

CHIDEOCK PARISH COUNCIL

Minutes of the Parish Council Meeting held at the Village Hall, Chideock on Tuesday 25 September 2018 at 7 pm.

The Parish Council meeting commenced at **7.01 pm**.

Present: Cllr Roger Carey (Chair), Cllr Rob Murray, Cllr Peter Hunt, Cllr Laurie Elliot, Cllr Vanessa Glenn and Cllr David Rogers.

In attendance: The Clerk and WDDC Cllr Simon Christopher and 3 members of the public.

2205 Apologies.

Cllr Kate Geraghty sent her apologies which were accepted.
PCSO Alex Bishop and DCC Cllr Daryl Turner sent their apologies.

2206 Grants of Dispensations.

None.

2207 Declarations of Defined Pecuniary Interests.

None.

2208 Minutes.

a) **RESOLVED** to accept and sign, as a true record, the minutes of the Parish Council meeting of 31 July 2018.

Proposed by Cllr Rogers, seconded by Cllr Elliot, carried unanimously by those councillors who were present at that meeting.

2209 County and District Councillors' and Police Reports.

a) PCSO Bishop had sent the following report: -

- Fortunately, there is nothing crime wise to alert you of.
- However, I do want to urge continued vigilance with phone and computer scams. Please remember that companies such as BT or Sky do not call people to advise of issues with personal bank accounts, or fraudulent activity online and ask for personal details. If there are any issues they will contact in writing. If you receive such a call, hang up and do not pass any details to the caller. If you are a little concerned, call the company back to confirm if this was a genuine call (please make sure your line is clear before using the phone, in case the caller hasn't hung up). If anyone would like to report possible scams calls/emails, please call Action Fraud on 0300 123 2040, or report to them online at www.actionfraud.police.uk.
- Please also be aware of and report any suspicious activity you may notice, such as people attending a property you know to be empty because the owners are away and report to Dorset Police on 101, or online at www.dorset.police.uk.

b) Dorset Councillor Daryl Turner had sent the following report: -

- DCC / Dorset Council Shadow Executive
 - I put forward a Proposal to add £1.4m to the highways budget which was approved by Cabinet recently & went to the Shadow Executive for their approval on the 17th September, this was approved. This money will help works on the most deteriorated highways.
 - Any spend of over £100K from Districts & Boroughs & over £500K from DCC must go through & be approved by the Shadow Executive. Anything which affects the budget of the new council will be looked at very closely.
 - Proposals to Extend Current Grant Cycle - Members of the Shadow Executive Committee considered proposals to roll forward current arrangements for voluntary and community sector grants into 2019/20, when they met on the 17 Sept.
 - It is estimated 48% of the population volunteer on a regular basis. Volunteer

Dorset Centre receive 2000 new applications each year and in their last full survey there were over 240,000 volunteers counted. The network of voluntary groups provide support to organisations which support local people across areas such as the environment, arts, heritage and community. I would take this opportunity to Thanks all who participate in Community & Voluntary organisation who continue to do a fantastic job.

- The Outcome - I had pleasure in seconding an amendment which added West Dorset Local Area Partnerships to this extension which was carried
- Governance Task & Finish Group met on the 10th & have moved some way forward to developing the Committee structure for Dorset Council & its Constitution.
- Branding & Budget met 19th September & discussed Branding & were presented with 4 Logos as options. These will be presented for Public opinion shortly. This is essential, so we can ensure Officers such as Enforcement have correctly badged 8uniform & paperwork to continue in their role as part of Dorset Council.
- Shadow Council web address - <https://dorsetareacouncils.wordpress.com/>
- Organisation Transformation Board – Continue to look at our processes & policy to find any quick wins before Unitary. Environment Directorate is looking closely at Staff Structures, merging teams & reducing the number of team leaders.
- Shadow S151 Officer is Jason Vaughn (DCPs S151) - through the Budget Task & Finish Group, he is starting to formulate a Budget. Lots of work to do & an understanding of County Council functions to be had. I have a meeting with him shortly to discuss the CC Environment & Economy Budgets.
- In year E&E Budget is Balanced however we are seeing a downward decline in Highways Infrastructure.
- Interim Head of Service is Matt Prosser who, this week has been recommended to lead the New Dorset Council following a selection process. If approved by the Full Shadow Council, he will become the First CEO of Dorset Council.
- The Dorset Youth Council is coming into DCC to “takeover” in October,
- WDDC
 - WDDC Paper to the Shadow Executive for the Asset transfer to Local Councils was not approved on the 17th September. As I have indicated in the past there will be little movement in the devolution of Services to Town & Parish Councils before May 2019.
 - The Toilet Cleaning Contract will return to The Scrutiny Committee at WDDC in November, I continue to push for improvements over the whole contract area.
- c) West Dorset Cllr Christopher gave the following report: -
 - He is a member of the Budget Task and Finish Group which is trying to find ways to save money – a difficult task. County level adult and child services spending dwarfs WDDC spending. Many county level councils across England are struggling with to maintain services.
 - It is hoped that savings can be made by improving efficiency and cutting staff costs
 - But front-line services need to be retained and protected.
 - Back-tracking on transfer of public conveniences – he suggests writing to Sir Oliver Letwin MP.
 - The loss of public conveniences affects businesses, residents and tourism. Services should be maintained, not allowed to decline
 - He is one of those campaigning for a further pedestrian crossing at Morecombelake which is in design phase and may materialise at some point in the future
 - He is also pressing for a reduction on the speed limit through Morecombelake and into Chideock

