



# CHAR VALLEY PARISH COUNCIL

## **436<sup>th</sup> Annual Meeting of the Parish for Char Valley Parish Council held on 18<sup>th</sup> July 2022 at 7.30pm, at Whitchurch Canonorum Village Hall**

### **MINUTES**

**Meeting opened:** 19.34.

**4501: Present:**

Cllrs. C Noon (Chair), C Mahaddie, S Creed-Castle, J Busby, C Stanbury, N Ziebland and T Ely (Clerk).

In attendance: Cllr. S Christopher (Dorset Council).

**4502: Apologies for absence:** Cllrs. J Eager, T Hansford, H Joyce, A Carey, S Johnson, J Kewley.

**4503: Public forum:** No members of the public wished to speak.

**4504: Declarations of interest:** None.

**4505: Dispensation requests:** None.

**4506: Resolution to approve the minutes of the CVPC meeting held on 13<sup>th</sup> June 2022.**

- One small change of attendees, content approved.

Proposed by Cllr. Creed-Castle and Seconded by Cllr. Ziebland. 4 in Agreement and 2 Abstained; as not present.

**4507: Actions following last meeting:**

- Footpath to Five Bells. The clerk updated Rights of Way with photographs of the issue, ROW replied with a query if the footpath or the unadopted highway. Cllr. Hansford to look up the footpath number and check if there is a stretch of unadopted highway that could be adopted. **Clerk to follow up with Cllr. Hansford.**
- Cllr. Busby to visit Purcombe Farm and enquire about Two Hoots and extra buildings. Having spoken to the residents there is an exemption certificate.
- **Cllr. Johnson to organise a Finance Committee meeting.**
- Clerk to put neighbourhood watch on the September agenda - Action completed.
- Cllr. Johnson talked of the new farming rules that are coming in constantly making it difficult for any one method to aid all. Also, everything changes week by week - **Cllr. Noon to write to Chris Loder.**
- Cllr. Creed-Castle reported that Alex Brooks has not been in contact re the Finger Posts, will need chasing. Cllr. Creed-Castle to chase up Alex Brooks. These are now done and the lengthsman had been paid online via the clerk who will gain reimbursement.
- The new notice board location in Wootton was discussed. Clerk to check the APM minutes for details. **Now with Cllr. Joyce to contact John Snook.**
- The playground inspection for Whitchurch Canonorum asked for some items to be addressed, one being the requirement for some additional signage. Cllr. Eager to gain some quotes for the July meeting. **Clerk to gain quotes. Cllr Noon to send another contact to the clerk for quotes.**
- Cllr. Hansford reported some road signage that had been moved, (assuming this was Dorset Council) and asked if CVPC had been contacted about it. The chair and clerk confirmed they had not. **Cllr. Hansford to compose an email for the clerk to send on to Cllr. Christopher.**
- CIL - **Councillors to send ideas to Cllr. Creed-Castle.**
- Fishponds Triangle of Grass - A resident has offered to cut the grass around the board, council decided to leave it to grow for a year and see how it is. Clerk to contact the resident to let him know – Action completed.
- Cllr. Creed-Castle to contact S Lee to ask why the grass is yellow by the grit bin he installed at Fishponds. Some salt was spilt.
- The new boards do not come with enough magnets. Clerk to source and purchase some magnets - Action completed.
- Biodiversity – **Councillors to send ideas to Cllr. Carey to enable the preparation of a report for September.**
- Hedgehog Highway - Clerk to source a leaflet CVPC can display/distribute online. The clerk has made contact and awaits the leaflet.

**4508: Review of CVPC documents, proposed to adopt the model documents already distributed for consideration**

- a. complaints procedure
- b. financial regulations
- c. recording policy – **clerk to ensure CVPC is added in where appropriate.**

Proposed by Cllr. Ziebland and Seconded by Cllr. Creed-Castle. All in Agreement.

