

# CHIDEOCK PARISH COUNCIL

**Minutes of the Parish Council Meeting held at the Village Hall, Chideock on Tuesday 24 November 2015 at 10:00 am.**

**Present:** Cllrs Elizabeth Grant (Chair), Roger Carey, Irena Campion, Laurie Elliot, Kate Geraghty, Rob Murray, and David Rogers.

**In attendance:** The Clerk, WDDC Cllr Christopher and 2 members of the public.

The Parish Council meeting commenced at **10:00 am**.

At the start of the meeting

- Cllr Grant reminded councillors of their obligations, as stated in the Code of Conduct, when they act, claim to act or give the impression of acting as a representative of the Council
- the Clerk gave councillors a copy of the NALC Legal Topic Note on Predetermination and spoke briefly of the dangers of predetermination / the appearance of predetermination.

**1722 Apologies.** DCC Cllr Turner and PCSO Ash sent their apologies.

**1723 Grant of Dispensations.**

Cllr Campion and Cllr Elliot had requested, in writing prior to the meeting, a dispensation regarding their Defined Pecuniary Interest in Land or Property in the Parish, which would prevent them participating and voting on any Agenda item regarding Budget and Precept now or in future years until the next Elections in May 2019.

The dispensation was **GRANTED** by the Clerk.

**1724 Declarations of Defined Pecuniary Interests.** None declared

All Councillors declared a Defined Pecuniary Interest in Land or Property in the Parish, in connection with Agendas Item 10 f) Budget and Precept for 2016-17, for which dispensations had been granted in the previous item.

Cllr Geraghty declared an interest in the Bopper Bus grant and said that she would not speak or vote.

Cllr Carey declared an interest in planning application WD/D/15/002203 St Marys, Pettycrate Lane, and said he would not speak or vote.

**1725 Minutes.**

**a) RESOLVED** to accept and sign, as a true record, the minutes of the Parish Council meeting of 27 October 2015.

Proposed by Cllr Grant, seconded by Cllr Rogers, carried unanimously.

*It was noted that bags containing food items had not been stolen from St Giles – they had been taken by arrangement and reported as a theft in error.*

**1726 County and District Councillors' and Police Reports.**

PCSO Ash had sent the following information to the Clerk:

- There have been no crimes within Chideock in the past month to make you aware of, however I will let you know for info of a burglary to a commercial unit at Crepe Farm in Symondsburry, where £4000 worth of builder's power tools were stolen. I shall be installing security equipment with the owner this week.

Dorset Division Cllr Turner had sent the following information to the Clerk:

- I will not be able to attend as I have a Service Review at WDDC that morning. I only have one item on my report and that was to note the recent Press release on Youth Service Provision & the consultation following until mid December.
- The only other thing of note is the cheque I have for £700 for the Village Halls Dishwasher & Water heater. It is made payable to the Parish Council.

West Dorset Ward Cllr Christopher gave the following report:-

- he is meeting Oliver Letwin MP on 11 December regarding A35 issues and the Chideock – Eype footpath
- He is continuing to study the Local Plan and its implications
- he is meeting Julie Girling MEP
- there is still a significant backlog in Development Control.

When asked what the Parish Council can do regarding long standing planning violations, he suggested writing to the Chair of WDDC Development Control Committee Fred Horsington and to the Head of Planning Jean Marshall, copy Oliver Letwin MP.

*Standing Orders were suspended for the following item.*

**1727 Democratic Period.**

No one wished to speak.

*Standing Orders were resumed.*

**1728 Reports / Updates by the Clerk and Councillors.**

Items 1 to 13 on the Actions & Information List were **NOTED**, with the exception of those detailed below, which were discussed in more detail.

- a) **Items 6, 12 and 13. AGREED** to suggest that PSCO Ash attends meetings of other village groups e.g. W.I., Chideock Society.
- b) **Item 7 - Disabled parking bay, Seahill Lane. AGREED** to ask DCC to raise the necessary TRO for the removal of this space and to request that a disabled bay is created at Seatown in the turning circle adjacent to the Anchor Inn kiosk, as suggested at the Seatown Management meeting on 13 November. Also to for an approximate indication of the time scale associated with the removal of the disabled parking bay in Seahill Lane.
- c) **Item 8 – 10 - Grit bin junction of Cumbrey Lane and Sea Hill Lane. AGREED** to check the space available at the required location (Cllrs Campion, Carey and Geraghty to action) and to order either a 400 litre bin from Seltek (£149 ex VAT = £178.80, free delivery) or a 400 litre bin from Slingsby (£140 ex VAT = £163.00, free next day delivery). In either case the bin is to be green and delivered to Cllr Grant. **AGREED** to approach Neil Cowdrey to ask if he will help install it as he did with the previous 3 bins. **IC, RC, KG, CC**

**1729 A35 Matters.**

Items 14 – 23A on the Actions & Information List were **NOTED**, with the exception of those detailed below, which were discussed in more detail.