Standing Orders were suspended for the following item.

2210 Democratic Period.

Mr George Dunn, Chideock Speed Watch Co-ordinator, reported that there are 9 volunteers. One session is held per week, with 9 carried out so far. No-one has been "caught" recently. A 3rd site has been approved outside Chideock House. The group have asked the Police if one site could be traded for one on Chideock Hill.

Mr Charles Everidge reported on the DCC proposed passing places in Sea Hill Lane. His land agent and a WDDC legal officer have met. Mr Everidge needs to understand the impact on his land. The passing place near Welderly needs to be redesigned. These matters may or may not hold up the works to create the passing places, currently aimed for November 2018.

Mr Everidge also spoke about the new permissive path in the field by Mill Lane, which he rents from the National Trust. There are concerns regarding signage and visibility when exiting the path onto Mill Lane. Councillors **AGREED** that the Clerk should write to the National Trust to a) thank them for providing the path and b) detailing these 2 concerns. The Clerk pointed out that the provision of this path as an alternative to walking on Mill Lane does not mean that Mill Lane is no longer a Bridleway.

CC

Standing Orders were resumed.

2211 Reports / Updates by the Clerk and Councillors, and Updates to the Follow-Up List.

Items 1 – 4 on the Actions & Information List were **NOTED**.

2212 A35 Matters, and Updates to the Follow-Up List.

Items 5 - 34 on the Actions & Information List were **NOTED** except for those detailed below, which were discussed in more detail.

Item 22 – Air Quality - Meeting with OL, WDDC, HE and DEFRA. **AGREED** that, subject to WDDC's agreement, 2 representatives from the Chideock Bypass Working Group should be invited to further meetings, in the same way as they attended the meeting with WDDC and Chideock Parish Council on 2 July 2018.

Item 27 – Severance & Safety Study. **AGREED** to ask HE when the report will be available to the Parish Council

Items 29 - 32 – Speed Cameras. **AGREED** to ask Dorset RoadSafe to confirm that both Chideock cameras are now in operation and that they are working 24/7/365.

Other. Clerk to ask HE for summary London Inn data for 2017 onwards.

CC

CC

CC

CC

2213 Motions Received with Notice. None.

2214 Planning Matters.

a) Applications.

Items 34A – 34C on the Actions & Information List were **NOTED**.

WD/D/18/001987 ORCHARD HOUSE, MILL LANE T1 Yew - Reduce by 2m overall and deadwood- growing over river and onto neighbour's garden causing problems with debris and light. **T2** Holly - Reduce by 2m overall - growing over river and onto neighbour's garden causing problems with debris and light (Tree works in Conservation Area)

Chideock Parish Council has no objection subject to the Tree Officer's recommendation. The Parish Council is pleased that action is being taken regarding trees overhanging the river thus potentially causing interruption to the flow.

WD/D/18/002121 HELL FARM BUNGALOW, HELL FARMHOUSE, HELL LANE Change of use of barn to office and storage/garage (Change of Use)

Chideock Parish Council objects to this application for change of use of barn to office and storage/garage and asks that it be refused. An application for retrospective full planning is requested, the reasons being a significant redevelopment and extension of the original structure, and a substantial increase in the footprint of the building, both of which have already taken place.

