

CHIDEOCK PARISH COUNCIL

Minutes of the Parish Council Meeting held at the Village Hall, Chideock on Tuesday 31 January 2017 at 10:00 am.

Present: Cllr Roger Carey (Chair), Cllr Laurie Elliot, Cllr Rob Murray, Cllr Geraghty, Cllr Irena Campion, Cllr David Rogers.

In attendance: The Clerk and 4 members of the public.

The Parish Council meeting commenced at **10.00 am**.

1907 Apologies.

Cllr Peter Hunt sent his apologies, which were accepted. West Dorset Cllr Simon Christopher sent his apologies.

1908 Grant of Dispensations.

All Councillors had previously been granted a dispensation regarding their Defined Pecuniary Interest in Land or Property in the Parish, which enables them to participate and vote on any Agenda item regarding Budget and Expenditure until the next Parish Council Elections in May 2019.

1909 Declarations of Defined Pecuniary Interests. All Councillors declared a Defined Pecuniary Interest in Land or Property in the Parish, for Agenda Item 10 d) Budget and Precept for 2017-18, for which dispensations had been granted as noted in the previous item.

1910 Minutes.

a) **RESOLVED** to accept and sign, as a true record, the minutes of the Parish Council meeting of 29 November 2016.

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

1911 County and District Councillors' and Police Reports.

None.

Standing Orders were suspended for the following item.

1912 Democratic Period.

2 members of the A35 Bypass Group gave a report on the progress made so far and gave a copy of the draft questionnaire which they intend to take to every resident in the parish.

The Village Hall chairman spoke about the progress which is being made in obtaining grants for the proposed kitchen refurbishment and about other village hall matters. He was asked why the kitchen was being refurbished to such a high specification. He said that this is because it must be able to stand up to 15 – 20 years use before replacement. If the kitchen is not refurbished, then it must be removed which will affect the type of event which can be held at the hall.

Standing Orders were resumed.

1913 Reports / Updates by the Clerk and Councillors.

Items 1 to 4 on the Actions & Information List were **NOTED**, except for those detailed below, which were discussed in more detail.

Item 1 – Bullens Lane / A35 Visibility Issues. **AGREED** that this be raised with Highways England at the meeting on 2 February 2017. **CC**

Items 2, 3 and 4 - No Through Road sign in North Road at Carters Lane. **AGREED** that the Parish Council will continue to pursue this matter with Dorset Highways as it is a road safety issue and as such is not within the competence of the Parish Council. **CC**

1914 A35 Matters.

Items 4A - 17 and on the Actions & Information List were **NOTED** except for those detailed below, which were discussed in more detail.

Items 5A and 5B – Adverse footway camber. This extends all the way eastbound to The Farmery. Clerk to inform Andy Kirby. **CC**

Item 6 - A35 Bypass Working Group. **AGREED** to ask Highways England if they are willing to have a representative from the group attend the quarterly meetings. **AGREED** to consider the request to reimburse photocopying costs at the next meeting. **CC**

Items 7, 8, 9 and 10 - A35 Air Quality. **AGREED** to again ask ClientEarth and Defra for a response. **AGREED** to ask Molly Cato MEP to meet with the Parish Council and to accept the invitation to an Air Quality workshop. **AGREED** to investigate if it is possible to have some type of health survey for settlements along the A35 to see if there are any health issue clusters. **CC**

Item 17 - Mobile HGV Checks. **AGREED** to ask DVSA for an update on their offer to look at previously identified sites plus Turks Head. **CC**

Speed Cameras. **AGREED** to ask Dorset Road Safe for confirmation that the cameras are operational and for statistics of “tickets” issued. **CC**

AGREED to ask residents (via the Chideock News) to report noisy utility covers to the Clerk, who will then inform Connect. **CC**

1915 Planning Matters.

a) Applications.

