

CHIDEOCK PARISH COUNCIL

Minutes of the Parish Council Meeting held at the Village Hall, Chideock on Tuesday 29 March 2016 at 10:00 am.

Present: Roger Carey (Vice Chair), Irena Campion, Laurie Elliot, Kate Geraghty, Rob Murray, and David Rogers. Cllr Grant arrived at approximately 12.00.

In attendance: The Clerk, West Dorset Cllr Christopher.

The Parish Council meeting commenced at **10:04 am**.

Cllr Grant had informed the Clerk that she would not be present for the first part of the meeting. In the absence of the Chair, the Cllr Carey took the Chair.

1775 Apologies.

PCSO Ash sent his apologies.

1776 Grant of Dispensations. None.

1777 Declarations of Defined Pecuniary Interests. Cllr Carey declared an interest in the grant to the Village Hall and said he would not take part in the vote.

1778 Minutes.

a) **RESOLVED** to accept and sign, as a true record, the minutes of the Parish Council meeting of 23 February.

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

1779 County and District Councillors' and Police Reports.

West Dorset **Cllr Christopher** reported as follows:

- He understands that parts of North Chideock are without phone and internet due to a fallen tree
- People are finding it almost impossible to speak to officers on the phone, due to many being on holiday. Even the Duty Planning Officer has not been available. This is also affecting WDDC meetings. He suggested that CPC writes to Cllr Horsington, Mr Matt Prosser (Chief Executive for North Dorset District Council, West Dorset District Council and Weymouth and Portland Borough Council) and Oliver Letwin.
- The West Dorset Development Control Department is still under pressure.
- There is a meeting this week at which a barrister will be talking about the importance of Defined Development Boundaries. There are a large number of "speculative" planning applications being made for potential development in the Chideock & Symondsburry Ward on sites which are, for example, on the edge of villages, in highly visible locations, etc.. /this is in part because of the tight 5 year land supply in the Local Plan The Development Control Committee is trying to defend and protect West Dorset from undesirable development.

CC

Cllr Geraghty told Cllr Christopher that the public toilets at Seatown had been closed over part of the Easter holiday weekend. She also asked if he knew anything about WDDC withdrawing from the provision and maintenance of public toilets.

Cllr Geraghty spoke about planning application WD/CA/16/00088 (see below) involving the felling of a Ginko tree and said that she opposed it. After some discussion Cllr Christopher said that he would take action.

PSCO Ash had sent the following information to the Clerk:

- 28/2/16 – reports received from numerous locations in and around Bridport (including North Chideock) of loud explosions in the evening. Officers searched the area, and it is believed that a vehicle was being driven around with a group of young people inside letting off rook scarers; unfortunately due to a lack of strong evidence, officers could do no more than offer strong words of advice. No further reports were received.
- 5/3/16 – Theft from motor vehicle at Langdon Woods. When spoken to, the victim stated that she had seen a couple of men acting suspiciously in a white estate car – changing parking spaces without getting out – it is believed that these males may have watched the victim hide the bag in the boot of her car, and then struck.

- Overnight 8-9/3/16 – a burglary reported to a house in Lower Eype, close to the New Inn public house. Entry gained by forcing the bottom UPVC panel in the back door, but nothing stolen
- I have also received a complaint regarding a vehicle regularly being parked half on the pavement, close to The George public house. I have now been told that this vehicle is being parked in the Post Office car park instead, but have advised the complainant of police powers should the problem resurface (we can only deal with a physical obstruction to either another vehicle or pedestrian, at the time an obstruction is being caused) and that any further action would be for council parking enforcement officers.

Standing Orders were suspended for the following item.

1780 Democratic Period.

No members of the public were present.

Standing Orders were resumed.

1781 Reports / Updates by the Clerk and Councillors.

The Clerk said that she has had trouble with the dorsetparishes.gov.uk e-mail address not working and that it transpires that the domain name has been deleted without any warning. She is now using a new e-mail address provided by DAPTC.

Items 1 to 8 on the Actions & Information List were **NOTED**.

The Clerk informed councillors of the Dorset Clinical Commissioning Group public engagement event on 4 April from 6 pm – 8:30 pm at Bridport Town Hall.