1) Google Maps Street Level shows the original structure as a stone building with three stone

2) walls, no front wall; divided into two with farm animals and feed occupying the

left-hand side of the open barn.

- 3) *The right-hand side was overgrown and falling down. There is evidence of a roof.*
- 4) *The new structure has been developed over several months during the summer period.*
- 5) *The following changes have been made -:*
 - *All the stone walls apart from one have been demolished.*
 - *The ground has been levelled off and the site cleared.*
 - *A framework has been constructed and some type of wall cladding has been erected to create walls and a roof with a clear apex structure.*
 - *The new building has two rooms, the one on the left-hand side is open and uses the original un-demolished stone wall to support the structure. The open room appears to go back further with materials in evidence.*
 - *The second room on the right is totally enclosed with a front door and is clearly a new structure which appears to be used as an office.*
 - *There is what appears to be either an electric cable supply or telephone supply coming down from a post at the right-hand back corner of the building.*
- 6) *This level of change far exceeds the requested Change of Use (Proposed).*
- 7) *To the best of the Parish Council's knowledge the applicant is not the owner.*

WD/D/18/001997 GREENHILLS, CHIDEOCK HILL Erection of dwelling (Outline)

- 1) *Chideock Parish Council objects to this application and asks that it be REFUSED.*
- 2) *Chideock has no Defined Development Boundary and the proposed development is contrary to clause iii of policy SUS2 of the 2015 Adopted Local Plan: -*
 - iii) *Outside defined development boundaries, development will be strictly controlled, having particular regard to the need for the protection of the countryside and environmental constraints, and be restricted to:*
 - *agriculture, forestry or horticulture or related enterprises such as farm diversification and equestrian development;*
 - *alterations and extensions to existing buildings in line with their current lawful use, including their subdivision or replacement;*
 - *new employment, tourism, educational/training, recreational or leisure related development;*
 - *affordable housing;*
 - *rural workers' housing;*
 - *open market housing through the re-use of existing rural buildings;*
 - *sites for gypsies, travellers and travelling show people;*
 - *the replacement of properties affected by coastal change in a location identified in an approved local development document;*
 - *proposals for the generation of renewable energy or other utility infrastructure;*
 - *flood defence, land stability and coastal protection schemes;*
 - *local facilities appropriate to a rural area or close to an existing settlement;*
 - *specific allocations in a development plan document and associated landscape and infrastructure requirements.*
- 3) *Development of the nature proposed is not covered by any of the permitted exceptions.*
- 4) *Chideock Parish Council notes that the Applicant's "Design and Access Statement" of 30 August 2018 makes no mention of policy HOUS6 of the 2015 Local Plan, which covers other permitted exceptions. The Applicant's statement that the development proposal is for a single dwelling for private residential use clearly rules out any exception or a proposal for development of an affordable dwelling for a local household in Housing Need under policy HOUS2.*
- 5) *The Parish Council's 2003 Parish Plan reflects local preference for Affordable Housing for local people, and is against any open market housing development.*
- 6) *Chideock Parish Council strongly favours the development of affordable*

housing for local people, including development under the exceptions policy, where such housing is for rent or part ownership

- 7) *In addition, the Parish Council considers this proposal to be an unacceptable intensification of development which, if allowed, would set a dangerous precedent for further "infill" / "back-land development" in or adjacent to the Chideock Conservation Area.*
- 8) *Chideock Parish Council observes that this outline proposal reserves the option for a 1- or 2-dwelling. Given the prominent location on the east facing slopes above the village, and the character of the existing dwellings on the south side of Chideock Hill, the Parish Council would be particularly opposed to a 2-storey dwelling, and especially its relationship to the 1-storey "Woodside" cottage immediately down hill.*

b) Determinations.

WD/D/18/000964 HILLVIEW, MAIN STREET Alterations to porch door, raise internal porch floor level and creation of access ramp to external porch door (Listed Building Consent) **APPROVED**

c) Appeals.

None.

d) Other Planning Matters.

Items 35 – 38A on the Actions & Information List were **NOTED** except for those detailed below, which were discussed in more detail.

