

**MINUTES OF THE CROSSWAYS PARISH COUNCIL FULL COUNCIL MEETING HELD ON THURSDAY 26<sup>TH</sup> APRIL 2007 AT 7.15PM\* IN THE VILLAGE HALL**

\* This meeting was preceded by the Annual Parish Meeting

Present: Cllr Andrew Brewer (Chairman) Cllr John Chubb (Chairman Planning), Cllr John Manuel, Cllr Elaine Stenning (Chairman Amenities), Cllr Terrie Connor and Cllr Caroline Round

Also Present: District Councillor Teresa Seall, District Councillor Daniel Smy, Martin Pinkney (Signpost Housing), Gillian Northcote (Deputy Chief Executive Dorset Residential Homes), Jill Robbins (Liaison Officer Dorset Residential Homes), John Turnbull (Howard Shreeve & Turnbull (Architects)) and approximately 36 members of the public.

**PUBLIC INFORMATION ANNOUNCEMENTS** There were no public information announcements.

**PUBLIC PARTICIPATION PERIOD (NOT EXCEEDING 30 MINUTES)** Cllr Brewer opened public participation and welcomed Martin Pinkney, Gillian Northcote, Jill Robbins and John Turnbull who had kindly responded to an invitation from the Council to come to the meeting to hear public representation regarding the planning application for 5 Dick o' th' Banks Road (Item 8) and to answer any questions. Cllr Brewer further explained that although the Council had previously heard a presentation from the officers and architect involved in the application no decision was made at that meeting; it was purely an advisory meeting. Cllr Chubb opened the discussion by listing the points of concern from the Parish Council's stance; mainly overdevelopment and traffic issues stating that the proposed building enveloped the whole plot and encompassed a double garage and did not include any turning places for vehicles. Gillian Northcote expressed concern that the objections to the application had discriminated against the residents of the property and objected to the terms used to describe the residents. Cllr Brewer clearly stated that this was not the case the Council's objections were on the grounds of overdevelopment, traffic issues and design. On the traffic issues Gillian Northcote stated that there would not be as many cars as thought, there would not be 1 – 1 care and only three staff on duty at any one time. It was also noted that there would not be 24hr deliveries taking place. Cllr Chubb further questioned car parking and access. John Turnbull agreed that any vehicles would have to reverse the length of the building due to the lack of a turning space. Cllr Chubb questioned the safety of this and pedestrian movement around the property. Mr Colin Bell a resident of Forest View spoke as one of the some 27 objectors to this application expressing his concern regarding vehicle movements and parking issues, noting that the traffic calming measures would further decrease the amount of parking space on the highway.

*Cllr Brewer asked Councillors to agree an extension of the public participation period to allow fullest discussion of this issue (Item 8).*

Mr Bell showed photographs of the development showing the lack of turning space noting that the exit of the property was less than 20mtrs from bus stops and dropping off and picking points for school buses causing traffic issues. Gillian Northcote replied stating that at the maximum there would only be three cars at any one time and deliveries would not involve larger vehicles. Mr Smith, a resident, supplied Councillors with aerial photographs with overlays showing the extent of the size of the proposed development.

Mr D Smith read out an objection statement on behalf of the CCA (Crossways Community Association) a copy is attached at Annex A to these minutes. Gillian Northcote asked why the CCA referred to the school? Mr Smith declined to add to the statement as written.

In response to all the objections John Turnbull, the Architect, informed those present that on looking at the design of the present bungalow he felt that a new build of different design would be acceptable with the screening provided. He further stated that the building is not a hotel but a home and the materials used were not cheap but suitable for purpose.

Cllr Connor questioned the objections on the grounds of deliveries causing a nuisance and increasing traffic stating that the deliveries were no different to commonly used Tesco deliveries.

In conclusion Cllr Brewer thanked the campaigners for a positive and caring campaign expressing regret at some of the negative comments about the residents. Cllr Brewer further thanked those residents concerned about the application for the thorough and well ordered campaign in opposition. Cllr Brewer further thanked the officers from Signpost Housing, Dorchester Care Homes and the Architect for attending.

Cllr Seall reported, as Chair of planning at WDDC, that this application will go to committee for a decision because of the size, parking and over development issues raised.

**REPORT BY COMMUNITY POLICE OFFICER** The Community Police Officer was not present.

**REPORTS BY DISTRICT AND COUNTY COUNCILLORS**

- a. Cllr Seall's report is attached at Annex B to these minutes.
- b. Cllr Smy apologised for his absence during previous meetings through ill health. Cllr Smy spoke about the trees cut down by Magna Housing with prior consultation Cllr Brewer stated that he was also surprised at the lack of consultation by Magna. Cllr Smy, acknowledging that he will not be standing as District Councillor for another term thanked the Parish Council for the many joint campaigns undertook particularly on the Redbridge Development and the ongoing Library campaign.

