

## CHAR VALLEY PARISH COUNCIL

### FOUR HUNDRED AND TWENTY SECOND MEETING OF THE CHAR VALLEY PARISH COUNCIL ON MONDAY 10<sup>TH</sup> SEPTEMBER 2018 AT WOOTTON FITZPAINE VILLAGE HALL

**4160: Present:** Cllrs: S Creed-Castle, H Joyce, C Peck, C Mahaddie, C Everidge, C Bailey, R Colby, C Sage, J Eager, D Snook, K Vaughan, S Johnson, A Marks (Clerk), D Turner (DCC), S Christopher (WDDC)

**4161: Apologies for absence:** None

**4162: Public Discussion Period:** Nothing was raised

**4163: Introduction to Sarah Dewe:** Ms Dewe was unable to attend

**4164: Declarations of Interest:** None

**4165: Resolution to approve the minutes of the Parish Council meeting held on 16<sup>th</sup> July 2018:** proposed by Cllr Vaughan seconded by Cllr Peck and approved unanimously.

**4166: Clerk's actions following the last meeting:** The clerk attended a meeting arranged at Mountford for all the parish clerks in the Bridport area on 18<sup>th</sup> July to say good-bye to the retiring town clerk and to meet the new clerk Will Austin.

On 2<sup>nd</sup> August Cllr Everidge and the clerk attended a meeting between Lyme Regis TC, Charmouth PC, Char Valley PC and Catherston Leweston PC, organised by John Wright the town clerk for Lyme Regis. He reported that WDDC had set up a Programme Board to look at the transfer of assets and services to Town Councils in West Dorset which included toilets, TIC's, street cleaning and local economic development. £1m has been earmarked by WDDC and Nick Randle of Local Government Reorganisation Committee (LGRC) has been employed to broker a deal. If any of the parish council would like to read all the minutes, please let me know.

The NALC standing orders have been updated updated. The road signs in Taylors Lane have been erected however but Cllr Mahaddie has criticisms which Mike Trew will address on a site visit.

Following Cllr Creed-Castle's concerns, the parish clerk at Chideock was contacted regarding the work taking place at Hit & Miss Cottage in Ryall which is in Chideock parish. The clerk replied as follows:

"Char Valley and Chideock councillors who were around in 2010 and 2012 will remember the two planning applications for "Hazel Bower", which is Hit & Miss by another name. The 1st was refused, the 2nd approved but, unless it can be proved that work started before 22 June 2015, the permission has lapsed.

1/D/10/001623	Hazel Bower Ryall Road Ryall DT6 6EG	Replace dwelling (full)
1/D/11/001952	Hazel Bower Ryall Road Ryall DT6 6EG	Demolition of an existing two storey dwelling and erection of a partly one, partly two storey replacement dwelling (full)

Unfortunately the application was one of many "victims" of the last planning system upgrade, where documents got lost, so there are no consultee comments available on the web."

Cllr Joyce reports that the site has been cleared of debris and it appears the garden, conservatory and house have been cleared of debris and household items and there was a car, sailing dinghy and small caravan on site. No demolition has taken place. Nothing has been undertaken which is anything other than household activity.

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Since sending out the agenda there has one further planning application and three applications for prior approval, these are:

### PLANNING APPLICATION

Land known as Pams Meadow south of Stonebarrow Lane, Charmouth – formation of a new vehicular access and reconfigure the parking/turning area and associated works

### APPLICATIONS FOR PRIOR APPROVAL

Two for Befferlands Farm, Berne Lane, Charmouth DT6 6RD – erection of barn

Little Coombe Farm, Combe Drain, Fishpond, Bridport DT6 6NR – erect extension to existing livestock building

The clerk has received a letter from WDDC regarding setting the budget for 2019/20, they request that the final precept notification is returned to them by 31 January 2019. We will need to arrange a meeting for the finance committee well in advance of the January deadline.

### **4167: Reports**

#### **DAPTC**

The CEO for DAPTC asks Parish and Town Councils to take care that the level of precept and reserves allows for possible future change that may occur due to moving towards Unitary Authorities in 2019.