1782 A35 Matters.

Items 9 - 18 on the Actions & Information List were **NOTED**, with the exception of those detailed below, which were discussed in more detail.

- a) **Item 14 - A35 Public Meeting on 27 May. AGREED** to invite councils between Bridport and Kilmington to send 1 councillor to the meeting as an observer. **CC**
- b) **Item 16 – A35 Speed Limit Review. AGREED** that councillors send comments to the Clerk who will collate and send them on. **CC**
- c) **Items 9 – 11 – Air Quality. AGREED** to write to WDDC Environmental Health raising concerns about the lack of continuing action to improve Air Quality. Cllr Elliot distributed a draft letter which councillors will add to. The Clerk will then circulate an updated draft before sending. **All CC**

Cllr Elliot raised issues regarding the lack of co-ordination of works on the A35, resulting in multiple works and traffic delays. He said that he had received a letter saying that the A35 will be closed overnight from 20:00 to 06:00 on Monday 25 April to Friday 29 April. The Clerk said that she had not been informed of this, which might be due to the e-mail issues. **AGREED** that the Clerk contacts Andy Kirby (Connect) about this. **CC**

Cllr Elliot asked if there had been any response to the Freedom of Information request about the Puddletown Vehicle Testing Facility. The Clerk said that FoI requests must be answered within 20 working days so a response should be received this week.

1783 Planning Matters.

a) Applications.

WD/CA/16/00088 CHIDEOCK COURT, MAIN STREET 1 No. Gingko Biloba – Fell

Chideock Parish Council strongly objects to this application and asks that it be “called in” to the Development Control Committee rather than determined by the Case Officer under delegated powers.

The Parish Council strongly disagrees with the Conservation Officer's comments.

- 1 *The whole wall, particularly the upper coped brick addition, is in very poor condition due to lack of maintenance, which is being made worse by the tree but not directly caused by it. In addition there is vegetation growing in / on the wall which is attacking the mortar and structure.*
- 2 *The application specifically states that the tree is not diseased and that it is not causing any damage to property e.g. subsidence or damage to drains or drives.*
- 3 *The Parish Council is concerned that, while there has not been any large scale felling of trees in Chideock Parish, the cumulative effect of trees lost to felling over the years has significantly and detrimentally altered the tree-scape of the parish.*
- 4 *The importance of trees to the character of the parish is mentioned on pages 8, 10, 31, 33, 36, 37 and 39 of the “Charmouth and Chideock (inc. Seatown) Conservation*

Area Appraisal (Revised 2009)”.
5 The tree in question is specifically mentioned on page 36 of the Appraisal:-

- 6 “Trees are an important asset to the Conservation Area, with belts along the course of the river; on the rear boundary of the properties on the north side of Main Street, partly the remains of an old hedge and partly composed of larger tree groups; in the churchyard (yews and a holly) and north of the burial ground; east of Clapp’s Mead; south of Roadstead Farm, with a particularly important copse south of Yew Cottage; up Ruins Lane; and in the grounds of The Old Cottage. Chideock Court has a fine Ginko biloba tree in its garden, as well as other mature trees.”
- 7 The upper part of the wall is of later date than the lower part, being built of brick with a coping, and is in a poor state of repair. The attached photographs show the tree to the far right with the wall at its original height.
- 8 The Parish Council considers that, rather than felling a mature tree of a species which is rare and endangered, the upper part of the wall should be removed, either in its entirety or the portion which is adjacent to the tree.
- 9 In relation to the poor state of the wall, the Parish Council refers you to the Highways Act 1980 Section 167 paragraph 5 which states:
167 Powers relating to retaining walls near streets.
(5) If a length of retaining wall to which this section applies is in such condition (whether for want of repair or some other reason) as to be liable to endanger persons using the street, the local authority in whose area the street is situated may, by notice served on the owner or occupier of the land on which that length of wall is, require him to execute such works as will obviate the danger.
- 10 In this instance it may be Highways England who should be involved not Dorset Highways, as the A35 Main Street is a Trunk Road. A copy of this submission will be sent to both Dorset Highways and Highways England.
- 11 The Parish Council is very concerned regarding the safety of pedestrians and drivers and considers that the owner of Chideock Court must be directed to display "danger" warning signs and to repair the wall and coping as a matter of urgency, irrespective of the outcome of this application.
- 12 If alteration of the wall to accommodate the tree is not deemed possible because it is part of a Grade II Listed structure, the Parish Council asks that, given that the tree has a trunk which divides into two parts with the one nearest the wall being at issue, this trunk nearest the wall be removed rather than felling the whole tree.

