

# CHAR VALLEY PARISH COUNCIL

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## **FOUR HUNDRED AND FIRST MEETING OF THE CHAR VALLEY PARISH COUNCIL ON MONDAY 18<sup>TH</sup> JULY 2016 IN THE WOOTTON FITZPAINE VILLAGE HALL**

**3608: Present:** Cllrs: D Snook, C Peck, S Creed-Castle, C Everidge, C Bailey, H Joyce

J West (Clerk), S Christopher (WDDC) and five members of the public

**3609: Apologies :** S Johnson, K Vaughan, C Mahaddie, C Sage, D Turner (DCC).

**3610: Public Discussion Period:** Mr Terence Stevens spoke in relation to the proposed development on land south of Harcombe House, for which he was the applicant.

**3611: Declarations of interest :** none

**3612 : Planning :**

**Consideration of application : WD/D/16/001250 Land to the south of Harcombe House, Pitmans Lane, Morcombelake, DT6 6EB - Erect Eco Plus dwelling with car parking.** Cllr Bailey and Cllr Snook gave a report on the site visit. It was noted that several detailed objections had been made by local residents. While some new information had arisen from Mr Stevens's presentation in relation to site drainage, the overriding objection to the application was on the basis of local plan policy, i.e. development outside defined development boundaries in open countryside. It was agreed by five votes in favour and with one abstention that an objection be submitted capturing this and the other concerns arising from the site visit. The submitted objection is as follows :

*We recommend refusal as:*

*The development is contrary to the adopted West Dorset, Weymouth and Portland Local Plan, as it is residential development in the countryside, outside defined development boundaries, which is not sustainable (section 5.7). We feel that there is nothing in the nature of the application that provides a case to override this policy.*

*In addition to this fundamental reason for refusal, it should be noted that :*

- 1. As the site is on the side of Hardown hill there would be a visual impact from nearby and far away. This must be taken into consideration as the site is in an AONB.*
- 2. A Geographical survey would need to be carried out as site is in a greensand area. Given the degree of slope to the rear of the proposed build the question of stability of the ground to the rear of the proposed build would need to be clarified.*
- 3. There are wells on the site and continuous water seeping onto the highway immediately below the site. A water collection system would be required for additional water from roofing and hard standing areas to prevent excess water/flooding on ground/properties immediately below the site as presumably there would be only one outlet. A considerable number of trees have been felled on the site adding to the water seepage from the site.*
- 4. To enable sufficient traffic safety/flow the garages would need to be set back from the road by approximately four metres.*

**3613: Resolution to approve the minutes of the Parish Council meeting held 13<sup>h</sup> June 2016 :** Draft minutes had been circulated and were approved.

**3614 : Actions Following Last Meeting:** As circulated by the Clerk.

**3615 :Reports:**

**Dorset Association of Town and Parish Councils (DAPTC) :** Cllr Snook reported that she was due to attend a meeting on 28 July.

**Bridport Local Area Partnership :** Cllr Everidge reported that the Melplash Show on 25 August would provide a display opportunity for anything appropriate. She wished to discover when the consultation period for the Clinical Services Review would commence. Additionally she made reference to the potential relocation of Sidney Gale House to the new Bridport Hub and of the Citizen's Advice Bureau to the Library.

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**Transport :** **Cllr Everidge** noted that signage of diversions on the A35 remained badly positioned.

**Trees and Hedges :** **Cllr Peck** referred to recent site visits she had undertaken to Stonebarrow Manor in relation to a tree reduction application. The original application for felling had been reduced to one for crown thinning only, which had been a satisfactory outcome.

**Cllr Peck** noted that Ash dieback disease had now reached the Dorset borders. She expressed general concern about the welfare of our mature trees and the need to be as thoughtful as possible in any work carried out on them.

### **3616 : Councillor Reports :**

**Cllr Joyce** reported that complaints about shooting in the Whitchurch area appeared to have been resolved satisfactorily and amicably after the person reporting concern had discussed the matter directly with the person responsible.

On a separate matter she advised that due to the remedial works the Church Path would be impassable for about three weeks from 1 August. In relation to the concerns about the culvert running under the war memorial, test drilling had been undertaken to try and gain further information, the outcome of this was not yet known. She had been in correspondence with the Clerk and had provided confirmation that there was contractor's insurance cover in place should any untoward issues arise affecting the war memorial as a result of works to the culvert.