**BLAP:** there are concerns with regards to unitary – DAPTC has to attend shadow committee meetings if they wish to make comments

**Verges:** the verges in Bundeshay Lane have been well cut at either end of the lane but not cut in the middle for no apparent reason. **Action: clerk**

#### **Cllr. Johnson**

Following discussions with the clerk, Simon Roberts, WDDC is arranging a site visit regarding a possible sign at the junction of Gassons Lane with Lower Street near Marshwood House, Whitchurch Canonorum to ask large HGV lorries coming from the Charmouth direction to go past Gassons Lane to Wakelys Farm. There they can turn, proceed back down the village and enter Gassons Lane more easily from the church end of the village. He will also be asked to look at the road structure outside Marshwood House as it is breaking up in places. This has been reported previously and is becoming worse due to the uneven road camber. **Action: Cllr Johnson**

#### **Cllr. Joyce**

Two items were reported to Dorset County Council through the website - the dumping into the river Char of a water tank containing building debris and a fallen wooden footpath sign. Both at Whitchurch Bridge, Becklands Lane, Whitchurch Canonorum. **Action; Cllr Joyce**

#### **Cllr. Peck**

Cllr Peck has canvassed views from several Whitchurch residents about the discussion topic (below)

#### **Cllr. Snook**

*Wootton Fitzpaine Playing Field* -The old goal netting has been replaced and the posts painted. The unused basketball post has now been taken down. The long term service of Les Kitcher who cuts the playing field grass should be acknowledged by CVPC .

*Sir George Somers* - On behalf of CVPC, I attended the annual Sir George Somers Commemoration celebrations in Lyme Regis organised by the twinning association with Bermuda.

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Sir George Somers, the first coloniser of Bermuda, lived in Whitchurch parish and his body is buried in the church.

*Update on the White Gates*-The total amount of money required for the refurbishment of the White Gates is close to being reached. Donations will be lodged with CVPC and ring fenced for payment of the contractors, the Brooks family. It is hoped that the Watsons of nearby Tempest House will paint the White Gates.  
**Action; Cllr Snook**

On 26<sup>th</sup> September the parish liaison group are meeting to see what questions can be put to Cherie Johnson – can the councillors and residents forward any questions to the clerk by 25<sup>th</sup> September. The AONB management plan will close on 3<sup>rd</sup> October – there will be an update on Thursday 13<sup>th</sup> September at Bridport Leisure Centre between 10.00 and 7.00, the topic will be seaside regeneration

**No other councillor reports received.**

### **4168: County and District Councillors' Reports:**

**Cllr D Turner:** a proposal has been put forward for Highways to repair the county roads. Grants to Voluntary and Community Sector continue for a further year. The new council is coming together slowly but surely, the new finance officer is Jason Vaughan. Cllr Snook had said that the public toilets in Charmouth were locked on both Saturday and Sunday afternoon.

**Action: Cllr Turner to investigate**

**Cllr S Christopher:** Sir Oliver Letwin says that the plans for a second crossing in Morcombelake are well advanced

### **4169: Planning:**

- **To be considered at the meeting:**

- WD/D/18/001646 UPWAYS, VERRIOTTS LANE, MORCOMBELAKE, DT6 6DX Erect garage although the property is visible from the road CVPC has no objection.
- WD/D/18/001472 BIRDS COTTAGE, RYALL ROAD, RYALL DT6 6EG Part removal of front garden wall to allow increased parking bay. Form new retaining wall. CVPC has concerns about the effect of the building of the wall will have on the neighbouring property, provided these concerns are dealt with then CVPC has no objections.

