



CHAR VALLEY PARISH COUNCIL

440th Annual Meeting of the Parish for Char Valley Parish Council held on 9th January 2023 at 7.30pm – Whitchurch Canonorum Village Hall

APPROVED MINUTES

Meeting opened: 19.30.

5080: Present:

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

In attendance: Cllr. S Christopher (Dorset Council). 2 members of the public; Andrew Stevens chairman of the PASS housing association and Lydia Dunne a planning consultant.

5081: Apologies for absence: C Stanbury, S Johnson, J Kewley, T Hansford.

5082: Public forum:

- Cllr. Noon invited the members of public to speak at the beginning of the items of concern when reached on the agenda.

5083: Declarations of interest: None.

5084: Dispensation requests: None.

5085: Resolution to approve the minutes of the CVPC meetings held 21st November 2022:

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

5086: 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. Hansford confirmed having sent the information to the clerk, but the clerk had not received it, **Cllr. Hansford to re-send.**
- Cllr. Johnson talked of the new farming rules that are coming in constantly making it difficult for any one method to aid all. Everything changes week by week - Cllr. Johnson/farming interests working party to draft an email to be sent to Cllr. Noon to send on to Chris Loder. Cllr. Noon to read and amend if necessary and send on. Action complete, the letter had been sent to Chris Loder.
- Cllr. Hansford reported some road signage that had been moved – Cllr. Hansford to compose an email for the clerk to send on to Cllr. Christopher. **Cllr. Hansford to recap old minutes to remind of the issue.**
- Overgrown Footpath - Cllr. Noon and Christine Peat to walk the footpath. Action complete. Proposed to meet with all footpath officers. **Cllr. Mahaddie to coordinate the meeting.**
- Chideock are investigating pollution in Winford, Seatown from the sewage treatment plant. Cllr. Carey to contact Chideock PC. Action complete, Cllr Carey confirmed he had made contact and had organised a tour of the treatment plant that week and would be attending their next meeting.
- Cllr. Joyce to send the details of the ring and ride service to Cllr. Noon. Action complete.
- Great Big Dorset Hedge – CEE to produce an article/leaflet for the next meeting for council approval. Action complete.
- Cllr. Joyce to make contact with past volunteers from Covid to see if they are still available and willing to be a contact when in need of help. Discussion was a little confused as two similar matters of late. This action was to make contact with past volunteers to then be potentially involved in the resilience plan. **In progress.**
- Cllr. Ziebland to contact the village halls to see what help they can provide if there were a crisis. **In progress.**
- Chair of each working party/committee to organise a summary of the past year for the next Char Chat for the next meeting 21st November. In progress. Action complete.
- Cllr. Creed-Castle to circulate the maintenance requirements that Perrie Hale Nursery will provide. Cllr. Creed-Castle updated council that this will be provided when the trees are delivered. **Cllr. Creed-Castle to circulate once received.**
- Clerk to enquire with the insurance company if they cover the replacement value. Action complete, confirmed they do. Cllr. Noon is keen to check the value of CVPC assets to enable this. Clerk to source a surveyor to value the well and war memorials. **On hold until the owner of the well has been determined.**
- Clerk to send the November planning response. Action complete.
- Clerk to send the November monthly payments. Action complete.
- Clerk to send the precept request. Action complete.
- Display of minutes - Cllr. Noon proposed CVPC stop displaying the minutes on notice boards. **Cllr. Noon to put an article in the next Char Chat.** The clerk to create a notice for the boards. First draft had been circulated.
- Cllrs. to look at the CVPC website to check/make suggestions for content. **In progress.**

- Cllr. Noon to put an article in the Char Chat for resident volunteers to help/create a working party to look after digital communications for the parish. Not discussed.
- Council agreed to complete the purchase of a picnic bench for Wootton Fitzpaine but are undecided plastic or wood. Cllr. Creed-Castle to put forward the costings and pros/cons for both options. Examples of each option to be sent to Wootton.
- Cllr. Johnson to request the playgroup put together a proposal with costings up to £2500 for the playground. In progress.
- Cllr. Joyce mentioned an issue regarding the energy efficiency within old and listed buildings and proposed CVPC write to Dorset Council. Cllr. Joyce had composed a letter but thought as it is well publicized at the moment to hold on sending, council agree.
- Clerk to send any available training to Cllr. Cook. Action complete.