**Cllr Snook** advised that a persistent pothole needed attention and she would report it. Additionally she reported that Knapp Bridge was due to be repaired, commencing on 1 August. The work, which involved some underpinning, would take around 18 days and the bridge itself would be closed for around 2-3 days, warning signs for this period would be posted in advance.

**Cllr Bailey** reported issues with overgrown verges/vegetation on the A35 between the London Inn and Quarr Lane and in the Tizzard's Knapp area. **Cllr Everidge** would take this up at a forthcoming A35 meeting. She queried when verge trimming in the Vale would be carried out. Finally she mentioned the DCC meeting about minor highway maintenance on 28 July, the agenda for which inferred that Parishes would be asked to take on a range on minor works, **Cllr Snook** was due to attend this and would report back.

**Cllr Peck** had reported several footpath problems. In one case a landowner was "serial offender" planting crops across the footpath. The path between Dolphins and Catherston Leweston was impassable due to brambles, docks, etc. She had mentioned this to our footpaths officer. **Cllr Peck** mentioned difficulties caused by cows and young calves being in fields where footpaths ran through. There was a short discussion of this point and while it was acknowledged that this could sometimes present a hazard to walkers, farmers were fully within their rights in allowing grazing cows with calves near paths.

**Cllr Peck** also mentioned the proposed reduction in registration facilities for births, deaths and marriages, etc. While Bridport was going to retain such provision as already existed there were dramatic reductions planned elsewhere. **Cllr Snook** to raise at DAPTC meeting.

**Cllr Creed Castle** mentioned the absence of any verge cutting on Bluntshay Lane. The Clerk agreed to follow this up on receipt of further details.

**3617 : District Councillors Report :** **Cllr S Christopher** advised the meeting that he had just come from a District Council meeting where the proposal for combined authorities had been discussed. There would be several consultation meetings on this over the next few months. There was also discussion about whether applications would come forward to create one or more new National Parks in the south-west, perhaps involving the Purbeck area and West Dorset/East Devon. Referring to unitary authorities he noted that while there was a desire to keep planning decisions local, a reduced number of councillors could hinder this aim. **Cllr Peck** expressed concern the discussion about matters such as unitary councils appeared to be progressing with little public involvement. **Cllr Christopher** assured her that this would come.

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## 3618 :Planning :

- i) **To Note:** WD/D/16/000676 Forest Farm, Pound Lane, Monkton Wyld. DT6 6DD - Demolition of existing extension and replace with new two storey extension - no objection  
WD/D/16/000959 Greenings, Fishpond Bottom Road, DT6 6NW - Change of use of a single storey ancillary building into a self-contained holiday dwelling – no objection.  
WD/D/16/001023 Fivepenny Farm, Spence Lane, Wootton Fitzpaine, DT6 6DF – Erect Cow Barn and milking parlour – objection submitted, although development acceptable in principle.  
WD/D/16/000863 Seadown Holiday Park, Bridge Road, Charmouth, DT6 6QS - Convert grass tennis courts to tarmac – no objection
- ii) **West Dorset District Council Decisions (to note):** WD/D/16/001135 Little Coombe Farm, Coombe Drain, Fishpond, DT6 6NR – Erection of agricultural building – approved
- iii) **Enforcement:** It was noted that activity at the Veiw, Muddyford Lane appeared to have largely ceased but that the fencing and site “infrastructure” remained largely “as was”. A letter from the Enforcement Officer had been circulated.

## 3619 : Clerks Report :

(i) **Payments** – The following payments were approved :

Payee	Details	Chq No.	Amount
J West	Clerks pay and expenses July	500028	£523.80
HMRC	PAYE July	500029	£121.00
S Lee	Lengthsman	500030	£312.00
Creeds	Char Chat	500031	£385.00

## (ii) Other matters

The Clerk reported that approximately a third of the way through the year, around a quarter of the budget had been spent, i.e. £5,069 to the end of July against a total budgeted expenditure of £21,041. This was in line with expectations. He reported that he had made a bid for funds from the Government's transparency fund, which if agreed would amount to a payment to the council of around £200.00 for upkeep of the council website during the current year. He had yet to hear the outcome of this.

