

# CHAR VALLEY PARISH COUNCIL

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## **THREE HUNDRED AND EIGHTY EIGHTH MEETING OF THE CHAR VALLEY PARISH COUNCIL ON MONDAY 13<sup>th</sup> APRIL 2015 IN THE WHITCHURCH CANONICORUM VILLAGE HALL**

**3356: Present:** Cllrs: I Gollop (Chair), D Snook, C Bailey, S Creed-Castle, C Mahaddie, C Everidge, C Sage, C Peck, H Joyce, S Johnson, K Mansbridge, K Vaughan, J West (Clerk) and ten members of the public.

**3357: Apologies:** D Turner (DCC)

**3358: Meeting Suspended for Public Discussion:** None

**3359: Declarations of Interest/ Consider Grant of Dispensations:** none.

**3360: Resolution to approve the minutes of the last Parish Council meeting held 9 March 2015:** Draft minutes had been circulated and were approved subject to additions to note **Cllr Creed-Castle's** role as Official Photographer and correction of spelling of "Bonhays".

**3361: Planning**

i) **To consider :**

WD/D/15/000437 Hinkhams Farm Bluntshay Lane, Whitchurch Canonicorum. Variation of condition 2 of planning approval 1/D/10/000031 to continue use as an agricultural contractor's business.

**Cllr Gollop** introduced the application and invited speakers from the floor. The contributions below are summarised :

**Cllr M Robinson** (WDDC), said he was speaking as a member of the public. His experience of living adjacent to a farming contractor made him aware of all the issues and requirements of modern farming, thus he strongly supported the application.

**Mr Dyson** – explained that he supported the original application in 2010. He highlighted that condition 2 as it stands is intended to protect neighbours from loss of amenity, it does not restrict working hours "in the field". Since early last year there had been a substantial expansion in the operation of the business and condition 2 has been completely disregarded resulting in noise at all hours. As there have been no changes in planning policy the current condition 2 should be retained to protect resident's quality of life.

**Mr Cannon** – there were no problems initially with the operation of the business as it was small scale - however it has changed dramatically and continues to expand. The single track road used for access is unsuitable. His family suffers from sleep deprivation. He wished the existing condition 2 to stand.

**Mr Ray (applicant)** – Feels that he was misguided to accept condition 2 at the time that permission was granted in 2010. He feels that he must now get condition 2 revised if he is to stay in business. Stated that the business supports seven local families. He is aware of concerns but stated that the majority of neighbours support his application. His vehicles, in his view, make up only a small proportion of traffic using the lane.

Councillors :

**Cllr Mansbridge** felt that cheap food prices were reliant on modern farming methods, while contractor's vehicles could show more courtesy, he felt that there needed to be a realistic view of the situation.

**Cllr Bailey** stated that there were nine working farms on Bluntshay Lane and it was also used as a through route by other contractors. Working long hours with large machinery was a integral part of modern farming. Unreasonable restrictions could have a knock-on effect on other contractors and farmers.

**Cllr Vaughan** felt one question was whether the right site was being used for the business. A balance had to found between the community and the business and getting the planning condition right was fundamental to this. He noted that site had been approved in 2010 and prior to that there were two refusals. The condition was clearly intended to ensure everybody was happy - but it had not proved very workable.

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**Cllr Sage** felt that the current condition 2 was completely impractical for the purposes of running a contracting business.

**Cllr Joyce** felt all sides should speak to each other to try to minimise the problems.

**Cllr Gollop** stated that ideally a compromise should be found. The approval given in 2010 and condition 2 were in direct conflict with each other and should not have been put in place in this way. Long hours of working were clearly unavoidable on occasions. He noted that there was no highways objection to the application. He proposed that the council's response to the consultation should be as follows :

- 1/ Contracting and associated operations on site should be restricted to the hours 0600-2200.*
- 2/ The contracting operation should be restricted to the area of land identified by the applicant.*
- 3/ There should be no extension to current footprint of the site used to support contracting activity.*
- 4/ There is a static caravan on site that appears to be in use for office purposes, the council should be satisfied that planning consent for this is in place.*

This was seconded by **Cllr Vaughan** and put to the vote where it was unanimously agreed.

This response to consultation would be submitted by the Clerk by noon the following day.