WD/D/16/000324 APPLETREE THATCH, MAIN STREET Conversion of single dwelling into 2 no dwellings and associated landscape works (Full)

Chideock Parish Council has no objection subject to the recommendations of the Listed Buildings Officer and of Highways England.

The Parish Council has concerns regarding increased traffic entering and exiting the property from / onto the A35 trunk road, especially if the properties are to be used as holiday lets.

It is noted that it is proposed to demolish the existing garage to provide 4 parking spaces - if one of the bin stores was relocated there could be 5 spaces.

If the application is approved the Parish Council asks that any external lighting is a) low wattage down lighting and b) on sensors.

WD/D/16/000325 APPLETREE THATCH, MAIN STREET Conversion of single dwelling into 2 no dwellings and associated landscape works (Listed Building Consent)

As above.

- b) **To consider any applications received after the agenda was circulated.** None.
- c) **Determinations.** None.
- d) **Ridwood Affordable Housing Development.**
Nothing to report.
- e) **Any Other Planning Matters.**
- i. **AONB / Lighting & Dark Skies.** Nothing to report.
 - ii. **Enforcement.** Items 19 - 21 on the Actions & Information List were **NOTED**.
 - iii. **Mill Lane Bridleway 18.** **AGREED** that the Clerk ask DCC for a progress update regarding the proposed Definitive Map Modification Order.
 - iv. **Seatown.** Items 23 - 25 on the Actions & Information List were **NOTED**.
 - v. **Seatown Regeneration Feasibility Study Project.** Item 26 on the Actions & Information List was **NOTED**. Cllr Geraghty gave a more detailed update on this and on the recent Dorset Coastal Communities Seminar about the DCLG Coastal Revival Fund.
 - vi. **All Weather Footpath.** Nothing to report.

- vii. **Other.** Cllr Rogers said that he had heard that the National Trust wants to link up the coastal sites which they own. **AGREED** to ask the NT for information about this in this area. **CC/EG**

1784 Finances.

Cemetery Grass Cutting. Item 27 on the Actions & Information List was **NOTED. AGREED** that while no final decision would be made regarding taking over the full cost of the cemetery grass cutting until later in the year when the Budget and Precept are determined, the principle will be debated at the next Parish Council meeting. The Clerk will write to St Giles PCC to tell them that a decision will be made later in the year. **CC**

Footpath Guides. The Clerk reported that Cllr Grant has given her £15 from the sale of Footpath Guides and has taken more for distribution to the 3 outlets.

a) Payments.

RESOLVED to make the following payments:-

i.	Clerk's Salary & Expenses for March	£228.22
ii.	PAYE Jan, Feb, Mar	£162.40
iii.	Chideock Village Hall Hire – March	£25.50
iv.	PNW Services – Bus Shelter Cleaning Jan, Feb, Mar	£20.00

Proposed by Cllr Murray, seconded by Cllr Carey, carried unanimously.

Cllr Grant arrived during the next item, at approximately 12:00 am.

b) Foss Orchard Car Park.

The Clerk reported as follows:-

- Mrs Crisp has reported that the litter bin which is normally by the bus shelter appears to have been moved to the far end of the car park and fixed to the ground. Cllr Murray said he would investigate and report back to the Clerk **RM/CC**
- Cars parking without payment - "reminder" cards (which were agreed by CPC a couple of years ago) have been placed on several cars.
- a 6 month season ticket has been issued as a result of the above.
- **AGREED** that the Clerk investigate the cost of repainting the lines in the car park **CC**
- **AGREED** that the Clerk investigates the promise of cycle racks made the C G Fry when the Foss Orchard development was built and the car park created **CC**

c) Budget Monitoring forecast to 31 March 2016.