**REPORTS BY SCHOOL GOVERNORS** There were no Governors present.

**THE MEETING**

**ITEM 1 APOLOGIES FOR ABSENCE** Apologies were received from Cllr Peacocke.

**ITEM 2 DECLARATIONS OF INTEREST** Cllr Elaine Stenning declared a personal and prejudicial interest in Item 7 as a resident of Oaklands Park. It was noted that the item was for report only and Cllr Stenning would remain in the room.

**ITEM 3 DECLARATIONS OF PREDETERMINATION** There were no declarations of predetermination.

**ITEM 4 MINUTES OF THE PREVIOUS MEETING 29<sup>th</sup> MARCH 2007** The minutes of the previous meeting were accepted as true record and duly signed.

Proposed: Cllr Chubb, seconded Cllr Connor

AGREED

**ITEM 5 MATTERS ARISING** There were no matters arising.

**ITEM 6 CHAIRMAN'S REPORT to include report meeting with Community Worker and Police and meeting with WDDC on the matter of the B3390 and Library Update**

- a. Cllr Brewer reported that following the meeting with Crossways youths and various agencies he met with the Community Worker, Kris Hallet and Inspector Fry to see what available land the Parish Council had with a view accommodating a Youth Shelter and Skate Park. Kris Hallet has not asked for further consultation to date.
- b. Cllr Brewer reported the meeting held at County Hall on the 16<sup>th</sup> April with officers from DCC and parties from Villages bordering the B3390 all with concerns about the HGV traffic on these roads. Particular concern was the road through Warmwell Village, the speed limits and traffic through Crossways, Waddock Cross and the Hurst Bridges. Officers at DCC agreed to review these areas and further meeting will be convened.
- c. Library Campaign – the Library Campaign placed a motion at County Hall against library closures and this motion was defeated 23 to 19. Cllr Brewer stressed that the campaign continues.

**ITEM 7 TO HEAR FIRST REPORT REGARDING PROPOSALS FOR LAND AT THE JUNCTION OF THE B3390 AND THE LINK ROAD** It was reported that an approach had been made by a planning consultancy regarding a proposed planning application and public consultation. Cllr Chubb reported that a developer was considering building retail units, (proposed uses hairdressers, small shops and a small supermarket) a veterinary surgery, a dentist's surgery, a public house and a residential home for the elderly. It was noted that outline planning permission has been given for light industrial units. Public consultations will be held; the Parish Council will liaise and proper notice given.

**ITEM 8 TO CONSIDER PLANNING APPLICATION 1/E/07/000476 ERECT REPLACEMENT RESIDENTIAL CARE HOME 5 DICK O' TH' BANKS ROAD** Cllr Brewer stated that the Council had heard all the representation for this application. Cllr Chubb, Chairman Planning, recommended objection on the grounds of size, design and overdevelopment. Cllr Connor asked if the Council's views would be the same if the development was for an eight bed roomed house and not for a residential care home. Cllr Chubb agreed that his views would be the same for an eight bed roomed home. It was therefore proposed by Cllr Chubb, seconded by Cllr Manuel that the Council recommend refusal on the grounds of design and overdevelopment. Members voted 5 for and 1 against.

AGREED

**ITEM 9 TO CONSIDER PLANNING APPLICATION 1/E/07/000529 11 SPITFIRE CLOSE – DEMOLITION OF EXISTING CONSERVATORY AND ERECT DINING ROOM, UTILITY AND SHOWER ROOM** The Council had no objections to these plans. Proposed Cllr Chubb, seconded Cllr Manuel

AGREED

**ITEM 10 TO CONSIDER PLANNING APPLICATION 1/E/07/000479 ERECT REPLACEMENT BUNGALOW AND NEW BUNGALOW ON LAND TO THE REAR OF 48 DICK O' TH' BANKS ROAD. CONSTRUCT VEHICULAR AND PEDESTRIAN ACCESS** Members considered this application to be over development with limited

vehicular access. It was proposed by Cllr Chubb seconded by Cllr Connor the recommendation is for refusal.

AGREED

**ITEM 11 TO CONSIDER PLANNING APPLICATION 1/E/07/000451 ERECT NEW CHURCH AND COMMUNITY BUILDING AND FORM NEW VEHICULAR AND PEDESTRIAN ACCESSES – 17 WARMWELL ROAD**

Cllr Brewer informed those present that the Council had previously voted refusal of this application and there was nothing in the second application to change that recommendation. It was proposed by Cllr Connor and seconded by Cllr Chubb that refusal is recommended. This was agreed.