5087: Planning Applications:

a) Responses submitted to Dorset Council before the meeting:

Application Ref.	Location	Expired	Submitted Response	Submitted
P/FUL/2022/02150	Marsh Farm Access To Marsh Farm Wootton Fitzpaine Dorset DT6 6DF	22/11/2022	<p>Objection.</p> <p>We recommend refusal for the following reasons; It is a residential development on a greenfield site within the AONB. It is not an exemption site and is therefore subject to the principle of 'no build' It is immediately adjacent to a public footpath (FP W20/37) although the application implies it is not. Therefore, the PROW team appear not to have been consulted. The development would require vehicular access along a track that the applicant does not own or control. This track is also a public bridleway (BR W20/37) and part of the Monarchs Way long distance footpath and increased traffic from holiday makers will clash with walkers and riders. The site is of unusually high landscape value which would be permanently compromised by this development.</p>	22/11/2022
P/HOU/2022/07236	High Close Shedbush Lane Morcombelake Bridport DT6 6DR	14/12/2022	<p>No Objection</p> <p>Char Valley Parish Council has no objection to this revised application but supports National Highways' recommendation that the following planning condition be applied to any permission in the interest of the safe and efficient operation of the A35: That the annex accommodation hereby permitted shall be solely for purposes ancillary to the use of the main dwelling.</p>	14/12/2022
P/HOU/2022/06520	Spur Cottage The Green Morcombelake Bridport DT6 6EA	15/12/2022	<p>CVPC supports this application, subject to one important condition.</p> <p>Comment: The proposal enables a semi-derelict building to be brought back into residential use with minimal disturbance to the tight-knit community living along the very narrow access lane. The project is only made possible by the active involvement of the applicant's parents-in-law who live in Latchets, the property at the end of the lane, where they can provide space for a site compound during construction. Although CVPC recognises that the applicant has no intention of using Spur Cottage in such a way, we believe that a condition should be imposed preventing any future owner from using Spur Cottage as a holiday let or a B&B. This is for two reasons:</p>	15/12/2022

			<p>1) The frequent comings and goings and party atmosphere associated with such uses would be seriously damaging to the quiet enjoyment of the residents in the surrounding cottages.</p> <p>2) To allow the property to be available for local people to live in.</p>	
--	--	--	--	--

PCSO Kat Newman joined the meeting at 20.08.

b) Responses considered at the meeting:

- Lydia Dunne introduced herself as a planning consultant, attending the meeting to be available to answer any councillor questions/queries about The Limes planning application. Lydia spoke for 2 minutes and described the application.
- Some questions and answers followed.