- i. Adjoining Parish - **WD/D/16/002732** BRIGHTHAY FARM, BRIGHTHAY LANE Use of part of building as a self-contained flat (Certificate of Lawfulness (Existing))
Chideock Parish Council has no material evidence for or against this application for a Certificate of Lawfulness.
If the application is granted it should be on condition that the flat cannot be sold as an independent unit.
- ii. Adjoining Parish - **WD/D/16/002737** BRIGHTHAY FARM, BRIGHTHAY LANE Use of Gym for purposes incidental to the farmhouse (Certificate of Lawfulness (Existing))
Chideock Parish Council has no material evidence for or against this application for a Certificate of Lawfulness.
If the application is granted it should be on condition that the gym can only be used for purposes incidental to the farmhouse and cannot be used for any commercial activity.
- iii. Adjoining Parish - **WD/D/16/002738** BRIGHTHAY FARM, BRIGHTHAY LANE Use of social room for purposes incidental to the use of the farmhouse (Certificate of Lawfulness (Existing))
Chideock Parish Council has no material evidence for or against this application for a Certificate of Lawfulness.
If the application is granted it should be on condition that the social room can only be used for purposes incidental to the farmhouse and cannot be used for any commercial activity.
- iv. Adjoining Parish - **WD/D/16/002731** BRIGHTHAY FARM, BRIGHTHAY LANE Erect garden building (retrospective) and change of use of land to extend residential curtilage (Full)
Chideock Parish Council objects to this retrospective application for planning permission and would object if the same application was submitted prior to development.
The reasons are: -
 - a) excessive height / scale
 - b) lack of services / facilities, particularly sanitary facilities, for a building which is situated some distance from the main dwelling*Councillors question the need for an upper floor with staircase and consider that, as the applicant's agent is agreeable to conditions being applied, the height of the building should be reduced to comply with current height restrictions on garden buildings, even those built under permitted development rights.*
If planning permission is retrospectively granted to this building, it sets a precedent for others to construct large buildings on a piece of open ground, which is not within the garden or curtilage of a dwelling.
The granting of retrospective planning approval not only sets a precedent for others to ignore the proper planning process, but also is most unfair to those who respect and observe due process, and who may consequently be refused consent. The public are also denied the full opportunity to make any objections known prior to construction. For these reasons, Chideock Parish Council expects the Local Planning Authority to deal with retrospective planning applications with the utmost vigour.

The location is within the AONB and yet the AONB Team, once again, have not been consulted. The site is surrounded by hills with many footpaths and this is yet another highly visible building appearing in open countryside and affecting the landscape. Councillors also wish to point out that many people visit the social room, gymnasium / barn, fishing lake and "garden room". Given the remote location, most arrive by car and access the site from the very narrow, single track Brighthay Lane, reached via North Road or Carters Lane which are also very narrow. Yet Dorset Highways have made no comment.

If retrospective permission should be granted, the Parish Council expect planning conditions to be set as follows

- a) that the development cannot be occupied or used at any time other than for purposes ancillary to the residential use of the main dwelling and that it cannot be let or sold as a separate unit or used for any commercial purpose. The Change of Use of the land to extend the residential curtilage would be essential for this reason.*
- b) that the height of the building be reduced to one storey*
- c) that no further development or improvement can be made to the building without planning permission.*

The Parish Council trusts that, if the application is approved, the applicant will incorporate rain water harvesting and that external lighting will be low wattage down lighting, possibly on sensors.

Cllr Rogers abstained from the decision for this application as he lives in the neighbouring property.

b) To consider any applications received after the agenda was circulated. None.

c) Determinations.

