

**Minutes of a SANDFORD PLANNING MEETING held at Sandford Parish Hall  
on 7<sup>th</sup> March 2023**

Present :-

Chairman - Cllr B Fyfe

Parish Councillors – S Miles, R Stoye, G Ford

DCC Cllr M Squires MDDC Cllr E Lloyd

17 Members of the Public

Mr A Laird (Planning Officer MDDC) Parish Clerk Mr M Vallance

**23/00119/FULL Land and Garages at NGR 282671 102585 Crofts Estate Sandford  
Erection of 5 affordable dwellings following demolition of existing garages with  
associated parking, landscaping and works**

- 1) APOLOGIES - Cllr M Lee and M Snow
- 2) DECLARATIONS OF INTEREST - None
- 3) OPEN FORUM

The Chairman was aware that the time of the meeting might not have suited everyone hoping to attend.

However, this had been dictated by the availability of the Planning Officer, and the Parish Hall which was in use every evening of the week.

Issues already raised by SPC, to MDDC, had included – Non notification to current garage tenants, current parking, and other associated matters.

A response had been received from Michael Lowman (MDDC Operations Manager Building Services) apologising for communication problems.

( At the Parish Council meeting, subsequently held on 1<sup>st</sup> March 2023, this response had been discussed and it had been agreed to place a copy of these comments as an appendix to the Minutes for that meeting).

It was also pointed out that confusion had been caused by referring to the proposed homes as “affordable dwellings” when in fact they would be “social housing available to rent”.

They would become part of the MDDC Housing stock.

Those present wanted clarification of who would be eligible as tenants ?

Rumours were circulating in the absence of this information.

**Items raised by Members of the Public included :-**

- Publication of the planning application – The notice had been poorly positioned.
- Flooding and Drainage – The Shute Stream already flooded on a regular basis.

An increase in the number of homes on the estate would only cause more problems.

- Potential tenants – It was “rumoured” that these would be those needing short term social housing.
- Ctty Cllr M Squires pointed out that there was a need for further rented accommodation in Sandford. There were already 9 names on the MDDC Housing List hoping to move into the Village. It was pointed out that there were currently two dwellings that were unoccupied on the “Crofts” estate, one for a long period.
- Parking The proposed provision of parking for the proposed development included provision of 15 parking spaces.  
It was felt that the most sensible option would be to dismantle the current garages and turn the site into a car park.  
The Planning Officer pointed out that there were other parking options including the use of the parking spaces at St Swithun’s Garden. The Residents Parking Sign was advisory and not enforceable.  
A suggestion was made to take away the grass verge at St Swithun’s Gardens and to allow cars to park lengthways in a “herring bone” fashion rather than sideways.
- MDDC Housing Officers were already investigating extra parking needs at “Crofts”. They would be invited to make their findings known.
- Properties being overlooked
- Access – There were already problems with cars accessing the estate. It was feared the proposal for additional dwellings would heighten that problem for access needs for Emergency vehicles.

After answering further questions Alistair Laird (MDDC Planning Officer) then left stressing the need for Parishioners to submit their comments to the MDDC Planning Dept.

The application was likely to be discussed by MDDC Planning in May 2023.

The Chairman thanked Alistair Laird for attending, and Parishioners, for attending and they then left the Meeting.

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The Parish Council and DCC Cllr M Squires, MDDC Cllr E Lloyd, then discussed the applications and the comments received from Parishioners.

It was agreed that the Clerk would draft a response and, once this had been agreed by the Chairman, the comments could be submitted to MDDC Planning.

The following comments were duly submitted to MDDC Planning on the 9<sup>th</sup> March 2023.

Following a Planning Meeting of Sandford Parish Council, attended by the MDDC Planning Case Worker and Parishioners, we would like to submit the following comments on this application.

Firstly, there has been a lot of confusion caused by calling these “affordable dwellings” when we understand this is “social housing available to rent”.

Whilst Sandford Parish support the need for additional housing in the Parish, we do have major issues over the following :-

Parking – The loss of current parking and garages will have a negative impact on an area already suffering from major parking issues at Crofts Estate. This matter is long outstanding and dates back at least to 2017 when parishioners met with MDDC officers to address the matter.

The Parish Council agree with the residents that the matter of alternative parking provision will need to be resolved before any development was to take place.

We are requesting a Meeting with the MDDC Housing Officer to discuss this issue.

Drainage / Flooding Is sufficient drainage being supplied in an area which already floods from the stream passing the bottom of the current garages, from the direction of Church Parks , heading down to the Shute at the bottom of St Swithun’s Gardens ? The accumulative effect needs to be addressed within this planning application in our view. A desktop exercise of the amount the development will contribute to the overloaded drainage and sewage infrastructure will be inadequate.

Access – The access road to Crofts, past St Swithun’s bungalows, is already heavily used.

It is felt that this needs to be taken into account when discussing the application which will see traffic increased.

There have been problems in the past with Emergency Vehicles being unable to gain access.

Roofing – The properties are on the edge of the Sandford Conservation area and we trust this will be reflected in the final choice of roofing materials.

The outlook from the existing dwellings could be adversely affected by the height of the new dwellings.

Will these neighbours be able to see into each others dwellings unless design deals with the sight lines or obscure glass installed.

SITE MEETING – Could we suggest a site Meeting by MDDC Planning Officers, and Housing Officers, with the Parish Council before any final decision is taken.

Malcolm Vallance

Sandford Parish Clerk.