



CHAR VALLEY PARISH COUNCIL

443rd Meeting of the Parish for Char Valley Parish Council held on 17th April 2023 at 7.30pm – Whitchurch Canonorum Village Hall

APPROVED MINUTES

Meeting opened: 19.33.

5161: Present:

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

In attendance: Cllr. S Christopher (Dorset Council), 1 member of the public (Mr. Carter).

5162: Apologies for absence: C Mahaddie, H Joyce, T Hansford.

5163: Public forum: No members of the public wished to speak.

5164: Declarations of interest:

- Cllr. Johnson declared an interest in planning application; P/FUL/2023/01531.

5165: Dispensation requests: None.

5166: Resolution to approve the minutes of the CVPC meetings held;

- 13th February 2023. Following a small amendment to the attendees, council were asked to re-approve the February minutes.

Proposed by Cllr. Carey and Seconded by Cllr. Stanbury, All in Agreement.

- 13th March 2023.

Proposed by Cllr. Johnson and Seconded by Cllr. Ziebland, 7 in Agreement, 1 Abstention as not present.

5167: Actions following last meeting:

- Footpath to Five Bells - An order had been raised by Dorset Council to have the “badly fretted section of this pull in Velocity patched”. Following further discussion, it was decided to report the footpath again as the area Dorset Council have agreed requires fixing is the open area before the footpath and the actual footpath is also in need of attention. **Cllr. Ziebland to report the footpath to DC.**
- Overgrown Footpath - Proposed to meet with all footpath officers. Cllr. Mahaddie to coordinate the meeting. **Cllr. Noon will contact the FP Officers and update Clare and then arrange a meeting.**
- **Cllr. Noon is keen to check the value of CVPC assets. Clerk to source a surveyor to value the well and war memorials. On hold until the owner of the well has been determined.**
- Cllr. Stanbury asked if there was an update regarding Dolphins Road where blocked drains were causing an issue. Cllr. Ziebland updated council that it scheduled to be fixed by DC on 09/05/2023.
- Cllr. Joyce asked council if they had received an email regarding a Parish Business Directory, some councillors confirmed they had. This service had a cost, and the email had an unopenable attachment so is highly suspicious to be junk. Cllr. Joyce to send the details/email to the clerk to enquire with DAPTC if this is an actual service or junk. No emails have been kept but it was confirmed that it is a real service, so no action required.
- Cllr. Johnson spoke of an area within the parish where mud etc. had built up and was causing blocked drains. This is also due attention from DC on 09/05/2023.
- CVPC to email Cllr. Christopher regarding the gritting route. The clerk will do this. Action complete.
- Broadband - Cllr. Noon to draft a response to the email and copy in himself and Chris Loder. **In progress.**
- Cllr. Noon mentioned his communication regarding Spence Farm and the number of small planning applications and his understanding to be that Dorset Council require an online complaint. Cllr. Christopher encouraged. Cllr. Noon to respond to Jonathan Mayer to reiterate that CVPC do not believe it is right and to lodge an official complaint. **In progress.**

5168: Planning Applications:

a) Responses submitted to Dorset Council before the meeting:

Application Ref.	Location	Expired	Submitted Response	Submitted
P/HOU/2023/00383	Oaklands Fernhill Charmouth DT6 6BX	14/03/2023	Support. Comments: CVPC support this application but would like to see non reflective glass used.	14/03/2023

P/FUL/2022/07385	The Limes Wootton Lane Wootton Fitzpaine DT6 6NH	14/03/2023	SUPPORT WITH CONDITIONS CVPC continue to have concerns about the extent of the change of use request. Although, following revisions, all the holiday accommodation is now within the paddock, the main planning statement still shows a boundary around the adjacent field as well. Our condition therefore is that the change of use is for the paddock only. CVPC also continue to have concerns about proliferating holiday accommodation in West Dorset and, in this case, the risk of noise and disturbance to neighbours nearby.	14/03/2023
P/FUL/2023/01114	Cards Mill Farm Cards Mill Lane Whitchurch Canonicorum Dorset DT6 6RP	23/03/2023	Support	14/03/2023
P/FUL/2023/01117	Cards Mill Farm Cards Mill Lane Whitchurch Canonicorum Dorset DT6 6RP	23/03/2023	Support	14/03/2023
P/FUL/2023/01118	Cards Mill Farm Cards Mill Lane Whitchurch Canonicorum Dorset DT6 6RP	23/03/2023	Support	14/03/2023
P/FUL/2023/01119	Cards Mill Farm Cards Mill Lane Whitchurch Canonicorum Dorset DT6 6RP	23/03/2023	Support	14/03/2023
P/FUL/2023/01120	Cards Mill Farm Cards Mill Lane Whitchurch Canonicorum Dorset DT6 6RP	23/03/2023	Support	14/03/2023
P/FUL/2023/01121	Cards Mill Farm Cards Mill Lane Whitchurch Canonicorum Dorset DT6 6RP	23/03/2023	Support	14/03/2023
P/FUL/2022/07807	Nags Head Cottage Fishpond Bottoms Abbotts Wootton Lane Wootton Fitzpaine DT6 6NN	28/03/2023	Support	14/03/2023
P/FUL/2023/01047	Higher Pound Farm Pound Lane Monkton Wyld Bridport DT6 6DD	31/03/2023	Support	30/03/2023