- a) **Items 20 and 21A – Air Quality figures year to date. AGREED** that the apparently missing Warren House diffusion tube needs to be followed up with WDDC. **AGREED** to ask WDDC to re-site one the tubes from a location where the readings are consistently low to a location further west up Chideock Hill, beyond Whitecroft where the readings are high. **AGREED** to again ask WDDC what they consider to be the cause of the high level exceedences at certain locations (previously asked on 19 February 2014).
  - b) **Items 23A – Statistics from Puddletown Vehicle Test Station. AGREED** ask for clarification on the vehicle classifications and for more detail regarding the type of defect causing prohibitions. **AGREED** to also ask how many days the station was in operation each year and whether vehicles travelling East AND West are targeted. **CC**
- AGREED** to again ask Highways England for “gateway” indicators to be installed at both ends of the village to remind motorists that they are entering a built-up area. **CC**

**1730 Planning Matters.**

**AGREED** to ask WDDC Development Control to provide a hard copy of the newly adopted Local Plan.

**a) Applications.**

**WD/D/15/002377** GOLDEN CAP HOLIDAY PARK Rear extension & alterations the existing shop. Removal of internal wall to replace with lintol. Removal of double garage door attached to existing cottage and block up with door & window. Change of use of existing garage to household/linen storage (Full)

*Chideock Parish Council has no objection.*

*The Parish Council notes that Natural England has advised WDDC to seek the advice of the AONB Partnership and Heritage Coast Unit and trusts that this has been done.*

*If the application is approved, the Parish Council urges the applicant to*

- 1. incorporate water harvesting rather than allowing all rainwater run-off to enter the existing main drain, which could exacerbate existing flood issues in the area at times of heavy rainfall*
- 2. ensure that all external lighting is low wattage down lighting, on sensors if possible, to reduce light pollution in the AONB and adjacent to the Jurassic Coast, subject to Health and Safety requirements.*
- 3. use biodegradable packaging for takeaway foods and to encourage people to dispose of rubbish in bins, not drop it on the road or the beach.*

**WD/D/15/002203** ST MARYS, PETTYCRATE LANE Erect extension and alterations (Full)

*Chideock Parish Council objects to this application for the following reasons*

1. *The lack of a Design and Access statement*
  2. *The mass and scale of the proposed development will dominate adjacent dwellings in particular 1 and 2 Pettycrate Lane, which are immediately adjacent and are single storey dwellings*
  3. *No information is given for the disposal of surface water, water from the extensive roof area or for foul water. Water run-off from the increased paved area and roof could cause flooding by running into Pettycrate Lane and / or the small watercourse on the north eastern boundary of the property - flooding of Seahill Lane has been occurred in the past from both*
  4. *The style of the proposed extension is unsympathetic to the built character of the area*
- In addition, the Parish Council makes the following comments*

1. *There has been a lack of consultation with neighbouring residents - it would appear that letters were only sent to 1 and 2 Pettycrate Lane and no notice was placed at the property*
2. *A number of trees have already been removed and the application appears to require the removal of a further large mature tree. The cumulative effect of tree removal in the Chideock area is to increase the visibility of the built environment, affecting the overall wooded character of Chideock as noted in the West Dorset Landscape Character Assessment.*

*If the application is approved, the Parish Council urges the applicant to harvest as much rainwater as possible, so as to reduce the potential for flooding and to conserve water*

**WD/D/15/002187** GOLDEN CAP HOLIDAY PARK Demolish and replace existing washrooms (Full)

*Chideock Parish Council has no objection.*

*The Parish Council urges the applicant to*

1. *incorporate water harvesting - the stored water could then be used for watering trees / scrubs (a considerable number of trees / shrubs are being planted as part of landscape plan for approved application 1/D/12/000410)*
2. *ensure that all external lighting is low wattage down lighting, on sensors if possible, to reduce light pollution in the AONB and adjacent to the Jurassic Coast, subject to Health and Safety requirements.*

*The Parish Council notes that this replacement facility is for use by people using the seasonal camping area, which is open for a maximum of 39 days during the summer period (1/D/12/000330), and queries the need for such extensive replacement of the existing facilities.*

**b) To consider any applications received after the agenda was circulated.**

None.

**c) Determinations.**

None.

**d) Ridwood Affordable Housing Development.**

Items 24 - 27 on the Actions & Information List were **NOTED**.

