



CHAR VALLEY PARISH COUNCIL

447th Meeting of the Parish for Char Valley Parish Council held on 11th September 2023 at 7.30pm – James Hargreaves Community Hall.

APPROVED MINUTES

Meeting opened: 19.30.

5277: Present: Cllrs. C Noon (Chair), J Kewley, S Creed-Castle, H Joyce, C Stanbury, S Johnson, R Cook and T Ely (Clerk). In attendance: Cllr. S Christopher (Dorset Council). 4 members of the public.

5278: Apologies for absence: T Hansford, J Busby, A Carey, N Ziebland.

5279: Public forum:

- The chair addressed the public and asked if anyone would like to speak.
- A member of the public addressed council with their concerns regarding the planning application for Little Hill (P/FUL/2023/02460) and spoke for the allotted 3 minutes.

5280: Co-opt new councillor to Whitchurch Canonorum South: No applications.

5281: Declarations of interest: None.

5282: Dispensation requests: None.

5283: Resolution to approve the minutes of the CVPC meeting held on 10th July 2023.

- A small amendment was requested to minute number 5266a where June should read July.

Proposed by Cllr. Creed-Castle and Seconded by Cllr. Kewley, 4 in Agreement, 3 Abstained as not present.

5284: Actions following last meeting:

- Cllr. Ziebland to contact the relevant power distribution company to enquire what is considered vulnerable and how residents should register. Cllr. Ziebland to use the information to compose some words to send out details for residents to register.
 - A councillor to put a message out on the WhatsApp groups.
 - Cllr. Noon to put an article in the next Char Chat – Action complete.
 - The clerk to send an email to the residents – Action complete.
- Vearse Farm planning application - Cllr. Noon to email Cllr. Christopher with details of a previous request for a horse crossing on the A35. Cllr. Noon updated council that previous correspondence could not be found but he had contacted Mr. Hackett from the British Horse Society.
- Cllr. Joyce (Climate and Ecological Emergency Working Party) to investigate the Bridport Wind Power and proposed Dottery Solar Schemes. Cllr. Joyce was unsure when this arose or what she needs to do. **The clerk to find details and send to Cllr. Joyce.**
- The clerk to respond to Anna Bearpark and Mr. White regarding event insurance and to ask Anna Bearpark if there may be someone suitable and willing to do the weekly inspections – Action complete. Please see the clerks report for an update.
- The clerk to enquire if the Whitchurch and JH halls can provide Wi-Fi – Action complete. Please see the clerks report for an update. **The clerk to follow up with Philip Page at the Whitchurch Village Hall after their meeting on 21st September.**
- The clerk to request the inspector (Ken Hussy) to do an inspection at the Wootton Fitzpaine play area/field - Action complete, the inspection should be happening; wc 04/09/2023.

5285: Planning Applications:

a) Responses submitted to Dorset Council before this meeting:

Application Ref.	Location	Expired	Agreed Response	Submitted
P/HOU/2023/02672	Manor Farm Wootton Lane Wootton Fitzpaine DT6 6NH	03/07/2023 extended to 11/07/2023	Support	11/07/2023
P/HOU/2023/03034	High Close Shedbush Lane Morcombelake DT6 6DR	17/07/2023	Object. CVPC notes the comments of the Dorset AONB Planning Officer, particularly in relation to:	13/07/2023