b) Responses considered at the meeting:

Application Ref.	Location	Expires	Agreed Response
P/HOU/2023/01580	2 Partway Spence Lane Wootton Fitzpaine DT6 6DG	10/04/2023 extended to 18/04/2023	Councillors were unsure. Cllr. Kewley to visit and propose a response to council and agree via email.
P/VOC/2021/05395	Reeds Barn Farm Reeds Barn Hawkchurch Axminster EX13 5UN	20/04/2023	CVPC object to the appeals on principle of protecting the availability of farming accommodation. <u>Proposed by Cllr. Ziebland and Seconded by Cllr. Carey, All in Agreement.</u>

P/VOC/2021/05396	Reeds Barn Farmhouse Reeds Barn Hawkchurch EX13 5UN	20/04/2023	CVPC object to the appeals on principle of protecting the availability of farming accommodation. <u>Proposed by Cllr. Ziebland and Seconded by Cllr. Carey, All in Agreement.</u>
P/FUL/2023/01442	Wyld Meadow Farm Pound Lane Monkton Wyld DT6 6DD	12/04/2023 extended to 19/04/2023	Char Valley Parish Council have no objection to this application. <u>Proposed by Cllr. Noon and Seconded by Cllr. Busby, All in Agreement.</u>
P/FUL/2023/01531	Bridge Farm Cards Mill Lane Whitchurch Canonorum DT6 6RW	22/04/2023	Comment - We wish to comment on this application. Although it lies outside the boundaries of Char Valley PC, it is sufficiently close, and the issues it raises are of sufficient importance, that we feel a comment is required. This is essentially a planning application for a new residential property within the AONB. We can see no justification for this within the existing policies and, as the existing part-conversion was done without obtaining planning permission, our concern is the unhelpful precedent it sets in terms of the planning process. Allowing this development to proceed encourages others to circumvent well established planning and building regulations and undermines the planning system. Parish Councils involvement in the planning process is one manifestation of local democracy. Permitting developments to ignore this process, or to allow manoeuvres that circumvent it, should not be permitted. <u>Proposed by Cllr. Carey and Seconded by Cllr. Noon, 7 in Agreement, 1 Abstention.</u>

Clerk to send the April planning responses.

5169: Finance:

a) Clerk's laptop

- The clerk informed council that the laptop had been displaying a persistent error message and asked permission to take it to be looked at, council agreed.

b) Payments: The payments for April 2023, as below, were approved.

Payee	Details	Cheque No.	Receipt No.	Amount
Hilary Joyce	Zoom Mar 23	Online	0423/01	£15.59
Bridport Town Council	BLAP contribution	Online	0423/02	£121.81
DAPTC	DAPTC Annual subscription	Online	0423/03	£529.13
S. Lee Garden Services	Lengthsman Invoice 1843	Online	0423/04	£588.00
Tamsin Ely	Clerks expenses April 2023	Online	0423/05	£109.53
Tamsin Ely	Clerks wage March 2023	Online	0423/06	£862.12
Sylvia Creed-Castle	Councillor expenses April 2023	Online	0423/07	£32.40
Hilary Joyce	Whitchurch Playground - refurbishing cockerell springer	Online	0423/08	£47.62
NALC	Councillor Training - AC - inv 1995570659	Online	0423/09	£51.71
NALC	Councillor Training - CN - inv 1949871939	Online	0423/10	£38.93
Charmouth PC	Grass cutting	Online	0423/11	£25.00
Ken Hussey	Whitchurch Playground - Inspection	Online	0423/12	£37.50
S. Lee Garden Services	Lengthsman Invoice 1897	Online	0423/13	£120.00
Total				£2,579.34

- Approving Payments** - The clerk mentioned that the bank system only allows one level approval. CVPC are complying with the financial regulations as there is a two-level check on the paperwork. The clerk sets up the payments online and then one councillor approves and sends the payments. The clerk requested to add in another level of checking so the process would be the clerk sets up the payments, a signatory councillor visually checks them online and then another signatory councillor will approve and send. Council agreed to this.

