

CHAR VALLEY PARISH COUNCIL

Whitchurch Canonorum, Stanton St Gabriel, Wootton Fitzpaine

www.charvalleyipc.co.uk

Meeting in the Wootton Fitzpaine Village Hall **on Monday 12th June 2017 at 7.30pm** **AGENDA**

1. **Apologies for Absence**
2. **Public Discussion Period** - An opportunity for residents to make representations, ask questions and give evidence in respect of any item of business included in the agenda.
3. **Declarations of Interest** - To receive any declarations by councillors of disclosable pecuniary interests in respect of items on the agenda.
4. **Resolution to Approve the Minutes of the Parish Council Meeting held on the 8th May 2017**
5. **Actions Following Last Meeting** - to note actions, as circulated
6. **Reports:** PCSO, Representatives Reports, Parish Councillors
7. **County and District Council Reports:** County Councillor D Turner
District Councillor S Christopher
8. **Planning Applications:**

i) **To Consider:** no new planning applications for consideration

ii) **To Note:** WD/D/17/000912 – SPRING BANK, VERRIOTTS LANE, MORCOMBELAKE, BRIDPORT DT6 6DX – proposed alterations, extensions and replacement garage - CVPC objects to this application for the following reasons:

1) The proposal is for a very extensive remodelling and extension, leaving little of the existing property intact. We believe it is an extreme example of a type of alteration that the Local Plan (H 5.7.2.) seeks to control. It would lead to a much more valuable property, affordable to fewer people and therefore less likely to contribute to a balanced community. 2) We are concerned that the remodelled house and new double garage will together present a very bulky urban appearance out of character with the surrounding area. It is highly visible from the land S of the A35 as well as from Verriotts Lane. 3) We also believe that the enlargement of the footprint, together with the increased height on the south side will have a damaging impact on "Stoneham", the adjoining property

WD/D/17/000937 – WEST BULLEN, VERRIOTTS LANE, MORCOMBELAKE, BRIDPORT DT6 6DU – conversion of storage building (formerly Quarryman's Cottage) to no. 1 unit of holiday accommodation – Char Valley parish council objects to this application on the following grounds

a) the application as it stands is for one residential unit described as a self-contained dwelling to be let for holiday accommodation within a separate curtilage from the existing house. It is within the AONB and outside any permitted development boundary and therefore not in accordance with the approved Local Plan. None of the exceptions apply in this case in that the proposal is not for affordable housing or an agricultural worker and neither is it particularly sustainable. We believe that the fact that it would utilise the shell of an old building is immaterial. b) The addition of vehicular access and 2 new parking spaces so high on the hill would detract from the unspoilt character of Hardown Hill unless there is an approved landscaping plan to mitigate the effect.

WD/D/17/001005 LAND AT JUNCTION WITH B3165, SCOTTS LANE, MONKTON WYLD non illuminated sign – Char Valley parish council approve this application providing (a) The background colour for the sign is too bright (yellow). We think it should be pale green or pale brown in colour.

(b) If the business ceases trading, the sign must be removed

WD/D/16/002881 – VALLEY VIEW, CARTERS LANE, MORCOMBELAKE DT6 6SF - Erect ancillary building – pending as have asked for more information on drainage and sewerage

WD/D/17/00823 PADDOCKS FARM, , PADDOCKS LANE, BROADOAK, BRIDPORT DT6 5NR - Use of the land for siting of camping pods and toilet/shower block – require further information on the erection of hedging to provide privacy on the north side. Specific dates to be given for the removal of the pods for the winter and reinstatement for the following season. The sewerage arrangements will be checked.

WD/D/17/001007 THE OLD RECTORY, SCHOOL LANE, WOOTTON FITZPAINE, BRIDPORT DT6 6NF
Remove existing car port and erect studio/office building and erect double car port – no objection

iii) **West Dorset District Council Decisions (to note):**

Members of the public and press are cordially invited to attend all meetings of the Council

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iv) **Appeal Decision** – none to consider

v) **Enforcement:** WD/D/16/00045 BYWAYS, WOOTTON FITZPAINE, DT6 6NJ. Replacement dwelling and conversion of residential annexe to ancillary garage and removal of outbuildings – this application

was approved last year however the building that has been erected is very large and we need to check that it falls within the original plans. The clerk will contact the enforcement officer.

9. **Finance:**
 - i) Approval of payments
 - ii) Clerk's Report – Update on general and financial matters
10. **Contributions to BLAP** – devolution of responsibilities
11. **Fingerposts**
12. **Verges** – update
13. **Char Chat**
14. **Signs for Taylor's Lane** – update from May's meeting
15. **Conservation area / unitary council**
16. **National Parks**
17. **Management of memorials** – inspection workshops
18. **2017-18 Website funding dates**
19. **Items for next agenda**
20. **Date of next meeting** – 17th July 2017 – James Hargreaves Community Hall Morcombelake
21. **Any Matters of Urgency**
22. **Close of meeting**

Signed: Annette Marks, Parish Clerk

Dated: 6 June 2017