			<ul style="list-style-type: none"> • the appearance of the proposed building from the southeast. • the possibility of additional planting to offer partial screening of the building, which will visibly change the character of the site. <p>CVPC urges the applicant to modify the current plans to achieve a compromise acceptable to Dorset AONB. CVPC also agrees with National Highways that, if approval is eventually granted, it should be subject to the previous condition that: "The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential dwelling known currently as High Close."</p>	
P/FUL/2023/03180	Land East Of Pitmans Lane Morcombelake Bridport	01/08/2023	<p>Object</p> <p>We commend the work that the applicants have done to restore natural wildflowers and hedging, and we do support the presence of a single temporary shelter/cabin for the applicants' day-use. We object to the use of the site to store building materials and vehicles. We object to the changes made to this site through the construction of a new access track and laying of hardcore, and construction of the cabins, without permission and without the relevant environmental and ecological assessments that are the normal requirement before any work takes place in a previously undeveloped AONB.</p>	01/08/2023
P/FUL/2023/02599	Yew Tree Cottage Shave Cross To Junction Dodges Orchard Shave Cross DT6 6HW	06/07/2023 extended to 11/07/2023	Support	11/07/2023
P/FUL/2023/04194	Nos 1 to 6 Star Lane Morcombelake Bridport DT6 6DN	23/08/2023	Support	20/08/2023
P/HOU/2023/04132	St Marys Cottage Taylors Lane Morcombelake DT6 6ED	21/08/2023	Support	20/08/2023
P/HOU/2023/03034	High Close Shedbush Lane Morcombelake DT6 6DR	28/08/2023	<p>Object</p> <p>The latest revised application has no explanation of the proposed changes and no explanation of how they might meet the previous objections of Dorset AONB and CVPC. Nor has any evidence been submitted to demonstrate that</p>	29/08/2023

			<p>the applicant has achieved a compromise acceptable to Dorset AONB.</p> <p>CVPC also agrees with National Highways that, if approval is eventually granted, it should be subject to the previous condition that: "The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential dwelling known currently as High Close."</p>	
--	--	--	--	--

Two residents left the meeting at 19.45.

b) Responses considered at the meeting:

Application Ref.	Location	Expires	Agreed Response
P/FUL/2023/03787	Spence Farm Spence Lane Wootton Fitzpaine Dorset DT6 6DF	04/09/2023 extended to 12/09/2023	Support Comment: The pool cover, if used, should be an appropriate colour and material. <u>Proposed by Cllr. Kewley and Seconded by Cllr. Joyce, All in Agreement.</u>
P/FUL/2023/02460	Little Hill Tizard's Knap Morcombelake Bridport DT6 6ED	21/09/2023	Comment: No objection to the building itself but the proposed entrance is dangerous. The existing, exceptionally narrow lane (car width) is already a bottleneck for exiting traffic. The additional 12 visitors to 3 yoga sessions a day i.e. 72 journeys is very concerning. Increased noise and traffic from the property is already disturbing local residents. <u>Proposed by Cllr. Joyce and Seconded by Cllr. Johnson, All in Agreement.</u>
P/FUL/2023/04819	St John The Baptists Church Wootton Hill Fishpond	25/09/2023	Support Comment: CVPC would like to comment that the environmental impact from the sewage smell will need to be considered. <u>Proposed by Cllr. Kewley and Seconded by Cllr. Johnson, All in Agreement.</u>
P/VOC/2023/04844	High Bullen Sun Lane Morcombelake Dorset DT6 6DL	26/09/2023	Support Comment: Please note that CVPC are very concerned at any further increase in holiday accommodation as there is already an over-supply of available accommodation in the Char Valley area to the detriment of the local residents, existing hospitality businesses, and the local environment. More development also undermines the very reason why this area is attractive to visitors and existing residents. <u>Proposed by Cllr. Noon and Seconded by Cllr. Joyce, All in Agreement.</u>
P/FUL/2023/04897	Southfields Farm Wootton Lane Wootton Fitzpaine Bridport DT6 6NQ	26/09/2023	Support Comment: Please note there is not a notice displayed. <u>Proposed by Cllr. Kewley and Seconded by Cllr. Noon, All in Agreement.</u>

c) Proposed applications to be discussed at this meeting

- Cllr. Noon explained to council that Dorset Council had asked an applicant to talk to CVPC before formally submitting their application. The proposed application below was then discussed.

Application Ref.	Location	Agreed Response
CVPC-01	NO 2, Fivepenny Farm, Wootton Fitzpaine, Bridport, DT6 6DF	There was some discussion with the general consensus was that CVPC would support with a comment about the classroom not being changed to residential use in the future.

		Cllr. Noon to compose a response for the proposed applicant to cover the conversation had. Proposed by Cllr. Noon and Seconded by Cllr. Kewley, All in Agreement.
--	--	--

- The growing amount of holiday accommodation was then discussed again as it is quite a concern for CVPC. There had been some text previously submitted on applications to highlight this concern. It was decided to create some text to be used on relevant applications as a CVPC standard.

