten the present surgery and Doctor's services to the Community. Ms Knowlden said that the present surgery was not under threat but reiterated the need to expand. Doctors' surgeries are under pressure to offer more clinics and facilities to patients. Ms Knowlden felt that within 3 years the present site might not be big enough and they may not have the facilities to take extra patients on; the present service would not be withdrawn but agreement to this application would allow extra facilities for example a minor surgery facility. Cllr Smy asked if the land for the surgery would be given free. Mr Tarzey, Ms Graham and Ms Knowlden could not confirm.

PUBLIC PARTICIPATION

William Kendrick Mr Kendrick asked that greater consideration is given to traffic management and access to the site from the Link Road questioning the access point between the B3390 and Mount Skippet Way. Mr Kendrick referred to the speed, especially of lorries on the Link Road. Mr Kendrick made the following suggestions: mandatory speed restriction of 30mph on the bypass and a pedestrian crossing opposite the Mount Skippet junction; plus a SID (Speed Indicator Device) in place. Traffic calming and roundabout at the junction of Mount Skippet Way plus a roundabout at the junction with the B3390. It was noted that DCC and WDDC did not consider the B3390 a suitable site for a SID. Mr Kendrick suggested further traffic surveys.

Carole McKenzie a resident of Oaklands expressed concern about the business units questioning whether they would remain as purely B1 use referring to a change to B2 on the Hybris Business Park. **A resident of Oaklands** read out a statement of objections from the Oaklands Residents Association. A copy is attached to the main and library copy of these minutes. **Alan Wright** questioned the need for a public house in addition to the Frampton Arms and the Tavern Social Club. **Cllr Brewer** advised the meeting that over 9 years ago the previous Council wrote to several Brewery Companies following a need shown in the Crossways Millennium Area Document produced in 1999; no Brewery expressed an interest. **Fluer Chitson** stated her

concerns regarding consultations and said that as a Village we shouldn't forget what happened last May Bank Holiday and think very carefully about this planning application and galloping capitalism. Mrs Chitson questioned a family pub on the corner of a busy road junction and would the pub seek to obtain a 24hr licence? **Terry McGrath** said he was new to Crossways and welcomed a new surgery. Mr McGrath said the pub could mean more alcohol related problems. **Arthur McKenzie** informed those present that the planning for B1 units was in place and questioned that would happen if these units could not be filled, what would take their place? **John Cleall** asked whether changes of planning would be sought. Houses in place of care home?

Mr Cleall questioned Mr Tarzey about the industrial units; would B1 become B2. Mr Tarzey replied that this could not happen without further planning positions. **Mr Hill** questioned Mr Tarzey as to how much employment would this development bring to Crossways. Jim Tarzey stated this question was difficult to answer but it was his wish that employment opportunities would be made available to residents of Crossways. **Jill Barrington** asked if it was necessary to have residential planning permissions for a care home; she was advised it was not.

District Councillor Teresa Seall informed the meeting of the importance of all objectors writing to WDDC with their comments.

District Councillor Peter Read Advised caution stating that Crossways as a Community is belaboured by the B1 development at Hybris. Cllr Read advised that Hybris was initially designed with permissions for B1 use but WDDC have given permission for B2 use after agreeing B1 use. Cllr Read stated that the permissions for B1 use should be kept in perpetuity. Cllr Read stated that a 60 bed Care Home could be muted to 60 flats Cllr Read questioned the integrity of the plans and stated that WDDC must be satisfied that B1 use stays B1.

Cllr Smy asked if anybody had any questions for Mr Tarzey prior to going into the formal Council meeting.

A member of the public questioned the difference between a care home and a nursing home querying whether the residents would be car drivers. Jim Tarzey replied that parking should not be an issue as far as residents are concerned, the plan is not sheltered housing. Questions were raised about having a public house next to a Doctors' surgery and pharmacy as the pharmacy would be stocking drugs and needles. Jim Tarzey stated that the surgery and pharmacy was included in the plans in response to the public consultation. The question was raised regarding employment and whether jobs would be given to local people; this could not be confirmed.

Cllr Smy asked in Councillors had any questions for Mr Tarzey. Cllr Northcote questioned future road safety issues asking if there would be traffic lights placed on the Link Road. Jim Tarzey replied that traffic issues had been addressed by Highways at DCC; if further measures were needed and agreed the developer will put them in. Cllr Northcote asked Mr Tarzey had given any thought about future developments. Jim Tarzey replied that he had spoken to Mr Wyatt Paul. Cllr Smy said that Mr Tarzey cannot predict what might happen in the future.

Cllr Smy thanked Beverly Knowlden, Hazel Graham, Cllr Read and Cllr Seall and members of the public for their input and declared a five minute break before going into formal session.

THE MEETING

ITEM 1 APOLOGIES FOR ABSENCE Apologies were received from Cllr Caroline Round.

ITEM 2 DECLARATIONS OF INTEREST In accordance with the Code of Conduct, Members are asked to declare any personal interests, and whether such an interest is prejudicial, in any matter on the Agenda for this meeting. A personal interest is defined in Paragraph 8 of the Code and a prejudicial Interest is defined in Paragraph 9.

ITEM 3 DECLARATIONS OF PREDETERMINATION Cllr Stenning, a resident to Oaklands Park declared predetermination and left the meeting

ITEM 4 TO CONSIDER THE UNDERMENTIONED PLANNING APPLICATIONS TO AGREE THE COUNCIL'S RESPONSE, AS CONSULTEE, TO WDDC

a. Land on the north west corner of the junction of the West Link Road and Warmwell Road, Warmwell Road, Crossways

- (a) 1/D/07/001980 Develop land by the erection of office/light industrial units (class B1) and associated vehicular access and parking
- (b) 1/D/07/001993 Develop Land by the erection of a care home (Class C2) with associated vehicular access and parking.
- (c) 1/D/07/001995 Develop Land by the erection of a public house (Class A4) with associated vehicular access and parking.
- (d) 1/D/07/001977 Develop Land by the erection of a doctors/dentists surgery (Class D1) and or pharmacy (Class A1) and associated vehicular access and parking.

