



# CHAR VALLEY PARISH COUNCIL

## **Extraordinary Meeting of the Parish for Char Valley Parish Council held on 15<sup>th</sup> August 2022 at 7.30pm, at Wootton Fitzpaine Village Hall**

**Meeting opened:** 19.30.

**1: Present:**

Cllrs. C Noon (Chair), C Mahaddie, S Creed-Castle, C Stanbury, H Joyce, A Carey, S Johnson, J Kewley, N Ziebland and T Ely (Clerk).

In attendance: 6 members of the public.

**2: Apologies for absence:** Cllrs. T Hansford, J Busby.

- Cllr. Noon informed council that Cllr. Eager has resigned and therefore CVPC now have a vacancy for Whitchurch Canonorum South.

**3: Public forum:**

- The applicant of P/FUL/2022/04456 spoke of the application details to address concerns that he had received from local residents.
- A resident who lives close to the mentioned application spoke of his concerns.

**4: Declarations of interest:**

- Cllr. Johnson declared an interest in application P/FUL/2022/04456.

**5: Dispensation requests:** None.

**6: Resolution to approve the minutes of the CVPC meeting held on 18<sup>th</sup> July 2022.**

- Content approved.

Proposed by Cllr. Carey Seconded by Cllr. Ziebland. 6 in Agreement and 2 Abstained; as not present.

Cllr. Stanbury joined the meeting at 19.42

**7: Planning Applications:**

**a) Responses submitted to Dorset Council before the meeting:**

Application Ref.	Location	Expired	Submitted Response	Submitted
U/2022/0300 1	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.	20/07/2022 (sent via email and accepted)
P/FUL/2022/ 02427	Cold Harbour House Morcombelake Bridport DT6 6EP	02/08/2022	No objection.	27/07/2022

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

Application Ref.	Location	Expires	Agreed Response
Cllr. Johnson left the room at 19.38 .			
P/FUL/2022/04456	Summer Dairy Rough Down Lane Catherstone DT6 6LZ	25/08/2022	Object. CVPC objects to this application as it is in contravention of AONB legislation, being residential development in rolling AONB countryside which is not close to any existing residential buildings and services. It would also necessitate vehicular traffic over an existing bridleway. <u>Proposed by Cllr. Joyce and Seconded by Cllr. Carey. 4 in Agreement, 2 Against, 3 Abstained</u>
Cllr. Johnson re-joined the meeting at 20.09.			
P/FUL/2022/04081	Spence Farm Spence Lane Wootton Fitzpaine Dorset DT6 6DF	26/08/2022	Support with conditions - Any approval should be subject to a condition limiting use of the greenhouse to agricultural only and prohibiting artificial lighting to preserve dark skies. <u>Proposed by Cllr. Ziebland and Seconded by Cllr. Mahaddie. All in Agreement</u>
Cllr. Creed-Castle left the meeting at 20.14.			
P/FUL/2022/04624	Spence Farm Spence Lane Wootton Fitzpaine Dorset DT6 6DF	26/08/2022	Object. This proposal for change of use represents overdevelopment of a land holding that is still categorised as agricultural. Taken alongside other proposals and permissions on this estate it will change the agricultural nature of the landscape and have a harmful effect on the AONB. In addition, it leads to yet more guests and therefore more car movements. Existing accommodation plans will already lead to a substantial increase in car movements on narrow country lanes and no further increase should be permitted. <u>Proposed by Cllr. Ziebland and Seconded by Cllr. Mahaddie. 7 in Agreement, 1 Abstained</u>
P/HOU/2022/04625	Spence Farm Spence Lane Wootton Fitzpaine Dorset DT6 6DF	26/08/2022	Support. Comment box: No objection. <u>Proposed by Cllr. Ziebland and Seconded by Cllr. Mahaddie. 7 in Agreement, 1 Against</u>
P/HOU/2022/04658	Manscombe House Tizard's Knap Morcombelake Dorset DT6 6EE	18/08/2022	Support. Comment box: No objection. <u>Proposed by Cllr. Mahaddie and Seconded by Cllr. Joyce. All in Agreement</u>
P/HOU/2022/04613	Leightir Wootton Hill Fishpond DT6 6NN	18/08/2022	Support with conditions – CVPC believes that approval of this application should be on the following conditions; 1) The semi-mature deciduous conifer south of the proposed extension (not mentioned on the application form) is fully protected from root disturbance during construction. 2) The proposed solar panels on the south elevation are of non-reflective material to avoid bright reflections visible from the valley below. 3) The proposed roof lights over the new extension are omitted from the plan to avoid light pollution in a “dark skies” area. <u>Proposed by Cllr. Mahaddie and Seconded by Cllr. Joyce. All in Agreement</u>
P/HOU/2022/04573	2 Partway Spence Lane Wootton Fitzpaine Bridport DT6 6DG	19/08/2022	Support. Comment box: No objection. <u>Proposed by Cllr. Ziebland and Seconded by Cllr. Kewley. All in Agreement</u>

**8: Finance:**

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

Payee	Details	Cheque No.	Receipt No.	Amount
Wootton Fitzpaine Village Hall	WF Hall hire 15/8	500611	0822/01	£23.50
DAPTC	Training - A Carey - COC 11/7/22	500612	0822/02	£20.00
DAPTC	Training - H Joyce - Carbon 7/22	500613	0822/03	£60.00
Tamsin Ely	Clerk expenses - August 2022	500617	0822/04	£48.49
Tamsin Ely	Clerks wage - August 2022+July OT	500617	0822/05	£751.05
HMRC	Tax+NI on clerks wage - August 2022	500615	0822/05	£50.40
HMRC	Outstanding debt	500615	0822/06	£198.00
<b>Total</b>				<b>£1,151.44</b>

- Cllr. Noon and the clerk explained to council the HMRC debt payment.

**Clerk to send the August monthly payments.**

Proposed by Cllr. Johnson and Seconded by Cllr. Noon. All in Agreement.

**9: Date of next meeting:**

- 19<sup>th</sup> September at the James Hargreaves Community Hall.

**Meeting closed:** 20.32.