- i. **AONB / Lighting & Dark Skies, Dorset National Park, Conservation Areas.**
No updates.
- ii. **Enforcement and Retrospective Planning Applications.**
Items 35 and 36 – Hit and Miss, Ryall. Cllr Rogers said he will see if he can see what work is being undertaken at this address. **DR/CC**
- iii. **Mill Lane Bridleway 18.**
Clerk to ask for an update on the Definitive Map Modification Order report for the DCC Regulatory Committee. **CC**
- iv. **Bullen's Lane / Bridleway 20 at Junction with A35.**
No update.
- v. **All Weather Footpath.**
No update.
- vi. **Seatown.**
No update.
- vii. **Seatown Regeneration Project.**
No update.
- viii. **Neighbourhood Planning.** No update.
- ix. **Additional Matters.**

2215 Finances.

Items 39 – 47A on the Actions & Information List were **NOTED**, except for those detailed below, which were discussed in more detail.

a) Payments.

RESOLVED to make the following payments: -

- | | | |
|------|--|---------|
| i. | Clerk's Salary for September & Expenses for August & September - | £303.11 |
| ii. | PAYE for July, August, September - | £174.60 |
| iii. | Chideock Village Hall Hire – September- | £54.00 |
| iv. | Theresa Mudford – hire of mower x 8 – August / September - | £80.00 |
| v. | PNW Services – Bus Shelter Cleaning July – September - | £20.00 |

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

- | | | |
|-----|--|--------|
| vi. | Chideock Village Hall - S106 money for disabled access - | £1,000 |
|-----|--|--------|

Cllr Carey, Cllr Glenn and Cllr Murray abstained as they are Officers of the Village Hall Committee. Proposed by Cllr Hunt, seconded by Cllr Elliot, carried unanimously by those voting.

b) Public Conveniences at Seatown.

Item 47 – Seatown Public Conveniences. In the light of the 27 September decision by the Dorset Council Shadow Executive to reject the WDDC proposal, **AGREED** to take no further action until such times as a revised WDDC proposal is received

c) Foss Orchard Car Park.

Item 42 – W.I. Cake Stall at Foss Orchard Car Park. **AGREED** in principle but Cllr Murray asked that the use of both Clapps Mead and the car park by others should be formally discussed at a future Parish Council meeting and that principles and conditions should be established.

2216 Clapps Mead Playing Field.

Items 48 and 49 on the Actions & Information List were **NOTED**.

The Clerk reported that Mr George Dunn and Mr Mike Kelson have erected the fencing behind the bench seat in the children's' play area – Mr Kelson will submit an invoice for materials.

The Clerk reported that the Parish Council has been awarded a grant of £842.00 from the West Dorset Leisure Development Fund towards the cost of the new play equipment at Clapps Mead and asked Cllr Carey to check that an area of 6 square metres is available before the order is placed.

RC

2217 Dorset Highways and Flood Management.

Items 50 - 56 on the Actions & Information List were **NOTED**, except for those detailed below, which were discussed in more detail.

Item 50 - Watercourse maintenance. The 2nd stage letter for residents who have not acted on the 1st letter was **APPROVED**.

CC

Item 54 – North Road Pedestrian Warning signs. **AGREED** that the Council will consider pressing for an extension of the 30 MPH speed limit northwards along North Road – to be discussed at the next Parish Council meeting.

CC

Item 56 – Fingerpost Refurbishment. Cllr Carey said that he is still investigating the options for renovation of fingerposts.

RC

2218 Current Consultations.

a) **Local Plan Review - Consultation on Preferred Options for the review of the adopted West Dorset, Weymouth & Portland Local Plan, by 8 October.** Cllr Murray is preparing a response, which will be circulated to all councillors prior to submission.

**RM/
CC**

b) **AONB Management Plan - Dorset AONB Management Plan 2019-2024 consultation – by 3 October.** Cllr Murray has drafted a response which has been circulated to all councillors.

**RM/
CC**

c) **Seaside Town regeneration - call for evidence - House of Lords Select Committee on Regenerating Seaside Towns and Communities – by 9 October.** Passed to Paul Simpson, Chideock Society, who is a retired Professor of Tourism and who helped formulate the successful bid to the Coastal Revival Fund for the Seatown Regeneration Feasibility Study. The draft will be circulated to all councillors for comment prior to submission.

**All/
CC**

2219 Correspondence.

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

2220 To confirm the date and time of the next meeting of Chideock Parish Council.

The next scheduled meeting is at 10 am on Tuesday 30 October 2018.

The Clerk reported that Tuesday evenings from April to September 2019 have already been booked by another organisation, as have Monday evenings.

AGREED to discontinue evening meetings during the summer months as there has not been an increased attendance by members of the public.

The meeting closed at **9.20 pm**.