4509: Planning Applications:

a) Responses submitted to Dorset Council before the meeting:

Application Ref.	Location	Expired	Submitted Response	Submitted
P/FUL/2022/026 58	Wyld Meadow Farm Pound Lane Monkton Wyld Bridport DT6 6DD	14/06/2022	Char Valley Parish Council have met with the applicant and following discussions would like to respond to support with conditions. The conditions would be for some involvement from the fire services to communicate the actions they would take in the occurrence of a fire to contain/extinguish it, a firebreak to be installed i.e. ditching, some sort of screen to block the view from the north.	14/06/2022
P/FUL/2022/032 01	Beeperlands Farm Berne Lane Charmouth Bridport DT6 6RD	14/06/2022	Char Valley Parish Council would like to respond to object to this application. The objection is based on the size dimensions being too large.	14/06/2022
P/OUT/2022/00 343	Land Adjacent Loves Lane Morcombelake	04/07/2022	<p>Char Valley have no change to their original response as the application is the same.</p> <p>CVPC objects to this application on the following grounds: It is contrary to the approved Local Plan:</p> <p>1) The proposal is for a new house on previously undeveloped land. It is not within a Defined Development boundary where the plan allows such developments to be considered. Mains drainage is not available and the site is served by a narrow unadopted lane (See policy HOU 5.7 Housing outside Defined Development Boundaries.)</p> <p>2) The whole of Char Valley parish is within the Dorset Area of Outstanding Natural Beauty (AONB), but the area around the application site is of truly exceptional landscape and environmental value. It forms part of the National Trust's Golden Cap estate. (See policy ENV 1. i) General policy on AONBs)</p> <p>3) The site is very close to the Morcombelake SSSI designated for it's rare lowland heathland and associated wildlife.</p> <p>4) The application site is part of a 'buffer zone' of undeveloped land protecting the SSSI. see Policy ENV 2. iii) Development likely to have an adverse effect on nationally designated wildlife sites.</p> <p>Further considerations:</p> <p>1) Hardown Hill is a favourite destination for local walkers looking to enjoy its relatively unspoiled countryside and outstanding views. Loves Lane is one of the main ways up. We believe it is important not to urbanise this route by adding a new residential property.</p> <p>2) The verges of Loves Lane itself are of wildlife interest. (glow-worms etc.) and vulnerable to additional traffic.</p>	14/06/2022
TPO/2022/0027	Stonebarrow Manor, Stonebarrow Lane, Charmouth, Bridport, DT6 6RA	23/06/2022	<p>CVPC supports this provisional TPO and recommends that it be confirmed.</p> <p>The developers applied for permission to cut down one of the two trees on the grounds that it had Ash Dieback. Permission was refused by Dorset Council in early May because their Tree Officer's report showed that the tree did not have Ash Dieback. The new TPO covers that and another ash tree on the site.</p> <p>While one or both of the trees may get Ash Dieback in due course, I recommend that we support the Tree Officer's reports, recommendations and decision and retain these two important trees for as long as possible.</p>	14/06/2022

**b) Responses considered at the meeting:**

Application Ref.	Location	Expires	Agreed Response
P/HOU/2022/03001	High Close Shedbush Lane Morcombelake Dorset DT6 6DR	19/07/2022	Objection. This proposal is not appropriate to its highly sensitive surroundings in the AONB and adjacent to the Jurassic Coast. High Close is in a very prominent position on high ground visible from many of the paths crossing the AONB and the Jurassic Coast, viewed from the South, the new complex would appear nearly twice as wide as the existing house. It will also be more conspicuous because of the large areas of glass, zinc and solar panels reflecting sunlight brightly during the day and disrupting dark skies for bats and owls etc. at night. The rectangular outline of the new 2-storey flat-roofed extension is also at odds with the neighbouring properties. For all these reasons CVPC supports the AONB team in objecting to this proposal. <u>Proposed by Cllr. Creed Castle and Seconded by Cllr. Busby. 4 in Agreement, 1 Against, 1 Abstained</u>
P/FUL/2022/02427	Cold Harbour House Morcombelake Bridport DT6 6EP	02/08/2022	No objection. <u>Proposed by Cllr. Ziebland and Seconded by Cllr. Mahaddie. All in Agreement.</u>

- It was mentioned that there is another application (P/FUL/2022/04081) which needed discussion. As this was received after the agenda CVPC were unable to discuss the details but agreed to make Cllr. Ziebland lead. A site visit would be arranged.

Clerk to check if a response can be decided outside of a full council meeting.

Clerk to send the July planning responses.

**c) Enforcement – Camping Certificates**

- Cllr. Noon updated council that he had done some more research and had written to Cllr. Christopher asking why Dorset Council are not involved in assessing camping exemption certificates. Not received a response yet. Lots of the certificate organisations say they will only apply the certificates where the local authority agree under the authority of Natural England who also say the local authority should agree. The AONB have confirmed that they are rarely asked as they do not have enough staff to deal with all, Dorset Council decide which to ask them about. Problem is if not asked they would not know. Cllr. Noon confirmed from BLAP that other rural councils also have concerns. Cllr. Noon had written to the AONB but not Chris Loder yet as awaiting input from Cllr. Christopher.