WD/D/15/000597 Oaklands, Fishponds Bottom Road - Alterations and single storey extension

**Cllr Bailey** reported that a site visit had been carried out. There were previous approvals on the site but this subsequent application was on a slightly smaller scale than the previous approval. There was no reason for any objection. The meeting agreed to support this response.

**ii) To note :**

- WD/D/000307 Copplestones, Main Road, Morcombelake - Erect replacement utility room and new garden room – recommended refusal
- WD/D/15/000467 St Gabriels, Shedbush Lane, Morcombelake – erection of a dwelling – pending

**iii) Approvals / Refusals (to note):**

- WD/D/14/002600 Bridle's Farm House – Alterations to provide new bedroom with lounge over and erect garage – approved
- WD/D/14/003323 Reeds Barn Cottage, Reeds Barn, Hawkchurch – Demolish conservatory and erect extensions to the front and rear - approved
- WD/D/15/000176 Old Dairy Bonays Farm, Whitchurch Canonicorum – relaxation of condition to allow for the options of shorthold letting, permanent residency or sale of the property – approved
- WD/D/15/000222 Stonebarrow Car Park, Stonebarrow lane – erection of signs – approved

**3362: Actions Following Last Meeting:** The clerk had circulated a list of actions and outcomes which were noted. One councillor commented that the response from Devon County Council in relation to the occupation of a lay-by on the B3165 by Travellers was unsatisfactory. Another councillor commented that it was detrimental to the AONB. It was felt that we should question why the existing site was not being used and whether it was fit for purpose and copy our correspondence to appropriate parties. The Clerk agreed to action this.

**3363: Reports:**

**Bridport Area Local Partnership : Cllr Everidge** reported that the annual assembly featuring a talk on the Rural Challenge by Lord Teverson had been a success.

**Wootton Fitzpaine Village Hall : Cllr Snook** reported that the Artsreach event on 20 March and Rotary quiz evening on 28 March had taken place, the latter had raised over £1,200 for the Charmouth scout hut.

**James Hargreaves Community Hall : Cllr Malhaddie** reported that the spring flower show had been cancelled due to lack of entries.

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**Whitchurch Canonicorum Village Hall** : nothing new to report.

**Lengthsman** : It was noted that as **Cllr Mansbridge** was retiring a new link officer would need to be appointed after the AGM.

**Ancient Monuments Officer and Photographer** : **Cllr Creed-Castle** shared progress on a project to highlight the backgrounds of the casualties of WW1 that were featured on the Whitchurch Ware Memorial.

She reminded fellow councillors of her availability to take pictures of relevant matters, e.g. fingerposts.

**Trees and hedges** : **Cllr Peck** advised that some people in the conservation area were carrying out work that they should not be doing without prior approval from the authorities. It was agreed to place an article in Char Chat about this.

**Councillor Reports** : **Cllrs Vaughan and Johnson** reported that the flood warning signs in Gassons Lane were inoperative, the Clerk would report this. **Cllr Everidge** reported that follow action was needed to the enforcement on the Veiw site in Muddyford Lane. The Clerk would ascertain the current position. **Cllr Bailey** highlighted the traffic problems caused by the recent A35 closure following the Chideock fire. **Cllr Snook** advised that she had reported two issues through the Dorsetforyou online reporting and these were in-hand/complete. **Cllr Mahaddie** reported that at Sun Ridge, Sun Lane, Morcombelake spoil had been brought onto the site on 22 March with the vehicle used causing significant damage to the road banks. The police and DCC had been informed. **Cllr Peck** reported that following her reporting of potholes near the junction on Goddens Hill they had been filled in. She updated on the enquiries that she had made with conservation bodies about their work in the Parish. The National Trust had enlarged the car park at Langdon Wood and improved access. The NT, Hardown Society and others has cleared land at Hardown Hill and were trying to get funding for grazing to manage the land for wildlife. She also reported that Dorset Wildlife Trust were holding a walk around Pine Copse on 25 July. **Cllr Joyce** mentioned the local news that she included in a church email list, which was well received and she suggested that the Parish Council should consider a similar arrangement to disseminate news such as road closures. The Clerk would investigate this at the same time as he reviewed the website. **Cllr Joyce** also mentioned the planning policy on infill development of existing plots in Morcombelake – there was a perception that WDDC had shifted their ground on this. **Cllr Bailey** raised the issue of barn type conversions being permitted for permanent residential usage rather than just holiday rental. The Clerk agreed to make enquiries on both matters. **Cllr Creed-Castle** asked what steps should be taken where land owners failed to cut roadside hedges, should the Council write to them ? It was agreed that it would be more advisable to report these instances through DCC.