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

Clerk to send the April payments.

Cllr. Creed-Castle joined the meeting at 20.12.

c) **The Bank**

- **Bank Reconciliation** - The clerk had circulated the bank reconciliation and council were happy.
- **CIL Spending** - The clerk had circulated a document showing the CIL spending and balance and council were happy.
- **New Bank Suggestions**
 - The clerk had investigated further into the chosen banks and had circulated a document.
 - It was proposed to move the Char Valley bank account to the Starling bank.

The clerk to apply to move the bank account to Starling.

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

5170: Parish External Liaison:

- a) **BLAP** - No further update.
- b) **DAPTC** - No further update.

5171: Flooding:

- a) **Warden** - CVPC are still in need of flood wardens.
- b) **Sandbags** - **Cllr. Busby to look at sandbag storage options for the next meeting.**
 - Cllr. Busby informed council there had been no reports of any flooding.
 - The clerk updated council that she had just driven through a flood to reach the meeting on Berne Lane.

5172: Public Meetings:

- a) **Residents Information Day** - Cllr. Noon updated council that no further suggestions had been put forward and from the lack of interest/attendance to the APM's it was suggested CVPC need more interest from the residents before putting on an event as a lot of work for potentially a low attendance.
- b) **APM - 4th April - Whitchurch Canonicorum South & Stanton St Gabriel**
- c) **APM - 11th April - Whitchurch Canonicorum North - Whitchurch Village Hall**
 - Cllr. Noon thanked all of those that attended.

5173: Neighbourhood Watch:

- a) **Police Report** - The clerk had requested a report, but nothing had been received.
- b) **Neighbourhood Watch** - No update.

5174: Communications Working Party: A report had been circulated.

- The next Char Chat will be delivered in the first week of May.
- a) **Website content**
 - Cllr. Creed-Castle mentioned in the past there had been discussion about displaying a photograph and write up on each councillor and would this be a good idea to be resurrected. It was discussed and the consensus was that CVPC need to find a way to communicate with the residents to drive them to the website before this.
 - b) **Zoom** - Not discussed.
 - c) **The Big Switch Off** - Communication had been received regarding the big switch off. Cllr. Noon asked if there were any questions regarding this topic.

5175: Farming Interests Working Party: A report had been circulated to councillors.

- Cllr. Johnson ran through some of the items.

5176: Local Amenities Working Party: A report had been circulated to councillors.

- a) **Wootton Picnic Table/Bench** - To be discussed at the APM.
- b) **Jubilee Trees** - Detailed in the LAWP report.
- c) **Wootton Fitzpaine Playing Field**

Cllr. Joyce to obtain a copy of the papers from John Snook.

Cllr. Joyce to contact Dorset Council for the deeds once the papers have been obtained.

d) **The Salt Well**

- CVPC await legal ownership papers from Mr. and Mrs. Rose, once received CVPC can get the well valued and insured.
- Cllr. Noon confirmed key holders will be Cllr. Ziebland and Cllr. Creed-Castle. Mr. Carter had offered to be a key holder as he could be available to enable the public to gain entry or at least to keep the windows cleaned so people could see inside. Cllr. Noon confirmed the keys should remain with councillors but suggested Cllr. Ziebland communicate with Mr. Carter to organise lending the key to enable the window cleaning by Mr. Carter who confirmed he was happy with his. It was suggested to perhaps put up a plaque/notice with contact details for the public to use to gain entry. This would be discussed further once ownership had been confirmed.

e) **Whitchurch Playground**

- The Community Fund was discussed as a good grant to apply for. Cllr. Johnson confirmed that they would first gain the quote from PlayQuest for the refurbishment and then the new working group can look at this.

The new playground/field working group to gain the quote from PlayQuest for the refurbishment of the playground equipment.

The new playground/field working group to discuss the playground inspections before the next meeting.

f) Grit/Salt bins

- Cllr. Creed-Castle had only had one request for a new grit/salt bin on Veriotts Lane. It was discussed what colour would fit best at that location, it was decided to replace the current one with another the same i.e. black.

g) Noticeboards

- Some existing boards are very damp inside.
- The clerk had a list and asked the councillors which notice boards were damp. Councillors confirmed the state of all notice boards.