The clerk to locate the text previously used and circulate for amendment and use on future responses.

Two residents left the meeting at 20.42.

5286: Finance:

a) Payments:

- The payments for September 2023, as below, were approved.

Payee	Details	Cheque No.	Receipt No.	Amount
Wootton Fitzpaine VH	Hire 08/08/2023 - River Char	Online	0923/01	25
Mr G D Wright	Grass cutting - Whitchurch playground 2022	Online	0923/02	340
Footprints	Char Chat Printing	Online	0923/03	310
Hilary Joyce	Zoom Jul-Aug, Aug-Sep 23	Online	0923/04	£31.18
Chris Noon	Char Chat stamps	Online	0923/05	£375.00
Sylvia Creed-Castle	Event - Somers Day Lunch	Online	0923/06	£30.00
Sylvia Creed-Castle	Travel expenses	Online	0923/07	£2.25
Tamsin Ely	Clerks expenses September 2023	Online	0923/08	£55.80
Tamsin Ely	Clerks wage September 2023	Online	0923/09	£695.86
Total				£1,865.09

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

Cllr. Noon to send the September payments online.

- Bank Reconciliation** - The clerk had circulated the bank reconciliation and council were happy.
- CIL Receipts and Spending** - The clerk had circulated a document showing the CIL spending and the balance and council were happy.
- 2023-24 Budget** - Not discussed as no changes.

5287: Parish External Liaison:

- BLAP** - Cllr. Noon informed council of an upcoming meeting on Friday 15th September where Chris Loder would be present and asked if anyone had any questions they would like posed for them to be sent to Cllr. Noon via email.

Cllrs. to send Cllr. Noon any questions for Chris Loder.

The clerk to send an email to the residents to ask for any proposed questions.

- DAPTC** - No update as there had not been a meeting.

5288: Flooding:

- Cllr. Noon mentioned previous signs that used to be used when flooding occurred, it would be good to store them with the sandbags and to start using them again. Cllr. Creed-Castle had contacted Chris Bailey to see if she still had the flood signs but was informed that Dorset Council had taken them back as training was required to use them.

The clerk to contact Dorset Council to find out how to organise the signs and training.

- Warden** - CVPC are still in need of flood wardens.

- Cllr. Creed-Castle volunteered to be a warden for her area and was thanked.

- Sandbags** -

- The main store will be at Whitchurch Canonicorum Village Hall.

Cllr. Busby to continue to organise a central sandbag store. Need to find out what they have in place and work out how many sandbags/sand to order.

- Cllr. Creed-Castle confirmed her neighbours are in need of some bags which they can store on their land.

Cllr. Creed-Castle to find out how many they require.

5289: Police Report

- The clerk had circulated the report from Lyme Regis Police.

5290: Communications Working Party: A report had been circulated.

- Zoom or Teams** - The clerk updated council that some testing had been carried out to check using one log in for all. She concluded that it is possible but the first time a device is used a verification email would be sent to Cllr. Joyce. The clerk then reported that the only benefit of having a paying account as opposed to the free one is the length of meeting as the free one restricts to 40 mins. It was decided that Cllrs. can set up their own accounts and use the free version. The clerk has also set one up that anyone can use if not happy setting up their own.

Cllr. Joyce to cancel her Zoom subscription.

- New CWG members please** - Cllr. Noon asked for volunteers to join the working party.

- Char Chat requests for hard copy** - The clerk had received 2 requests for hard copies moving forward. Cllr. Creed-Castle mentioned the copies left in the Churches always go and should CVPC still be printing some. It was decided to do a

small print run to cover the requests and leaving some copies in the Churches. The clerk suggested pinning one in each notice board with a note to ask for an email address if residents wish to receive it via email.

d) **Next Char Chat** - Next version will be digital in December 2023.

5291: Farming Interests Working Party: Cllr. Stanbury had circulated a report and ran through a few of the topics.

5292: Local Amenities Working Party: A report had been circulated to councillors.

- Cllr. Creed-Castle updated council that the Wootton bench should be fitted in the next 2 weeks.
- Cllr. Creed-Castle mentioned having reported the hedges on Buntshay Lane not being cut.

Cllr. Creed-Castle to follow up.

