

# CHAR VALLEY PARISH COUNCIL

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## THREE HUNDRED AND SEVENTY EIGHTH MEETING OF THE CHAR VALLEY PARISH COUNCIL ON MONDAY 14<sup>TH</sup> APRIL 2014 IN THE JAMES HARGREAVES COMMUNITY HALL.

**3135: Present:** Cllrs K Mansbridge (Chairman), D Snook (Vice Chairman), S Johnson, C Everidge, C Peck, S Creed-Castle, I Gollop, D Newman (Footpaths), Trevor Chambers (Editor, Char Chat) and D Turner (DCC).

**3136: Apologies:** Received from Cllrs Joyce, Bailey, Mahaddie and Sage and WDDC Cllr Robinson.

**3137: Meeting Suspended for Public Discussion:** 1 member of the public was in attendance. A question was asked about any requirement for those letting holiday homes to provide adequate parking for hirers. Although it might be a nuisance, if people are parking legally on the public highway and not causing an obstruction then there was nothing that can be done to prevent this.

**3138: Declarations of Interest/ Consider Grant of Dispensations:** Cllr Johnson declared an interest in planning application WD/D/14/000697.

**3139: Resolution to approve the minutes of the last Parish Council meeting held 10<sup>th</sup> March 2014:** Draft minutes had been circulated and were approved.

**3140: Actions Following Last Meeting:** The clerk had circulated a list of actions and outcomes which were noted.

**3141: Reports: Police:** None, but Cllr Everidge reported that the Police (Beaminster) were aware of a problem with a quantity of scrap metal by Gold Cap Farm in Muddyford Lane, but it was a low priority for them **ROW:** Mr Newman agreed he will look at the DCC Rangers map of footpaths in Stanton St Gabriel **Highways:** Nothing to report **BLAP:** Nothing to report **DAPTC:** Cllr Snook reported a forthcoming meeting on 25<sup>th</sup> April of town and large councils to brainstorm the concept of a unitary authority and its implications for the area; the next meeting of the Western area group is on 1<sup>st</sup> May. **Village Halls: Whitchurch Canonorum Village Hall:** Cllr Peck reported that the parish meeting is on 23<sup>rd</sup> April and an "entertainments" evening on 26<sup>th</sup> April. **Wootton Fitzpaine Village Hall:** Cllr Snook reported that the AGM was on 22<sup>nd</sup> April and the fete on 26<sup>th</sup> May. **James Hargreaves Community Hall:** None **Parish Councillor Reports: Cllr Creed-Castle** Nothing to report **Cllr Johnson** Noted a blocked drain in Gassons Lane, the Chairman will contact the lengthsman **Cllr Snook** She has prepared draft minutes from the parish meeting – key topics were affordable housing, the lengthsman and the planning application at Little Oak Farm. With respect to the latter item, the meeting voted to ask the parish council to seek clarification from WDDC on its policies on the development of smallholdings with the AONB (see minute 3154 below). **Cllr Peck** Noted potholes in the lower end of Goodens Hill and Berne Lane and the growing problem of the informal verge by Tamarisk in Lower Street – she will send a photograph to the clerk so he can raise the matter again with DCC Highways. She enquired as to responsibilities for Japanese knotweed on private land – Cllr Turner agreed to investigate. **Cllr Mansbridge** Reported the repair of local potholes **Cllr Gollop** Reported that four manhole covers just east of the village hall in Lower Street were broken and potentially dangerous. He has received an anonymous letter concerning a possible future applicant for one of the new affordable houses – given it was anonymous he has destroyed the letter. **Cllr Everidge** She asked that planning comments submitted to WDDC and items on agendas should not feature the names of individual councillors – noted by the clerk. It was noted that putting up public notices for planning applications is not a compulsory feature of the planning process; she asked that councillors send to the clerk any questions or matters they would like covered at the superfast broadband session at the next parish council meeting; she raised the matter of the fingerpost at Stonebarrow Lane – the clerk is still awaiting details from Katherine Wright on the "rules" for refurbishing and repairing fingerposts but it was agreed that the National Trust could reinstate this fingerpost and the parish council would maintain it in the future; the hedge between Felicity's Farm Shop and Muddyford Lane had been nicely cut by Clare Dean; she noted the comments from DCC Strategic Policy Unit regarding the current planning application at The View in Muddyford Lane – there is a clear lack of "joined-up" thinking – DCC's Strategic Policy unit seems to support this application for a gypsy site, at least for the next three years, at the same time as WDDC is taking formal enforcement action against the current occupation. Cllr Turner agreed to have a look into the circumstances.