Application Ref.	Location	Expires	Agreed Response
P/FUL/2022/07385	The Limes Wootton Lane Wootton Fitzpaine DT6 6NH	10/01/2023	<p>With conditions.</p> <p>Comment: CVPC do not object to this application based on the following conditions;</p> <p>The proposed site plan shows no clear boundary around the land to which the change of use would apply. As currently displayed on your website, the whole field where the shepherds hut is proposed could be included in the change of use.</p> <p>However, we have been shown an amended drawing at a recent council meeting which might satisfy this requirement. The condition is that the revised boundary is clearly shown on the planning application.</p> <p>Please note that CVPC are very concerned of any increase in holiday accommodation as this adds to the over-supply of available accommodation in the Char Valley area to the detriment of the local residents and the local environment.</p> <p><u>Proposed by Cllr. Mahaddie and Seconded by Cllr. Ziebland. All in Agreement.</u></p>
P/FUL/2022/07661	Fernhill Coppice Fernhill Charmouth DT6 6BX	12/01/2023	<p>Support, comment was No Objection.</p> <p><u>Proposed by Cllr. Busby and Seconded by Cllr. Noon. All in Agreement.</u></p>
P/FUL/2022/07783	Spence Farm Spence Lane Wootton Fitzpaine Dorset DT6 6DF	12/01/2023	<p>Objection.</p> <p>Char Valley Parish Council wishes to object to this application. We previously objected to the application on the adjacent site which was for change of use for the stationing of 4 shepherds huts for accommodation. The officer found the incremental nature of the proposal was not material in terms of traffic or other issues, including AONB designation. This represents yet another incremental change, and we continue to object on the grounds of the cumulative impact of such a large number of applications on this site. If the Council decides to approve this, as a minimum we would ask for a condition that only residents at Spence Farm may use these huts, thereby mitigating yet another incremental increase in traffic on neighbouring single track roads.</p> <p><u>Proposed by Cllr. Ziebland and Seconded by Cllr. Carey. All in Agreement.</u></p>

Clerk to send the January planning responses.

5088: PCSO Visit

- PCSO Kat Newman had entered during planning and was now invited to speak.
- The PCSO introduced herself. Cllr. Noon thanked her for attending and welcomed an update. Cllr. Noon said she is welcome anytime but probably not necessary to attend all meetings, but a monthly report would be gratefully received.
- PCSO Newman gave a brief report on recent local crime.

Clerk to send an email to lymeregis-NPT@Dorset.PNN.Police.uk a week before each meeting to request a report.

PCSO Kat Newman left the meeting at 20.17.

- Mr. Stevens mentioned that the police had not taken any action with regard to a crime mentioned by the PCSO.
Clerk to send Cllr. Noon the email contact for Lyme Regis Police.
Cllr. Noon to write to Lyme Regis police to enquire about actions taken against the mentioned crime.

5089: Finance:

a) **Payments:** The payments for January 2023, as below, were approved.

Payee	Details	Cheque No.	Receipt No.	Amount
Perry Hale Nursery	Jubilee trees	Online	0123/01	246.45
Whitchurch Canonorum PCC	Donation	500656		£320.00
Wootton Fitzpaine PCC	Donation	500657		£320.00
Monkton Wyld PCC	Donation	500658		£310.00
Fishpond PCC	Donation	500659		£70.00
Stanton St Gabriel PCC	Donation	500660		£60.00
James Hargreaves URC	Donation	Online		£60.00
Footprints	Char Chat Printing	Online	0123/02	£335.00
London Hearts	Defibrillator	Online	0123/03	£1,241.00
S. Lee Garden Services	Lengthsman Quote 1739	Online	0123/04	£120.00
Tamsin Ely	Clerks expenses January 2023	Online	0123/05	£41.49
Tamsin Ely	Clerks wage January 2023	Online	0123/06	£1,178.41
HMRC	Tax on clerks wage January 2023	500661	0123/06	£208.01
Total				£4,510.36

The cheques for the PCC and URC were not sent in November as made out to the individual but should have been the graveyard.

Vote to accept the January payments:

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

Clerk to send the January payments.

b) **The Bank**

- Bank reconciliation - The clerk had circulated the bank reconciliation.
 - It was noticed that Cllr. Carey had not banked some old cheques and it was decided to send the payments online instead.
Clerk to setup a payment for Cllr. Carey.
 - Cllr. Noon mentioned the CIL balance required amendment as an item above was to be deducted. **Clerk to action.**
- Signatories - The clerk updated council that the signatories had now been amended by the bank.
- **Proposal to change bank**
 - Cllr. Johnson was not present but had researched Triodos bank and proposed council change.
 - Cllr. Noon confirmed he had carried out some research and the Co-Op Bank are no longer considered the most ethical option, however Triodos are.
 - Cllr. Joyce and Cllr. Carey confirmed they also use Triodos without an issue.
Clerk to action moving the bank account to Triodos.