**3364 : Fingerposts** : **Cllr Peck** thanked the Clerk for his note on a suggested approach, which she said should help move things forward. It had been confirmed that Dave Mauder (DCC) no longer had any materials. **Cllr Creed-Castle** agreed to take photographs in areas where there were currently gaps and offered to liaise with the Lengthsman in obtaining quotations from him. It was agreed that after the elections a working group would be formed to take forward the Fingerposts programme.

**3365: Superfast Broadband** : **Cllr Gollop** explained that the Superfast Broadband Team had been unable to make good their offer to attend the meeting. **Cllr Vaughan** suggested that the council should make public their concerns about the disappointing lack of availability of superfast broadband in areas of the Parish. **Cllr Gollop** agreed to draft a letter for publication.

**3366 : Finance and Clerks report** : The following payments were approved :

Chq No	Payee	Purpose	Amount
1365	S Lee	Lengthsman	566.00
1366	J West	March 2015 pay and expenses	369.50
1367	HMRC	PAYE April 2015	79.60
<b>Total</b>			1015.10

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The Clerk reported that he had been busy producing the final accounts for the 2014-15 financial year. The draft budget outcome was that the total budget had been overspent, but by only £143. Total expenditure was £18,707 and the funding received through the precept, grants and other income was £18,564. The Council's reserves at the end of March stood at £20,033. He would supply a detailed breakdown at the next meeting.

He suggested that Sue Mullins should act as the Council's internal auditor again. This was duly agreed and the audit would take place before the end of April.

The Clerk reported that he would be attending the twice yearly Bridport area local partnership's area clerk's meeting the following day.

**Cllr Vaughan** suggested that the Council should consider transferring its banking arrangements to a bank that did not invest in fossil fuels. The Clerk cautioned that while this could of course be done, it would involve a fair amount of work. It was agreed to consider this further after the elections.

**3367: Char Chat : Cllr Gollop** reported that he had started drafting the front page of Char Chat.

**3368: New Code of transparency :** The Clerk introduced a report he had written setting out the background and changes required by a new national code of transparency for smaller public bodies that would become effective in the current financial year. The Council was required to publish a greater amount of information on its website, including financial and annual returns and in return the requirement for external audit would be removed from 2017-18. He sought authorisation to proceed with the changes needed to comply with the code. It was proposed by **Cllr Gollop** and seconded by **Cllr Johnson** that the Clerk be so authorised and this was duly agreed.

**3369: Coastal Path :** The Clerk had circulated a response received from DCC to a letter he had sent expressing concern about inland diversions of closed sections of the coast path affecting the integrity of the path as a whole. It was agreed that the letter while explaining the difficulties caused by land ownership contained some positive news in that changes brought about by the Marine and Coastal Access Act 2009 would enable proposals to be brought forward later this year to improve access on sections of the coast path.

**3370: Correspondence :** The Clerk had previously circulated a list of correspondence received during the month.

**3371: Items for the next agenda :** Enforcement, Fingerposts, Superfast Broadband, Char Chat, councillor co-options.

**3372: Date of next meeting :** 12 May – Annual Parish Council Meeting – Wootton Fitzpaine Village Hall

**3373: Any urgent matters :** The Clerk reported on correspondence received from a housing association seeking the Council's views about a possible land acquisition and development at a site in the Parish. Following discussion it was agreed that the Council would offer no opinion at this time and would reserve its view until such time as any planning application came forward from the organisation concerned or any other developers.

**3374 : Councillor Ken Mansbridge :** As he was not standing again it was **Cllr Mansbridge's** last Parish Council meeting. **Cllr Mansbridge** had served on the Council for eight years as a councillor for Wootton Fitzpaine during which time he had been both Chairman and Vice-Chairman of the council. **Cllr Gollop** thanked him on behalf of everyone for his service and wished him well. The Councillors showed their appreciation in the normal way.

**3375 : Closure of meeting :** The meeting was closed at 9.40pm.