- The well was mentioned -

The clerk to write to Mr. and Mrs. Rose for an update on the ownership of the well.

The clerk to enquire with the insurance company how much the well insurance is.

a) **Valuing Assets** – The clerk updated council that the company doing this have now said they are not able to help as they only deal with property. The clerk had contacted DAPTC who have provided some other companies to try.

The clerk to contact more companies to value CVPC assets.

b) **New Litter Bin** - Following a request from a Morcombelake resident for a litter bin to be put at the bus stop, Cllr. Noon had investigated with Dorset Council and found that if wanting a bin CVPC would have to purchase it and pay DC to empty it. It was decided to start by putting up a sign to encourage people not to drop litter.

Cllrs. to send suggested wording to Cllr. Creed-Castle.

c) **5 Bells Footpath** -

Cllr. Ziebland to let Cllr. Creed-Castle know if/when he is notified the footpath has had its required work so it can be checked.

5293: Playground/Playfield Working Party:

a) **Whitchurch playground** - Cllr. Joyce had put a call into PlayQuest without a response. Cllr. Joyce to follow up.

b) **Wootton Field and play area**

- Cllr. Joyce updated council regarding the ownership of the Wootton playfield. CVPC and Dorset Council own the land but it is currently being run by a group of individuals in Wootton but it doesn't seem there is any legal right for them to do so. The land was however given to trust but that was many years ago, one of the trustees John Snook will be looking for more documentation to see if the trustees can be tied with the legality of the ownership of the land. Currently CVPC pay to insure the land and grass cutting. Cllr. Joyce also mentioned that the land is hired for functions occasionally and there is normally a donation given to the village hall which really should go to CVPC. Cllr. Joyce confirmed that the play area by the land and village hall is nothing to do with CVPC. In the meantime CVPC had organised an inspection but will then hand this back to the village hall.

Cllr. Joyce to organise a meeting with Cllr. Noon, Cllr. Joyce, John Snook and an appropriate village hall representative.

The clerk to send the playground inspection report to the village hall (once completed) and to let them know that CVPC do not insure or have any further responsibility for the area.

Cllr. Kewley to re-send the clerk an inspection checklist she currently uses elsewhere in another format.

Cllr. Simon Christopher joined the meeting at 21.25.

5294: Climate and Ecological Emergency Working Party/River Char Community Project (RCCP):

a) **River Char Project** - Cllr. Joyce was a little unsure as she was unwell but thought the most recent July event was cancelled due to lack of response.

b) **Dorset Cop 9th September 2023** - Cllr. Joyce attended the event on behalf of CVPC and gave an account of the event.

c) **List of 'special' trees in our parishes** - Cllr. Carey to liaise with Emma O'Bryan.

5295: Planning Working Party: No further update.

5296: Staffing Committee: No further update.

5297: Transport Working Party: A report had been circulated to councillors.

a) **Heavy and large vehicles in the Marshwood Vale** - Cllrs. Joyce and Ziebland had flagged this for discussion. Cllr.

Ziebland described the issue on Gassons Lane. Council discussed the problem and that a lot of work had been done in previous years and a solution had not been found.

Cllr. Ziebland to speak with the residents who live on the affected road/corner.

b) **30 mph speed limit in Morcombelake** - Cllr. Noon reported having correspondence from 3 residents requesting this.

Cllr. Noon to write to National Highways and the local MP to put their cases forward.

c) **Footpaths locally** - A meeting had been conducted with the CVPC footpath officers. They are keen to produce something, perhaps a leaflet showing local paths and ensuring the local paths are properly signposted.

d) **'Active travel' and Chideock petition** - Cllr. Noon is keen for input for Cllr. Hansford who wasn't present.

5298: Cllr. Christopher, Dorset Council:

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

- Cllr. Christopher then asked for questions and there was some discussions on various topics.

5299: 2024 Elections:

- The clerk mentioned that CVPC currently have a vacancy to fill and there will be 2 by the elections as CVPC are expanding to an extra seat.

5300: Other issues that have been circulated for discussion: None.

5301: 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.

5302: 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.

5303: Date of next meeting: 9th October 2023 - Whitchurch Canonicorum Village Hall

5304: Meeting closed: 22.01.