Cllr Smy suggested general debate on all applications 4a (a), (b), (c) and (d) and opened the debate reminding Councillors that the planning application was for outline planning. Cllr Smy invited debate.

Cllr Northcote no comment at this time.

Cllr Scard said that the area in question was not the right place for a public house mentioning existing pubs Frampton Arms, Black Dog, Wise Man, Tavern Club and Warmwell Leisure Centre and that each might lose business and local people might lose their jobs. Cllr Scard continued; the Doctors' Surgery; it would be beneficial to have a state of the art surgery. Cllr Scard stated she was in favour of the Dentist's Surgery providing it was an NHS Dentist. Cllr Scard also agreed with the Pharmacy but requested a shuttle bus service for the elderly who may have difficulty getting to it. The Offices were also agreed providing they remain as B1 use; as do the Units. In the matter of the Care Home Cllr Scard questioned what would become of the care home if it fails to make a profit; would it be turned into flats. Cllr Scard also requested that landscaping should be carried out and an adequate buffer between the development and Oaklands Park.

Cllr Bache said overall the development was too mixed and has not considered the people who live around the area. Cllr Bache recommended refusal.

Cllr Brewer gave background information on development in Crossways referring to past developments such as the sheltered housing next to a Youth Centre and the previous Council's wish to have a Village Centre. Cllr Brewer stressed that the Surgery was a key element reminding those present that in the past the Council had endorsed the Surgery's request for expansion at its present site and if this land was released by DCC would it be enough for future needs? Cllr Brewer expressed concern about elderly residents crossing the Link Road reporting that the Council's request for a SID (Speed Indicator Device) had recently been rejected. Concern was also expressed about the noise implications from the public house especially on summer evenings. Cllr Brewer also expressed concern about future changes of use applications referring to a night club on a business park in Blandford. Cllr Brewer explained that the West Link Road was built to provide a development boundary and to take traffic out of the village and that if this development was agreed the Link Road would have to be moved to embrace a further boundary. In conclusion Cllr Brewer reminded Councillors of the events of the Bank Holiday weekend and asked that definite landscaping proposals must come with any firm application.

Cllr Northcote welcomed the Doctors' Surgery and questioned future use of the building used at present. Cllr Northcote questioned the fact that the Link Road would become dangerous and consideration should be given to the use of this one road; Cllr Northcote suggested a roundabout which would keep traffic moving. Cllr Northcote concluded stating that he felt the public house would be detrimental to the Village, a care home would be advantageous but felt that it needed to be in a quieter area suggesting Station Road or Woodford Fields, and applications for offices is dubious with possibly not enough interest.

Cllr Connor said she felt a care home could be beneficial not only for the elderly but if the demand is not met by the elderly it could be used for other types of community care. Cllr Connor said she did not have any strong views on a pubs but felt that Crossways did not need any more industrial units; on the Doctors' surgery to be able to offer extra services would be advantageous.

Cllr Dave Smith welcomed the Surgery and the Dentists, providing the Dentist was NHS. Cllr Smith had nothing to add to what had already been said.

Cllr Thelma Smith asked if she could say yes to any individual part of the application and was concerned that saying yes to one part of the application would be recorded as a yes to the whole application.

Cllr Rhodes expressed concurrence with the comments regarding the benefits of the Doctors' Surgery stating it would be very worthwhile to have adequate facilities. Cllr Rhodes expressed concern about access to the surgery for the elderly and young mothers; Cllr Rhodes referring to the Surgery in the centre of Wool said it was a pity that the present location could not be utilised. Cllr Rhodes concluded by saying that perhaps a small hotel would be better than a pub considering the forthcoming 2012 Olympics.

Cllr Scard asked if Mr Tarzey had confirmed that the developer would give the land for the Surgery if the other plans went through. Cllr Scard advised caution questioning the developer's integrity referring to a documentary on Sandbanks, Poole in which the developer took part.

b. Cllr Smy summarised offering the following block recommendations:

- (a) In consideration of the WDDC Local Plan the Council question these plans in that they do not fall within the present local plan that is to say this area has outline planning permission for B1 industrial units only.
- (b) The Council is aware that at this stage there is no confirmed developer for the area in question in particular the Doctor's Surgery. The Council feel that this application is at a very early stage and would welcome further details in due course on these proposals.

(c) The Council would welcome guarantees that the BI approval for the industrial units would not be become B2 units.

(d) The Council questions the proximity of the Care Home and the Public House; there would be concerns about residents crossing the busy Link Road after imbibing alcohol.

(e) Care Home The Council questions the provision of adequate traffic measures and road access. It was considered that traffic calming and vehicular and pedestrian access to the development as a whole needs careful consideration. Suggestions put forward are for traffic calming and roundabouts at vehicular access points.

(f) Screening Oaklands Park The Council wishes to have firm guarantees that adequate screening/buffers would be put in place to protect the residents of Oaklands Park. Concerns are also registered regarding the plans for two storey buildings. Specific information must be given as to the height of these storeys.

(g) Whilst not wishing to be completely negative on this proposal the Council recommends refusal on the plans as described but welcomes the opportunity to see plans with definite details and proposals coming forward for this site

Seconded by Cllr D Smith

AGREED

There being no other business the meeting closed at 9.20pm

Signed (Chairman) 2008