- **Decisions submitted before the meeting and noted:**

- WD/D/18/000891 HIGHER WYLD FARM, MONKTON WYLD LANE, MONKTON WYLD, BRIDPORT DT6 6DE. Erection of agricultural barn (retrospective) - CVPC do not support this planning application as there are four questions that require to be answered
- WD/D/18/001691 BELLAIR HOUSE, BERNE LANE, CHARMOUTH Installation of a new metal staircase in the courtyard between Bellair House and Cottage to access the first floor flat and new external door in lieu of an existing internal door. The lowering of the external ground level below the verandah and replacement of two casement windows with French windows to the lower ground floor flat – before further planning permission is granted CVPC it is suggested that the Consultee revisits the site in it's present condition to ensure that recommendations thus far remain valid
- WD/D/18/001385 COCKWELL FARMHOUSE, TIZARD'S KNAP, MORCOMBELAKE – Construction of additional farm access – CVPC has no objection and indeed welcomes the distance of potentially heavy-duty machinery from a listed building
- WD/D/18/001397 HOGCHESTER FARM, CHARMOUTH BYPASS, CHARMOUTH, BRIDPORT DT6 6BY Internal and external alterations to convert barn to talking therapy space and exhibition space. – CVPC supports this application
- WD/D/18/001396 HOGCHESTER FARM, CHARMOUTH BYPASS, CHARMOUTH, BRIDPORT DT6 6BY Conversion of barn to talking therapy space and exhibition – CVPC supports this application

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

**Approvals / Refusals - None**

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iv) **Appeal Decision** – None

v) **Enforcement:** - Cllr Everidge raised concerns about the access of Bellair Farm onto A35.

### Finance

VAT refund of £1,305.01 has been received. An application for £250 has been made to the mayor's centenary fund towards the cost of Whitchurch World War 1 exhibition, this application has received their prior approval. We have also received £250.00 from Mr & Mrs Fortescue towards the refurbishment of the White Gates in Wootton.

Spreadsheet attached

### PAYMENTS FOR AUGUST & SEPTEMBER 2018

Payee	Details	Cheque no.	Receipt no.	Amount
Annette Marks	August salary	500197	0918/1	£358.00
HMRC	PAYE for August & September	500198	0918/2	£209.00
Annette Marks	September salary	500199	0918/3	£521.10
S Lee Garden Services	Lengthman's services for August	500200	0918/4	£93.60
TOTAL				£1,181.70

The finances were proposed by Cllr. Snook and seconded by Cllr Vaughan, they were approved unanimously.

**4170: Taylors Lane signage:** Cllr Mahaddie received calls from residents saying that two of the three new signs in Taylor's Lane were not visible. Mike Trew has offered to cut back the vegetation and lower the sign. He also suggested rotating the sign at the bottom of Taylors Lane and putting another sign below. CVPC is happy with these amendments and Cllr Mahaddie will contact Mike Trew agreeing to these. **Action: Cllr Mahaddie**

**4171: Second WW1 exhibition:** the cost of staging a further World War 1 exhibition at the Science and Literary Institute in Bridport will be approximately £120.00 plus VAT, there is no charge for hosting the exhibition but a donation to the Institute would be welcome. The opening hours for the exhibition will be 10.00 to 5.00 on 2<sup>nd</sup> and 3<sup>rd</sup> November. Hosting a second exhibition was proposed by Cllr. Eager and seconded by Cllr. Sage – everyone was in agreement

**4172: Whitchurch war memorial refurbishment:** Zoe Cull a stonemason known to Cllr. Colby has agreed to repaint the names on the memorial but we are still waiting for her quote, once this is received it will be forwarded to all councillors for their approval. **Action: Cllr Colby**

**4173: A35 update:** the vegetation along side the A35 has been cut back. Cllr Everidge is attending a meeting on 10<sup>th</sup> October with Highways and Sir Oliver Letwin. The Chideock by-pass is not on the agenda of DCC.

**4174: Discussion on parish council support for the farming community:** Cllr. Colby read the following statement at the parish council meeting

### The farming industry in the Char Valley and the role of the Parish Council

As small group of us have discussed this topic and I have been asked to give a short introduction to the topic this evening.

Growing up in Whitchurch in the 1960's and 1970's we were surrounded by farms. The life of the

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village revolved around agriculture and the changing seasons.

Living at Cross Cottage there was an active dairy farm next door (Bonhays), Crooch Farm was still milking cows just down the road, Cross farm was opposite and Wakeleys Farm in the centre of the village, together with numerous farms and small holdings thought the vale. There were still fields at several locations though the village (now largely built on) and Fred Legg would drive his small herd of cows along the road twice a day if he was grazing them in the village fields between milking.

As a teenager I worked on many local farms with Joan Symonds husband, Simmie and Simon and I were regular helpers at Cards Mill when it was still owned by Jack Symes.

That was really only 40 years ago!