**3142: District / County Reports Cllr Turner** He reported changes to the 31, X31 and X53 bus services; potholes had cost DCC £12.4m for repairs although central government had provided funding of £5.8m; consideration of WDDC's Local Plan has been suspended for 6 months. **Tree Officer** Nothing to report **Ancient Monuments Officer / Events Photographer:** Cllr Creed-Castle reported on her work on the exhibition on the 18 fallen listed on the Whitchurch War Memorial. There should be an article in the Bridport News this week asking for information and photos. She has still been unable to find out anything about Pte John Legg despite extensive research.

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**3143: Planning Applicants presentation:** None

**3144: Planning Applications:**

**Late Planning:** None

**To Consider:** WD/D/14/000653 – Manor Farm, Wootton Lane, Wootton Fitzpaine, DT6 6NH – erect new building over existing manure lagoon – resolved no objections

WD/D/14/000697 – Wakelys Farm, Whitchurch Canonicorum, DT6 6RH – erection of an agricultural barn – resolved no objections

**To note:**

WD/D/14/000431 – Thistlegate House Bungalow, DT6 6BY – no objections

WD/D/14/000432 – Highfield, Stonebarrow Lane, DT6 6RA – no objections

WD/D/14/000500 – Little Oak Farm, Champernhayes Lane, DT6 6DF – resolved to object as follows - “ We consider the plans submitted to be inadequate. 3 polytunnels are shown on the plans but in the description there are only 2. The plans should be presented on larger scale paper. On single sheets of A4 paper it is impossible to get a detailed overall view of the application. The distance of the shed from the neighbouring residential property is not stated, only a guess can be hazarded from the hand drawn plans. It appears to be quite close. The applicant said the landscape officer had suggested it was placed there so that visibility from the footpath was at a minimum. No account seems to have been taken of the impact on the neighbouring residential property. There will be a detrimental effect on the residents’ privacy, light, an impact from animal noise, vehicle noise, smell, overshadowing and the possibility of vermin hazards. The buildings are on the lowest part of the field, where water drainage/run off from the field will collect. In May 2013, regulations stated that no livestock building should be within 400 meters of a non farm dwelling. Clearly this is not the case for the proposed cowshed. There is no provision for the run off of dirty water, or provision for dung storage. Visibility at the junction is not easy at present, and it is on the National cycleway route 2. An additional access point as proposed on the corner will increase the traffic hazard. The site is prominent, visible, isolated and exposed. It would seriously detract from this area of outstanding natural beauty.”

**Planning Approvals/Refusals (to note):** The approval of application WD/D/14/000194 at Riverside Cottages was noted

**Planning Related Correspondence:** None

**3145: Neighbourhood Plan:** Given the work involved and some scepticism of the benefits of creating such a Plan, coupled with the decision to suspend consideration of the WDDC Local Plan, it was agreed not to pursue the development of a Neighbourhood Plan at this stage.

**3146: Fingerposts:** The clerk is still awaiting a response from Katherine Wright about protocols for fingerpost repairs.

**3147: Char Chat:** Trevor Chambers reported that an eight page edition is nearing completion with despatch expected within a few weeks.

**3149: Affordable Housing – road names:** Cllr Gollop had circulated the votes for each of the developments – for the lower site the most popular choices were Barnes Orchard and Barnes Close (10 votes each) and for the large site Gymkhana Fields was the most popular with 9 votes. The clerk was asked to send the complete list of votes to the relevant authorities.

The clerk had circulated a report from Hastoe – development is still on track.

**3150: Finance (i) Clerks report:** Draft accounts for the year ending 31<sup>st</sup> March 2014 had been circulated.

The clerk was asked to arrange the internal audit and then the final audited accounts can be

presented for approval by the parish council. **(ii) Payment approvals:** The following payments were approved - M Wilson Clerks Salary, Expenses April 2014 - £332.36; HMRC Paye April £76.57;

DAPTC – course £50.00; Wootton Fitzpaine village hall – hire - £16.50

**3151: Correspondence:** The clerk had circulated the correspondence list. It was agreed to stay with paper copies of planning applications. Cllrs Snook and Creed-Castle will attend the twinning visit. All other items were noted

**3152: Items for the next Agenda:** To include Char Chat, superfast broadband, affordable housing update, fingerposts, annual meeting formalities, AONB and enforcement policies (see minute 3154 below)

**3153: Date of Next Meeting:** Monday 12<sup>th</sup> May 2014 7.30pm at the Whitchurch Canonicorum village hall .

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**3154: Matters of Urgency:** After a discussion on planning policy and enforcement issues it was agreed the councillors would draft a letter to WDDC to be considered at the next parish council meeting to seek clarification of a number of points including the development of smallholdings in the AONB and the enforcement of planning conditions and certain specific sites.

The clerk was asked to send a formal letter of condolence to Cllr Mahaddie.

**3155: Close of Meeting:** There being no further business to discuss the Chairman closed the meeting at 9.30 pm.