WD/D/16/002129 BAY TREE COTTAGE, BAY TREE HOUSE, MAIN STREET Change of Use of holiday cottage to a separate dwelling (Change of Use). **APPROVED**

WD/TP/16/00505 HOLME COTTAGE, PETTYCRATE LANE R1: Cypresses Macrocarpa - shorten back long branches over garden & neighbouring property by 1-2m T1: Oak - Remove low branch over the highway. **APPROVED**

WD/D/16/002478 ORCHARD HOUSE, MILL LANE Erection of an oak framed garden room as amendment to permission WD/D/16/000113. (Full). **APPROVED**

d) Appeals. None.

e) Any Other Planning Matters.

i. AONB / Lighting & Dark Skies.

Items 18 - 20 on the Actions & Information List were **NOTED**.

AGREED to accept Mrs Sandra Brown's offer to give a presentation on the Dorset and Devon National Park proposal at the next meeting on 28 February. **CC**

ii. Enforcement.

No updates.

iii. Mill Lane Bridleway 18.

Items 21 - 23 on the Actions & Information List were **NOTED**.

iv. All Weather Footpath. Cllr Geraghty will raise the possible northern route at the Quarterly meeting with Highways England on 2 February. **KG**

v. Seatown.

AGREED that the Clerk tells Dorset Waste Partnership that the waste bin at Seatown is totally inadequate and that a much larger bin is required, which must be fixed to the ground. As a second waste bin is needed at Foss Orchard Car Park the bin currently at Seatown could be transferred to Foss Orchard. **CC**

vi. Seatown Regeneration Feasibility Study Project.

Cllr Geraghty gave a brief update. Both WDDC and DCC are willing to be involved in improvements. Simon Williams, consultant, is arranging a meeting with Seatown land owners.

vii. Changes to Planning Consultation Processes for Parishes.

No update.

viii. Other – WD/D/15/001770 (LARKS HEY, DUCK STREET, CHIDEOCK)

Items 24 - 25 on the Actions & Information List were **NOTED**.

1916 Finances.

a) Payments.

RESOLVED to make the following payments: -

- i. Clerk's Salary & Expenses for January £239.60
- ii. Chideock Village Hall Hire – January £39.00

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

b) Accounts and Budget Monitoring to 31 December 2017. The Accounts and Budget Monitoring were **NOTED**.

c) Budget / Precept 2017 - 2018.

Items 25 - 31 on the Actions & Information List were **NOTED**.

AGREED to add the Budget line "Clapps Mead Playing Field Mowing" at £500.00.

AGREED to add a "one-off" "Special Village Hall Capital Grant" of £5,000.00 towards the cost of the new kitchen.

AGREED that in future years this amount will be needed to pay for services devolved to the parish from district / county.

RESOLVED to set the precept at £15,626, which raises the Band D amount for the parish by 72.32%, from £26.53 to £45.72 a year.

Proposed by Cllr Murray, seconded by Cllr Campion, carried, with 5 in favour and 1 against.

d) TSB Bank Account.

RESOLVED to

- immediately transfer the following reserved funds, as at 31 December, to the TSB Savings Account: -
 - Community Fund - £1,412.12
 - Earmarked Fund - £817.16
 - Foss Orchard Car Park Maintenance Fund - £6,555.95
 - Foss Orchard River Bank Fund - £6,026.32
 - Bus Shelter Insurance Excess - £250.00
- continue to use the Bank of Ireland Account for payments until Financial Year End 31 March 2017
- have the 2017/8 Precept paid in to the TSB Current Account
- transfer remaining money (Treasurers Reserve + or – any underspend or overspend) from the Bank of Ireland to the TSB Current Account at Financial Year End 31 March 2017. (The Bank of Ireland account can then be closed.)

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

e) Foss Orchard Car Park.

Items 30 and 31 on the Actions & Information List were **NOTED**.

1917 Clapps Mead Playing Field.

The Clerk will ask Nick Zaiger to replace fence slats as necessary.

CC

1918 Dorset Highways and Flood Management.

Item 32 on the Actions & Information List was **NOTED**.

An Environment Agency officer is coming to inspect the surface water run-off near Seahill Cottages on 10 February. Cllr Carey and Cllr Geraghty will met with him on site.