Today the life of the village is less influenced by having working farms in its midst, but agriculture still remains the dominant industry for this part of West Dorset. Increasing demands for high quality but affordable produce produced under extensive national and international regulations and standards, has inevitably led to consolidation and diversification.

Farming is now a heavily regulated and complex industry with few small or medium farms being able to justify the operational overheads. While in my youth, the weekly trip to market would be to Axminster or occasionally Taunton, the main markets for the area are now in Hatherleigh or Sedgemoor and stock travels in large vehicles often collecting from several farms in order to make this long journey viable.

*A few facts:*

*Agriculture in the UK is a £24 billion industry with over £8.5 billion of gross value added to the UK economy.*

*UK farmers are the largest producers of sheep meat in the EU. They are also the fourth largest producers of beef and they have the third largest dairy industry.*

*We export 35% of UK lamb to the EU – something that could be at risk with a ‘no deal’ Brexit*

*For every £1 invested in UK farm support, farming delivers £7.40 back to the economy.*

The contribution to this from farms in West Dorset is made within one of the most beautiful AONB areas in the country. Countless past generations of local farmers have made this area the beautiful place it is, while current farming generations remain the guardians of our countryside, providing the backdrop to an area enjoyed by visitors from around the world.

Like many of us, farmers now face the uncertainty of Brexit. This could well bring uncertain world food prices and a likely demand for ever increasing UK food production as the UK tries to reduce its reliance on food imports in future.

So what role can a small rural Parish Council play to support our main local industry?

Our funds are very limited and just like those for farming, they are also highly regulated!

However, we can offer **Understanding** of the many challenges faced by farming and we can seek to **Inform** and **Educate** both ourselves, our community and our visitors.

A small group of us have been discussing how this could be done and we propose the following:

- In the absence of a Local Plan to set out our policies we could still agree a **Policy Statement** on the local farming industry perhaps outlining our agreed approach to planning, highway and agricultural development issues.
- A member of CVPC should be nominated as the farming or agriculture rep. They would attend site visits when a planning application is made by a local agricultural business and be asked to report to CVPC on farming matters
- As part of the Inform principal CVPC could make sure information is available on local noticeboards covering the use of footpaths, the countryside code and raising awareness that our beautiful countryside is still a working area for many people. For example seasonal notices reminding visitors that it is silage making time and to be aware of large vehicle on the lanes would help raise awareness.
- The countryside code could be developed as a code for both residents and the industry helping to foster respect and understanding
- Attending or perhaps even sponsoring farm visits or local talks on farming issues
- Seeking grants or providing financial assistance to things that will benefit farmers and the local community i.e Broadband development etc.

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Following Cllr. Colby's statement it was decided to set up a committee 5 councillors who would discuss this topic in further detail in particular creating a better relationship between the local community, local farmers and the parish council  
**Action: Cllr Joyce**

**4175: Double decker buses through Whitchurch:** we are not sure what is happening about this proposal however Cllr. Everidge is attending a meeting on 10<sup>th</sup> October and Cllr. Everidge will see if any further proposals are made.  
**Action: Cllr Everidge**

**4176: Marking the end of WW1:** Cllr Snook is attending a village hall meeting in Wootton Fitzpaine on 12<sup>th</sup> September and will ask whether the residents of Wootton want anything to commemorate the end of WW1. Poppies are being displayed in Honiton and the clerk will contact the British Legion to find out the cost.  
**Action: Clerk**

**4177: Update on National Park :** No further updates

**4178: Char Chat:** Cllr. Peck will arrange a meeting to discuss what articles we can put in this year's edition.

**4179: Seaside town regeneration – call for evidence:** this will be carried over to October's meeting

**4180: S106 payment - update:** Cllr. Snook is going back to Tony Hurley with a further breakdown how the monies will be allocated  
**Action: Cllr Snook**

**4181: Date of next meeting :** Monday 8<sup>th</sup> October at James Hargreaves Community Hall

**4182: Agenda for October's meeting:** parking at James Hargreaves Community Hall, A35, local housing survey, local government boundary – what it means to us, unitary authority, Little Oak Farm

**4183: Any other business:** severe weather provision – set up a working group to go through the document  
**Action: Cllr Joyce**

**Meeting closed at 9.35pm**