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

c) **Risk Assessment** – Moved to the February agenda.

Clerk to put Risk Assessment on the February agenda.

5090: Parish External Liaison:

a) **BLAP**

- Cllr. Noon reported having attended the recent BLAP meeting and ran through some of the items.

b) **DAPTC**

- Cllr. Carey reported having been to the recent December meeting and ran through some of the items.
- Cllr. Carey mentioned the upcoming Councillor's Networking Event at Kingston Maurward on 9th March, which would be beneficial if a councillor could attend as it will be a good opportunity to meet council officers.

5091: Flooding:

- Cllr. Busby confirmed no residents had made contact with her after the recent flooding.
- There was discussion about a flood warning alert that was recently circulated and the need to send this out to the residents when received, WhatsApp groups and to put an article in the Char Chat for how to sign up.

a) **Warden** – No further update, council still require flood wardens.

b) **Sandbag Store** - No further update.

Cllr. Busby to look at sandbag storage options for the next meeting.

Cllr. Simon Christopher joined the meeting at 20.28.

5092: Cllr. Christopher, Dorset Council:

- Cllr. Noon offered to move this item up the agenda as Cllr. Christopher needed to go to another meeting.
- Cllr. Christopher had circulated a report and ran through some of the topics.
 - Affordable housing – Having met with Paul Darren, lines of communication were now open.
 - Broadband – Cllr. Christopher awaits communication from Domonic Fitzgerald from the broadband team within Dorset Council, promised wc 09/01/2023. Cllr. Christopher reported proposals by Vodafone to amend the mast on Hardown; the plans indicate no change to the height or width but within the mast. Cllr. Christopher invited council to schedule a meeting to include the Hardown Society to make them aware as the masts' appearance is always a contentious issue. Cllr. Noon requested Cllr. Christopher circulate the plans to CVPC.
 - Cllr. Carey expressed a concern to Cllr. Christopher with regard to council recently becoming aware that Dorset Council had advised an applicant to create multiple small planning applications rather than one encompassing all required permissions. Cllr. Christopher asked CVPC send him an email with the details and CVPC's concerns to be sent on to the monitoring officer.
Cllr. Carey and Cllr. Ziebland to formulate and send an email to Cllr. Christopher with these planning concerns.
 - Cllr. Noon expressed again CVPC's concern about the increase in tourism and asked for West Dorset's view. Some discussions followed. Cllr. Christopher requested CVPC send him and Chris Loder their concerns which CVPC confirmed had already been done with a lack of response.
 - Cllr. Noon expressed concerns about recent correspondence with regard to the A35 road closures and re-routing of traffic or lack of. Cllr. Noon confirmed having written to Chris Loder. Cllr. Christopher requested Cllr. Noon forward any correspondence on the matter and he would then chase for a response.
Cllr. Noon to forward A35 correspondence to Cllr. Christopher.

Cllr. Simon Christopher left the meeting at 20.50.

5093: Public Meetings:

- Cllr. Noon proposed CVPC organise a meeting/open day where there would be representations from several bodies.
- After some discussion it was agreed that ideas should be sent to Cllr. Noon to formulate an agenda to then decide further details.
Cllrs. to send ideas to be included in a public meeting to Cllr. Noon for the February meeting.

5094: Communications Working Party:

- a) **WhatsApp groups** – It was decided that WhatsApp was not relevant for most Parish Council subject matter. Cllr. Noon and Cllr. Joyce post certain updates to the local WhatsApp personally. It was decided not to join any groups.
- b) **Web site monitoring** - Cllr. Noon requested that CVPC members have a look at the CVPC website at least once a month to check the content etc. **Cllrs. to look at the CVPC website to check/make suggestions for content.**

5095: Farming Interests Working Party:

- The working party invited Cllr. Cook to join to which he accepted.