Cllr. Noon to write to Chris Loder.

Cllr. Christopher joined the meeting at 20.18

**4510: Finance:**

- a) Payments:** The payments for July 2022, as below, were approved.

Payee	Details	Cheque No.	Receipt No.	Amount
Wootton Fitzpaine Villahe Hall	WF Hall hire 18/7	500603	0722/01	£23.50
The James Hargreaves Community Hall	JH Hall hire 4+9 May	500604	0722/02	£24.00
Whitchurch Canonicorum Village Hall	WC Hall hire 15/5, 13/6	500605	0722/03	£50.00
Sylvia Creed-Castle	Event - George Somers Day Twinning 20/7	500606	0722/04	£26.00
DAPTC	Training - Clerk - Minutes 13/28-6	500607	0722/05	£40.00
Tamsin Ely	Ed Brooks - Finger posts	500609	0722/06	£250.00
Tamsin Ely	Clerk expenses - July 2022	500609	0722/07	£85.35
Tamsin Ely	Clerks wage - July 2022+June OT	500609	0722/08	£754.35
HMRC	Tax+NI on clerks wage - June 2022	500610	0722/08	£51.20
<b>Total</b>				<b>£1,304.40</b>

Clerk to send the July monthly payments.

Proposed by Cllr. Creed-Castle and Seconded by Cllr. Busby. All in Agreement.

**b) Bank Reconciliation**

- The clerk had circulated the monthly bank reconciliation and council were happy.

**c) HMRC**

- Clerk to pay the HMRC debt – no debt now showing, clerk to call to check as on one screen a figure of around £200 was seen and may be a debt or just behind logging payments made.

**d) The Bank**

- The clerk updated council that the signatories have now been amended.
- Next step is to meet to activate the online banking for Cllr. Noon, Cllr. Creed-Castle and Cllr. Joyce (once back from medical break).

Clerk to organise and meet with Cllr. Noon and Cllr. Creed-Castle.

**e) CPRE Membership – should CVPC join/donate?**

Clerk to check if CVPC are already hold a membership, if not clerk to find out the benefits for the September meeting.

**4511: Feedback from Parish Council Police Meeting on Tuesday 21st June**

- The notes are yet to be distributed, CVPC have an email with questions and answers.
- Cllr. Noon had been in contact with Alison Moor, the Resident Community Officer for Dorset who runs the neighbourhood and farm watch schemes. Alison has provided some crime figures which were very low for the area.

**4512: Parish External Liaison:**

**a) BLAP**

- Cllr. Noon reported having been to the recent BLAP meeting.
- There was a broadband presentation from Dorset Council and Jurassic Fibre who are in competition with Open Reach, they recommend if wanting fibre people can apply for vouchers and can put together with others, once there are enough they will put in the fibre capabilities. They recommend people register interest on both Jurassic and Open Reach sites and when there is enough, they will contact you.
- Cllr. Noon updated council on a few other items from local councils.

**b) DAPTC**

- Cllr. Eager is the CVPC representative who was not present.
- Proposals for DAPTC AGM – Cllr. Noon had received a proposal to request the allowance of online/hybrid meetings.

Cllrs. to send any proposals to the clerk before the September meeting.

**4513: Communications Working Party:**

- Cllr. Noon informed council that CVPC would have a stand at the Whitchurch flower and dog show on the 29<sup>th</sup> August and would be good to have as many there as possible. Neighbourhood watch may join CVPC on the stand.

Cllrs. to send any articles for the next Char Chat to Cllr. Noon by 3<sup>rd</sup> August.

**4514: Farming Interests Working Party:** Nothing to report.

**4515: Local Amenities Working Party**

- A report had been circulated to councillors.
- The playground inspection for Whitchurch Canonorum asked for some items to be addressed, one being the requirement for some additional signage.

The clerk to gain some quotes for the September meeting.

Cllr. Creed-Castle to send the clerk the finger post contacts for Upper Marshwood Vale PC.

**a) Walkers Benches**

- The clerk asked council for ideas/contacts for local craftsmen who may be commissioned to make some simple style wooden benches as the ones that can be bought are very expensive and not as rustic looking. Cllr. Ziebland suggested asking the National Trust.

Clerk to contact the National Trust.

**b) CIL**

- CVPC have £4514.93 and 5 years to spend it.
- It was discussed that CVPC can apply for more CIL money if specific projects in mind.

Councillors to send ideas to Cllr. Creed-Castle.