AGREED

**ITEM 12 TO CONSIDER PLANNING APPLICATION 17 DICK O’ TH’ BANKS ROAD – APPROVAL OF RESERVED MATTERS OF OUTLINE PERMISSION 1/E/06/000740 – ERECT SINGLE STOREY DWELLING AND CONSTRUCT VEHICULAR AND PEDESTRIAN ACCESS**

Cllr Chubb expressed concern that there is two vehicular entrance/exit points, 25-30ft apart, on this application adding to an already overloaded Dick o’ th’ Banks Road. Cllr Chubb recommended agreement with the proviso that consideration be given to having one entrance/exit point. Proposed Cllr Chubb, seconded Cllr Stenning.

AGREED

**ITEM 13 TO NOTE AND APPROVE INCOME/EXPENDITURE FOR THE PREVIOUS MONTH 30<sup>TH</sup> MARCH 2007 – 26<sup>TH</sup> APRIL 2007.** Expenditure for the previous month was noted and agreed as below:

	EXPENDITURE	INCOME
	£	£
Rates (Sports Pavilion)	67.80	
Salary Clerk (April)	813.22	
PAYE (April)	221.93	
S Manuel (Grass cutting)	482.00	
DCC (Grass Cutting Agency)		2505.42
Salary Clerk (May)	813.21	
PAYE (May)	221.94	

Proposed Cllr Stenning, seconded Cllr Connor

AGREED

**ITEM 15 CONFIRM DATE OF NEXT MEETING THURSDAY 17<sup>TH</sup> MAY 2007** Confirmed

**ITEM 16 ANY LATE URGENT BUSINESS**

a. Cllr Connor reported a tree on the Youth Club field with loose branches. The Clerk was asked to report to DCC for action.

ACTION/CLERK

b. Cllr Chubb reported an upsurge in children/youths playing football on the green in Yalbury Lane bordering Frome Valley Road and the danger when children (usually the younger players) are sent across Frome Valley Road to retrieve the ball. The Clerk reported that she had e mails from other residents about this problem as well as the effect on bordering properties and residents. The Clerk was instructed to place this matter on the next full council agenda.

ACTION: CLERK

There being no other business the meeting closed at 8.45pm

Signed ..... (Chairman) ..... 2007

*Objections to Planning Proposals for  
5 Dick o' th' Banks Road, Crossways,  
on behalf of the  
Crossways Community Association*

Conclusions:

The proposal is not acceptable due to its size, commercial use and lack of conformity to other buildings in the area. Its "modern" and ugly appearance is misplaced in this residential context and unacceptable due to its cheap finished materials. Its appearance as a steel-sheeted block house sits uneasily with other buildings of a more conventional construction, and the removal of trees will spoil the maturing feel to a relatively new development.

This proposal, whilst inside the Designated Development Boundary, does not conform to the criteria required within such a DDB - namely residential use - as this is now too large and commercial.

Parking is confined for the size and use of the building and will be inadequate with the very real prospect of over-spill into Dick o' th' Banks Road.

The relocation of the new First School is in close proximity to this site, which is unfortunate, but should be taken into consideration.

The Crossways Community Association supports the local residents in their objections and asks the Parish Council to please refuse this expansion proposal.

**ANNEX B TO CROSSWAYS PARISH COUNCIL  
MINUTES DATED 26<sup>TH</sup> APRIL 2007**

**Crossways Parish Council Meeting – 26<sup>th</sup> April 2007 Report Teresa Seall**

**Fortnightly refuse collections**

The Council has received a large number of enquiries from local and national media on this subject which seems to have become a major issue in some areas. WDDC has no plans to introduce a fortnightly collection. We recently reviewed our waste collection services across the district and concluded the current system is cost effective and convenient for most people. We are meeting the government's target of recycling 27% of household waste.

**Trees at Magna Housing**

Residents will have read in the paper and seen for themselves that Magna housing have chopped down some trees by Crossways Court. I have contacted our WDDC trees officer Graham Cox and he has replied that he is going to establish with Magna if they are proposing further works and is going to meet them on site to discuss the matter with them. I have asked that he look closely at the mature trees around Crossways with a view to their protection. He says that he has also been in contact with Daniel Smy and has suggested that the Parish Council might wish to be involved in identifying important trees that are under threat.

**Temporary Accommodation Reduction Plan**

WDDC is on target to reduce the number of homeless families living in temporary accommodation. WDDC is working with other Dorset authorities as part of a local area agreement not only to meet the Government target but to beat it.