The Budget Monitoring forecast was **NOTED. NOTED** that a small underspend is predicted, even after purchase of the new grit bin and the overspend on Training.

d) Actions to be taken at Financial Year End 31 March 2016.

RESOLVED that the following actions be taken:

- i. Unspent Hall Hire budget to be carried forward as a restricted reserve
- ii. Unspent Playing Field Mowing budget be carried forward as a restricted reserve
- iii. Playing Field Depreciation budget of £400 to be transferred to the Earmarked Fund
- iv. Foss Orchard Car Park Resurfacing budget of £500 to be transferred to Foss Orchard Car Park Maintenance Fund
- v. Foss Orchard River Bank budget of £1,000 to be transferred to Foss Orchard River Bank Fund
- vi. Community Fund budget of £250 to be transferred to the Community Fund
- vii. Village Clock Service budget of £210 be transferred to a restricted fund to pay for the clock service contract for 2017 - 2019
- viii. Village Hall Repair Grant budget of £300 be paid to the Village Hall Committee with the proviso that it is only used towards major repairs i.e. is held as a restricted fund
- ix. Any budget underspend to be transferred to the Community Fund

Proposed by Cllr Campion, seconded by Cllr Murray, carried with Cllr Carey abstaining.

e) Grants to External Bodies.

RESOLVED to make a grant of £100 (as budgeted for external grants) to Bridport Citizens Advice Bureau.

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

f) Smaller Authorities' Audit Appointments.

RESOLVED that Chideock Parish Council rescinds the resolution, made on 23 February 2018, to be a Group 4 Authority opted-out authority with neither income nor expenditure exceeding £25k. This is because the information on which the decision was made was incorrect and as an opted-out authority the Parish Council would have to appoint auditors

even if no audit was required.

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

RESOLVED that Chideock Parish Council be a Group 3 authority and opts in to the external audit arrangements that Smaller Authorities' Audit Appointments Limited (SAAA) is putting in place, i.e. as an opted-in authority with neither income nor expenditure exceeding £25k. This means that, for 5 years from the end of the Financial Year 2017 – 18, Chideock Parish Council will only need to complete and publish an annual return and to complete and submit to SAAA or an auditor specified by SAAA an annual exemption form – no external audit is required.

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

1785 Clapps Mead Playing Field.

New Equipment – this has been installed and is being well used. The matting has been inspected by Caledonia Play after concerns were raised that it was uneven and that the area for the spring type toy was not pegged down – pegs have now been put in place and the unevenness seems less since the grass was mown. **AGREED** that the safety surfaces be monitored. There is still a small area where another piece of equipment could be placed. The upright pole which was left after the removal of one of the old items of play equipment is going to be marked up for use as a measuring pole for children's height.

Wire fence in play area by the river – Cllr Murray to inspect and repair. There was some discussions as to whether a more solid fence is required. **AGREED** to consider this in principle at the next meeting.

Provision for older "children". Given that many of the "children" in the village are in their teens it was **AGREED** that maybe a "shelter" could be provided at some point in time when there are sufficient funds available. This would be outside the play area.

Playing Field Grass Cutting – the Clerk said that she has written to Mr Dave Symonds thanking him for his offer to mow the playing field (excluding the play area) free of charge and authorising him to carry this out.

**RM
CC**

1786 Flood Management Plan for the Winniford Valley.

- a) Cllr Carey said that DCC Highways have assured him that the following items are in hand:-
- raising the bund on Pettycrate Lane outside Brook House
 - removal of vegetation which is overhanging the verge on the boundary of Windy Ridge with Sea Hill Lane
 - proper reinstatement of tarmac where the spring box has been installed at the Ridwood / Sea Hill Lane junction
 - potholes on Seahill Lane and the surface dressing of the road
- b) He is waiting for an update from Brian Richards of DCC Flood Management regarding ownership of the field by Seahill Cottages which is causing run-off onto Sea Hill Lane
- c) The issues with Brighthay Lane have been reported and Alaric Little (DCC Highways) will investigate

1787 Current Consultations. None

1788 Motions Received with Notice. None.

1789 Correspondence.

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

1790 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 April 2016.

The meeting closed at **12.45 pm.**