He added that a minor change in the website design now allowed news items to be flagged on the front page, he was adding these whenever possible, many were road closure notifications.

He advised the meeting that he had had a phone conversation with a resident who had advised him that he was planning to object to the renaming of a section of Pitmans Lane to Loscombeswell Road. The Clerk observed that the Council had previously responded to the wishes of a different resident to pursue a name change, though if there were objections from affected residents, then clearly these and the status quo must prevail, but the Council could not be faulted for testing out the issue through the due process.

**3620 : Neighbourhood Planning :** The Clerk presented a revised questionnaire and a number of additional points for consideration in association with management of the distribution, analysis, costs, etc. **Cllr Peck** asked if it would be worth including businesses in the questionnaire. This was felt to be worth considering. She also felt that a short explanation or what a Neighbourhood Plan is (and isn't) should be included. **Cllr Snook** suggested that a link to a website could be provided to more information. **Cllr Peck** thought that a question seeking preliminary views about whether a Neighbourhood Plan should be progressed should also be included. There were mixed views about this. It was agreed that a small working party should examine the questionnaire over the summer and report back. This working party to consist of **Cllrs Snook, Joyce and Everidge**.

**3621 : Fingerposts :** **Cllr Peck** reported that there had been a lot of recent activity. She mentioned that Brian Lugg had the arm from the Penn Cross finger post and offers of financial help had been received from him and Mr and Mrs Waterman of Dodpen Farm. Practical assistance have been received variously from Chris Hawkins, Philip Coates, Brian Lugg, Jack Scotton, Kevin Clausner, and Mr Maskell is looking after the

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arm off the post from the junction of B3165 and Fishpond Bottom Road. This appears to be a significant way marker so perhaps should be included in the next group. Chris Hawkins has ordered three new arms for the Whitchurch Cross post. Mr Miller of Partway Cottages had been maintaining the neighbouring fingerpost for sometime, out of goodwill and should be thanked for this.

**Cllr Peck** added that she was trying to track down the owner of the field at the corner of Gassons Lane to seek her permission to re-site the post away from the corner. Dorset Highways did not give advance warning of when they were going to re-site fingerposts, so that if they needed to be relocated in a different position then advance notice of this would need to be given.

Finally **Cllr Peck** advised that three potential donors towards restoration costs had been identified and the Clerk agreed to contact them formally on behalf of the Council.

**3622 : Char Chat** : Cllr Snook reported correspondence had been received from Cllr Turner querying "political input" to Char Chat. She had written to seek clarification of his concerns. The publication had been reviewed by **Councillors Snook** and **Joyce** prior to printing and while the front page and editorial section could be considered direct in style, they were content with it. The meeting discussed this and there was a consensus that it was impossible to provide a commentary on the many challenges that rural areas were facing, such as cuts in public services like buses, highway maintenance, etc. without making the link to Government policies that had led to them.

**Cllr Creed-Castle** reminded the meeting that due to an error in compiling the newsletter, there had been a caption and photo of the Lengthsman at work that did not match. This had not been discovered by proof-reading. Her request that all councillors should see a pre-publication copy of Char Chat in future was noted.

**3623: Superfast Broadband : Cllr Creed Castle** reported that she had heard that there was going to be a "green box" in Whitchurch. The Clerk offered to seek confirmation of this.

**3624 : Works to Church Path Culvert : Cllr Joyce** brought the meeting up to date with the latest position. as regards the plans to relay church path once the culvert work was completed. It had been her aspiration to lay stone setts, it was now clear that it would be too expensive to do this across the entire area, so some sections would have a tarmac surface. Her desire was to still have setts around the war memorial. She had been successful in raising around £3,000 so far towards this and would be seeking a contribution from the Parish Council in due course. The work would probably be undertaken in Spring 2017.

**3625 : Items for the next agenda** : planning questionnaire, verges, fingerposts, update on Church Path, Chat Chat content (if required).

**3626: Date of next meeting** : 12 September 2016 – James Hargreaves Community Hall

**3627: Closure of meeting** :The meeting was closed at 9.30pm.