1919 Current Consultations.

Items 33 – 36 on the Actions & Information List were **NOTED**.

1920 Motions Received with Notice. None.

1921 Correspondence.

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

1922 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 28 February 2017.

The meeting closed at **12:55 pm**.

Budget and Precept for 2017 - 2018

INCOME	Budget 2016/7	Budget 2017/8		Increase	2016/7 Band D	2017/8 Band D	% change
Precept	£9,101.22	£15,626.05	71.69%	<u>6,524.83</u>	<u>£26.53</u>	£45.72	72.32%
Council Tax Support Grant	£131.00	£65.00	-50.38%				
Interest	£4.00	£4.00	0.00%				
Vat Refund	£79.43	£79.43	0.00%				
Rent for Flow Meter	£125.00	£125.00	0.00%				
TOTAL PREDICTED INCOME	£9,440.65	£15,899.48	68.42%	6,458.83			
EXPENDITURE							
Clerk's Salary (Gross)	£3,382.65	£3,416.48	1.00%				
Clerk's Travel	£150.00	£150.00	0.00%				
Councillor's Travel / Phone calls etc	£50.00	£50.00	0.00%				
Clerk's Office Allowance	£66.00	£66.00	0.00%				
Postage/Phone	£30.00	£30.00	0.00%				
Stationery (V)	£90.00	£90.00	0.00%				
Stationery - print cartridges etc (V)	£120.00	£120.00	0.00%				
Training - Clerk & Councillors	£0.00	£0.00	N/A	Reserve = £235.00			
Internal Audit	£60.00	£60.00	0.00%				
External Audit (V)	£120.00	£0.00	-100.00%	External Audit regime changes from 1/4/2017			
Insurance	£490.00	£490.00	0.00%	See over - premium tax increase of 0.5%			
Room Hire	£357.00	£442.00	23.81%	See over			
Subscriptions	£250.00	£265.00	6.00%	See over			
ROSPA - Annual Playing Field Inspection (V)	£100.00	£100.00	0.00%	See over			
Playing Field Maintenance (V)	£50.00	£50.00	0.00%	Reserve = £48.09			
Hire of Mower for Clapps Mead Play Area	£200.00	£280.00	40.00%				
Playing Field Mowing	N/A	£500.00	N/A				
Playing Field Depreciation	£400.00	£500.00	25.00%	Fund = £817.16 ¹ with £713.00 VAT reclaim outstanding			
Foss Orchard Car Park Resurfacing / Maintenance	£500.00	£600.00	20.00%	Fund = £6555.95 ¹			
Foss Orchard Car Park River Bank Maintenance	£1,000.00	£1,000.00	0.00%	Fund = £6026.32 ¹			
Community Fund Grant	£350.00	£350.00	0.00%	Fund = £1412.12 ¹			
Village Clock Servicing Grant 2020 - 2023	£210.00	£210.00	0.00%				
Cemetery Grass Cutting Grant / Maintenance	£650.00	£650.00	0.00%				
General Grants	£100.00	£200.00	100.00%				
All Weather Footpath	£0.00	£0.00	0.00%	Reserve = £200			
Adverts (V)	£0.00	£0.00	0.00%	Reserve = £80			
Bus Shelter Maintenance	£80.00	£80.00	0.00%	to cover cleaning			
Bridleway (Mill Lane)	£0.00	£0.00	0.00%	Reserve = £120.70			
Salt/Grit for Winter	£135.00	£0.00	0.00%	Reserve = £195 + £135 in 2016/7 Budget			
Highways contingency - lenthsmen etc	N/A	£500.00	0.00%				
Village Hall Repair Grant	£500.00	£700.00	40.00%				
Special Village Hall Capital Grant	N/A	£5,000.00					
TOTAL PREDICTED EXPENDITURE	£9,440.65	£15,899.48	68.42%				