The clerk to contact the company that supplied the notice boards with regard to the damp.

h) New working group name and members

- Cllr. Creed-Castle invited Cllr. Kewley to join the new playground/field working group, the invitation was accepted.
- The working group had not previously been approved; to officially create the working group there was a vote: Proposed by Cllr. Noon and Seconded by Cllr. Creed-Castle. All in Agreement.

The new playground/field working group to propose a name for themselves for the next meeting.

5177: Climate and Ecological Emergency Working Party/River Char Community Project (RCCP): A report had been circulated to councillors.

a) River Char Community Project - Cllr. Carey updated council with;

- news of a serious spillage of plastic nurdles off the West Dorset coast onto Charmouth beach.
- details of a productive meeting of the CROWD (Clean Rivers of West Dorset) with Chris Loder MP and two senior representatives from Wessex Water.
- news that the sewage treatment works and storm overflows in Charmouth and Chideock have been prioritised to be fixed between 2025-2030.

b) Working Party Members - Cllrs. Kewley and Ziebland joined the working party.

5178: Planning Working Party:

a) The Dorset Council Planning Engagement Session - 18th April 2023 - it was confirmed that Cllrs. Ziebland and Noon would be attending.

b) DLUHC consultation on permitted development - Cllr. Ziebland summarised the consultation and updated council with the response submitted.

c) DLUHC consultation on the new Infrastructure Levy – Cllr. Noon summarised the consultation.

5179: Staffing Committee: No further update.

5180: Transport Working Party: A report had been circulated to councillors.

a) A35 closures - Cllr. Noon updated council with the details in the report.

b) Electric car charging points - Cllr. Noon asked council for suggestions for suitable locations. A few places were discussed: The Five Bells, Langdon Woods, Felicity's, National Trust properties.

c) Traffic calming: Village Gateways, 20mph policy, signage - Cllr. Noon asked to be notified if any residents request any of these.

d) Potholes and Blocked Drains - Cllr. Noon will report on this at the next meeting having just received information from Dorset Council on the works raised.

Cllr. Simon Christopher joined the meeting at 21.20.

e) Parking on verges in Fishponds etc. - Dorset Council have responded that they cannot stop this.

Cllr. Noon to write to the National Trust.

f) Buses - The £2 capped fee is in place until the end of June.

5181: Cllr. Christopher, Dorset Council:

- Cllr. Christopher had circulated a report and ran through a few of the topics.
- Cllr. Christopher mentioned the chaos he had witnessed on the local roads recently whilst the A35 had been closed and reported an upcoming meeting where the topic would be raised.
- There was some discussions regarding pot holes and flooding.
- Cllr. Christopher then asked for questions.
 - Cllr. Noon mentioned a concern about a specific road (Berne Lane) where there is a patch where the road floods and there is a huge pothole under the water which then cannot be seen, making it extremely dangerous. The road is listed to be fixed but there is a concern that there is not any signage to at least warn motorists in the meantime.
 - Cllr. Carey asked if Dorset Council are working on improving the speed that they respond to fixing potholes etc. once reported.
 - Cllr. Noon mentioned having written to David Sidwick about the lack of police response and having received an unsatisfactory reply. Cllr. Christopher asked CVPC to email him with any concerns.

5182: Other issues that have been circulated for discussion:

a) Broadband

- **Cllr. Noon to respond to Kit Vaughan.**

- Jurassic Fibre can be available if enough residents show interest to the company.

b) Wholesale water costs - Cllr. Noon and Cllr. Johnson mentioned this to Cllr. Christopher and asked if Dorset Council could help at all. Cllr. Christopher requested CVPC write to Chris Loder with any concerns.

Cllrs. Johnson and Ziebland to send some points to Cllr. Noon to include in an email to Chris Loder about the proposed water price increase.

c) Vearse Farm planning application - Correspondence had been received from Winston Maskell and some discussion followed. Cllr. Noon to email Cllr. Christopher with details of a previous request for a horse crossing on the A35.

5183: Public and other matters - To consider any matters that Cllrs. wish to raise that has not already been circulated. [no resolutions can be made]: None.

5184: Councillor training:

- The clerk had sent an email with links to available training, councillors were encouraged to have a look and let the clerk know what training they would like to complete.

5185: Date of next meeting:

a. Date of next APM Meeting: 26th April - APM Wootton Fitzpaine – Wootton Fitzpaine Village Hall

- Cllr. Noon informed council that Cllr. Joyce had volunteered to attend.

b. Date of next full meeting: 15th May - AGM - Wootton Fitzpaine Village Hall

c. Meeting to include Chris Loder - The clerk to make contact to ask if Chris Loder intends to join a normal parish meeting with the public and to send the yearly schedule to see if any dates work.

5186: Meeting closed: 22.04.