5096: Local Amenities Working Party:

- A report had been circulated to councillors.
 - a) **CIL**
 - Council agreed to complete the purchase of a picnic bench for Wootton Fitzpaine but are undecided plastic or wood.
Cllr. Creed-Castle to put forward the costings and pros/cons for both options and to ask for their preference.
Cllr. Johnson to request the playgroup put together a proposal with costings up to £2500 for the playground.
 - b) **Jubilee Trees**
Cllr. Creed-Castle to communicate with Emma O'Bryen to see if it will be possible to plant next to/in the place of the tree in Ryall which has die back.
 - c) **Noticeboards**
 - There was some discussion about the breakdown in communication as CVPC were waiting for the authorization letter from Wootton for the location confirmation, but a member of the public, Andrew Stevens reported that Wootton were awaiting action from CVPC.
Cllr. Creed-Castle to re-send pictures of the proposed notice board in both sizes to PASS Housing Association and request they decide which they would like.
 - d) **Wootton Fitzpaine Playing Field**
 - Cllr. Joyce updated council that the papers had been found. The trustees are John Snook, Lord Bradbury and CVPC and the deeds are with Dorset Council.
 - Insurance; if the Village Hall are running an event their insurance covers it. CVPCs insurance will cover and general use by the public.
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.

e) The Well

- Cllr. Joyce updated council that John Bain (a previous owner of 41 years) informed her that on the deeds there is a clear circle around the well showing the exact boundary. It is also shown on the land registry.
Cllr. Busby to try to obtain the land registry information.

f) Quote for the playground equipment (requires treating with a penetrating preservative treatment)

- Cllr. Creed-Castle asked council for recommendations of workman to request comparison quotes from. Cllr. Joyce suggested Dale Wright/his son, another suggestion was Trevor Stork.
- The clerk confirmed that this can come under CIL money also.
Cllr. Creed-Castle to gain comparison quotes.
Cllr. Creed-Castle to gain a quote from S Lee to put up the playground sign.

5097: Climate and Ecological Emergency Working Party/River Char Community Project (RCCP):

a) River Char Project

- A report had been circulated to councillors.
- Request to include it as an insert in the next edition of the Char Chat.
Clerk to circulate the River Char report to the mailing list and councillors.

b) Thermal Imaging Camera

- An email had been circulated with the latest update and some requests.
- CEE working party propose CVPC agree to publicise the scheme (notice boards/website/Char Chat) and help find volunteers.
- Funding has been requested to help with training etc. CEE working party propose CVPC agree in principle but would need further details/amounts before a firm commitment could be made.
Proposed by Cllr. Carey and Seconded by Cllr. Noon. All in Agreement.
- Cllr. Ziebland volunteered to join the training.

5098: Planning Working Party:

- a) Barn repair** – Cllr. Kewley had brought to councils’ attention that a building is at present under construction in the woods adjoining Marsh Farm. Cllr. Kewley had spoken to the owner who is “saving the walls”. After discussion this is permitted without planning permission.

5099: Staffing Committee:

- a) NJC Pay Award** – Cllr. Carey reminded council that it was agreed to pay the clerk the backdated pay award from NALC. There is a slight discrepancy in the figures which are being worked on.

5100: Transport Working Party:

- **A35 update** - Cllr. Noon updated council that he had not received anything constructive from Highways or Chris Loder.
- Cllr. Noon informed council of a current scheme where all busses are capped at £2 for any journey taken and it is Nationwide.

5101: Other issues that have been circulated for discussion:

- Correspondence had been received from Chris Loder who would like to visit all parishes and suggested the APM. It was proposed CVPC invite him to attend a normal meeting due to the split parish. Council agreed.
The clerk to reply to Chris Loder with dates of the scheduled meetings.
- Correspondence had been received from The Dorset Climate Action Network with an invitation to join. Council decided not to join as voted on previously with other similar organisations.

5102: 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 were discussed.

5103: 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.

5104: Date of next meeting: 13th February - James Hargreaves Community Hall.

5105: Meeting closed: 21.58.