**c) Notice Board at Felicity's**

- It had been checked and planning permission is not required.
- Proposed to send notification to the residents to inform them of the new notice board.

The clerk to create a notice to display on existing notice boards.

**d) Fishponds Notice Board**

- CVPC have been asked to soften the look of the board.

LAWP to provide suggestions to council.

Cllr. Noon to send his idea to Cllr. Creed-Castle.

**e) Wootton Notice Board**

- Cllr. Joyce was not present to update council.

**4516: Climate and Ecological Emergency Working Party/River Char Community Project (RCCP):**

- A report had been circulated.
- CVPC had been contacted by a company offering to give a presentation about Sewage. Cllr. Noon mentioned the Climate and Ecological event that was cancelled due to Covid to propose to combine the two.

Cllr. Noon to consult Cllr. Carey.

**a) River Char Project**

- Cllr. Creed-Castle reported having volunteered to host a River Char event to Cllr. Carey about an event at Bluntshay Farm for October time.

Cllr. Creed-Castle to organise with Cllr. Carey and let Cllr. Noon know the date for the next Char Chat.

**b) Biodiversity**

- There is a potential to apply for up to £50,000 for projects.

Councillors to send ideas to Cllr. Carey ASAP to enable the preparation of a report for September.

**4517: Planning Working Party:**

- A report had been circulated that covered the housing survey.

PWP to put forward proposals for the September meeting from the results.

**4518: Staffing Committee:** Nothing to report.

**4519: Transport Working Party:**

- a) Quiet Lanes to be discussed at the September meeting when CVPC have more information.

Clerk to add to the September agenda.

**4519: Cllr. Christopher, Dorset Council:**

- Cllr. Christopher had circulated a report and ran through some of the topics.

**4520: Flood Warden**

- The clerk had done some research and concluded that CVPC would create their own role and responsibilities as it doesn't seem to be anything set.

Cllr. Creed-Castle suggested the clerk contact Chris Bailey who used to be the warden for CVPC.

Clerk to investigate further and find out where sandbags are acquired from.

**4521: It is proposed to create a strategy and working group to deal with sites producing multiple planning applications that includes public participation**

**a) Sites producing multiple planning applications**

- Cllr. Ziebland is leading the current Spence Farm application which is a site creating multiple applications. It is proposed that CVPC can put a plan in place after that.

**b) Applications from farms and other landowners to diversify into camping, glamping and holiday accommodation and applications to extend homes that gradually reduce the number of small (and therefore rather more affordable) homes in the area**

- Cllr. Noon proposed to form a new working group to look at the future of the Char Valley in the next 5-10 years in terms of changes to farming, energy generation, council, services, demographics etc. This all ties into planning applications. Cllr. Mahaddie mentioned the Village Plan from 2003 which was of a similar nature. Cllr. Noon confirmed to include public participation.
- Hoping to formulate the working party in September.

**4522: Public and Other Correspondence - To consider any correspondence received that Cllrs wish to raise that has already been circulated. [no resolutions can be made]**

**a) We need your help**

- Email received from Lynita Harris, Dorset Volunteer Programme Co-ordinator requesting connections to support groups/individuals etc. so they can build a framework.

Need a volunteer Cllr. to look into it.

**b) The Great Big Dorset Hedge**

- Email received from Emma O'Bryen (CVPC tree officer) highlighting this from the Dorset Deserves Better newsletter.

Clerk to forward to Cllr. Carey for consideration.

**c) Overgrown Footpath**

- Cllr. Creed-Castle had received communication via a CVPC footpath officer; Christine Peat about an overgrown style on a public footpath and wanted to check the correct procedure. It needs to be reported to rights of way with Dorset Council.

Clerk to send the link for rights to enable Cllr. Creed-Castle.

Cllr. Creed-Castle to ask the footpath officer to walk the path to see if there is an issue and if there is to report it using the link.

**d) Proposed road closure on Elsdons Lane**

- Cllr. Noon asked if council had any adverse comments to provide, council did not.

**4522: Councillor training:**

- It was proposed that councillors need to take up some training.

Clerk to look up availability and encourage Cllrs. to book councillors onto training.

Clerk proposed creating a control document to monitor councillor and clerk training.

Cllrs. to let the clerk know any training they have previously completed.

**4523: Date of next meeting:**

- It was proposed by Cllr. Noon to change the date of the September meeting if other councillors agree to either the 5<sup>th</sup> or 19<sup>th</sup> September.

Cllrs. to check their availability and let Cllr. Noon/the clerk know.

**4500: Meeting closed:** 21.26.