- i. **Items 26 and 27 – Closer working between Magna and parish Councils. AGREED** CC  
to ask Jez Morris to meet councillors outside of a Parish Council meeting.
- ii. **Item 25 – Play Equipment in Ridwood Play Area. AGREED** to ask Magna at the proposed meeting with Jez Morris if they would provide toddler equipment for Clapps Mead instead of the Ridwood Play Area as the Parish Council is unable to take on the responsibility and costs of maintenance of a 2<sup>nd</sup> play area.
- iii. **Item 25A – Permissive Path. AGREED** to ask about this at the proposed meeting with Jez Morris.

**e) Any Other Planning Matters.**

- i. **AONB / Lighting & Dark Skies.** Concerns were raised about the level of lighting on the new lodges at Golden Cap Holiday Park.
- ii. **Enforcement. AGREED** that a list of all outstanding enforcement issues over past years be sent to WDDC Planning Enforcement. KG/CC
- iii. **Golden Cap Caravan Park.** Nothing to report.
- iv. **Mill Lane Bridleway 18.**  
Items 28 - 31 on the Actions & Information List were **NOTED**.
- v. **Seatown – Management Meeting 13 November 2015.**  
Items 32 and 32A on the Actions & Information List were **NOTED**.  
The Clerk said that she will produce a single set of minutes from the 4 sets of notes taken at the meeting. CC
- vi. **Other.**  
Item 32 -42 on the Actions & Information List were **NOTED**.  
All Weather Footpath – **AGREED** to contact the All Weather Footpath Group asking what they intend to do and what support the Parish Council can give them.

**1731 Finances.**

Item 43 on the Actions & Information List was **NOTED**.

**a) Payments.**

**RESOLVED** to make the following payments:-

- |  |         |
|--|---------|
| i. Clerk's Salary & Expenses for October     | £275.29 |
| ii. Chideock Village Hall Hire – October     | £50.00  |
| iii. St Giles PCC for Cemetery Grass Cutting | £650.00 |

Proposed by Cllr Geraghty, seconded by Cllr Campion, carried unanimously.

**b) Given that there will be no CPC meeting at the end of December, RESOLVED to draw and sign post dated cheques for the following payments:-**

- |  |         |
|--|---------|
| Clerk's net salary + office allowance for December | £222.17 |
| PAYE payment for Oct, Nov, Dec 2015                | £162.40 |

**c) Foss Orchard Car Park.**

Some items of topiary have been donated by the new owners of Duck Cottage. **AGREED** that they be thanked.

**d) Grant to the Bopper Bus Organisation.**

The Fete Committee has agreed to make a grant of £200, but cannot commit to doing the same in future years.

**RESOLVED** to make a grant of £300. Proposed by Cllr Murray, seconded by Cllr Carey, carried – Cllr Geraghty abstained.

**e) Draft Budget for 2016 – 2027.**

Cllr Grant reported that Mr Maskell regrets that he is unable to continue cutting the Clapps Mead Playing Field grass. **AGREED** that quotes be obtained for approximately 18 cuts per year and the budget be adjusted accordingly at the January meeting.

The Clerk reported that she has increased the budget amount for insurance as insurance premium tax is increasing from 6 to 9.5%.

**AGREED** to defer final determination of the budget and precept to the January meeting.

CC

**1732 Clapps Mead Playing Field.**

The Clerk reported that the Chideock Society has made a donation of £250 for play equipment.

**RESOLVED** to purchase a double swing and a “springer” from Caledonia Play for installation before Easter and to apply to the West Dorset Leisure Development Fund for a grant of up to 20% of the cost. Proposed by Cllr Murray, seconded by Cllr Rogers, carried unanimously.

The grant application has to be made by 1 December 2015.

CC

**1733 Flood Management Plan for the Winniford Valley.**

Cllr Carey gave a brief report

- WDDC Property Services inspected the Seatown Toilet block and at that time these was not bad odour
- WDDC have agreed to turn the beach stream notice around to be more visible but will not provide new signs as no other beach area has them.
- he continues to follow up on the stream water quality
- He will follow up on surface water run-off from the field onto the road near Sea Hill Cottages.

The Clerk will check who is responsible for clearing mud from the road.

CC

**1734 Conduct of Meetings.**

No further progress.

**1735 Current Consultations.**

**a) Consultation on Economic Plan for local area - Bridport and West Bay Coastal Community Team.** The Clerk will process councillor responses.

**b) Dorset County Council - Working Together Pilot Project.** **AGREED** that Cllr Murray will produce a report which will be circulated to all councillors for comment and input before it is submitted to DAPTC on Monday 30 November.

**c) DCC Youth Services –** Cllr Murray will provide a draft response.

**d)**

**1736 Motions Received with Notice.** None.

**1737 Correspondence.**

There were no other items of correspondence to be brought to Councillors' notice.

**1738 To confirm the date and time of the next meeting of Chideock Parish Council.**

The next scheduled meeting is at 10:00 am on Tuesday 26 January 2016.

The meeting closed at **1.05 pm.**