



# CHAR VALLEY PARISH COUNCIL

## **449<sup>th</sup> Meeting of the Parish for Char Valley Parish Council held on 8<sup>th</sup> January 2024 at 7.30pm – Whitchurch Village Hall.**

### **APPROVED MINUTES**

**Meeting opened:** 19.32.

**5361: Present:** Cllrs. C Noon (Chair), J Kewley, S Creed-Castle, A Carey, S Johnson, R Cook and T Ely (Clerk). In attendance: Cllr. S Christopher (Dorset Council) and 3 members of the public.

**5362: Apologies for absence:** C Stanbury, T Hansford, J Busby, N Ziebland.

**5363: Public forum:**

- The chair addressed the public and asked if anyone would like to speak. The members of the public in attendance confirmed they did not wish to speak.

**5364: Co-opt new councillor to Whitchurch Canonorum South:** No applications.

**5365: Declarations of interest:** None.

**5366: Dispensation requests:** None.

**5367: Resolution to approve the minutes of the CVPC meeting held on 27<sup>th</sup> November 2023:**

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

**5368: Actions following the last meeting held on 27<sup>th</sup> November 2023:**

- The clerk to join the local WhatsApp groups - groups joined: Whitchurch, Wootton, Morcombelake. Cllrs. to let the clerk know if there are any more groups she should join. It was confirmed there were no more groups to join. Action Complete.
- Cllr. Creed-Castle to bring the place names to the next meeting - Cllr. Creed-Castle had confirmed to use the clerks. Action Complete.
- **Cllr. Johnson to call to re-activate but doesn't need the clerk. In progress.**
- Cllrs. to send any suggestions to Cllr. Carey of local people who may be appropriate to provide a talk at an information day - Action Complete.
- Cllr. Creed-Castle mentioned having reported the hedges on Buntshay Lane not being cut. Cllr. Creed-Castle to send the details to the clerk to chase. Later on the agenda.
- Asset Valuations - Cllr. Creed-Castle to contact local stone masons to see if they could provide a quote for reinstatement to the war memorials and village pound. Later on the agenda.
- A Cllr. to send the November payments online. Action complete.

19.38 Cllr. Creed-Castle joined the meeting.

- The clerk to contact the bank about a debit card. The clerk had printed and filled in a form to send to the bank to request a debit card as it required signatures. The clerk asked council if they wanted the card in the clerks name and to enable cash withdrawals and if so the daily limit. CVPC confirmed to put the card in the clerks name and having not used cash for at least 2 years, it was decided to make the amount 0. The form was signed by Cllr Noon, Cllr. Creed-Castle and Cllr. Johnson.

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

**The clerk to send the form to the bank.**

- The clerk to enquire with the PSO for any details relating to the incidents reported in Fishponds pheasants on the report. The clerk sent an email to the police but they were unable to provide any information. Action complete.
- Wootton Field and play area - **Cllr. Joyce to write up some notes for CVPC so the details are known in the future. In progress.**
- TPO The Orchards - The clerk to send the letter to the resident. Action complete.
- Approve wording for holiday lets etc. Later on the agenda.
- Heavy and large vehicles in the Marshwood Vale - **Cllr. Ziebland to send Cllr. Simon Christopher an email for assistance.**
- Slow Ways National Walking Network - **Cllrs. to send any questions to Cllr. Hansford.**
- CVPC had received an email from a resident regarding drain blockages etc. this is a hot topic at the moment with lots of field run off, rainfall and autumn leaves causing issues. - **Cllr. Noon to compose a letter for Dorset Council following an on site visit with Cllr. Johnson.**

**5369: Planning Applications:****a) Responses submitted to Dorset Council before this meeting:**

| Application Ref. | Location   | Expired                           | Agreed Response   | Submitted  |
|------------------|--|-----------------------------------|---|------------|
| P/VOC/2023/06530 | Little Beerland Access To Beerland Farm Ryall Dorset DT6 6EJ                 | 04/12/2023                        | Comment: CVPC would like to request DC convert the original condition (agricultural tie) to a Section 106 Agreement (where a house can only be occupied by a person with a local connection). | 30/11/2024 |
| P/FUL/2023/06272 | Summer Dairy Land And Buildings North Of Rough Down Lane Catherston Leweston | 11/12/2023                        | Objection<br>Comment: See Appendix A.   | 01/12/2023 |
| P/FUL/2023/05725 | High Bullen Sun Lane Morcombelake DT6 6DL                                    | 16/11/2023 extended to 28/11/2023 | Objection<br>Comment: CVPC object on the grounds that the reason the original restrictions were imposed have not changed.   | 28/11/2023 |
| P/VOC/2023/06331 | Berehayes Farm Whitchurch Canonicorum Dorset DT6 6RQ                         | 28/11/2023                        | Support   | 28/11/2023 |
| P/VOC/2023/06493 | Hill Farm The Green Morcombelake DT6 6EA                                     | 01/12/2023                        | Support   | 30/11/2023 |
| P/FUL/2023/06389 | Spence Farm Spence Lane Wootton Fitzpaine Dorset DT6 6DF                     | 07/12/2023                        | Object.<br>Comment: CVPC object to this application as the building is large and inappropriate for the environment in its current position or proposed position.                              | 30/11/2023 |

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

| Application Ref. | Location   | Due Date   | Agreed Response   |
|------------------|--|------------|---|
| P/HOU/2023/07315 | Bullen Side Sun Lane Morcombelake Dorset DT6 6DL | 18/01/2023 | Support<br><u>Proposed by Cllr. Carey and Seconded by Cllr. Kewley.</u><br><u>All in Agreement.</u> |

The clerk to send the planning response.

**c) Proposed applications to be discussed at this meeting: None.****5370: Finance:****a) Payments:**

- The payments for January 2024, as below, were approved.

| Payee         | Details  | Cheque No./Online | Receipt No. | Amount           |
|---------------|--|-------------------|-------------|------------------|
| Mr G D Wright | Grass cutting - Whitchurch playground Jul-Oct 23 | Online            | 0124/01     | 400              |
| Tamsin Ely    | Clerks expenses January 2024                     | Online            | 0124/02     | 53.98            |
| Tamsin Ely    | Clerks wage January 2024                         | Online            | 0124/03     | 1301.63          |
| HMRC          | Tax on clerks wage                               | Online            | 0124/03     | 152.09           |
| <b>Total</b>  |  |                   |             | <b>£1,907.70</b> |

- The clerk highlighted that she had purchased a memory stick to back up the files which was included in her expenses for around £12, council were happy with this. She also mentioned the screen on the clerks laptop showing lines and may need fixing soon.

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

**A Cllr. to send the January payments online.**

- b) Bank Reconciliation** - The clerk had circulated the bank reconciliation and council were happy. Cllr Carey signed a copy for the file.

**5371: Parish External Liaison:**

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

**5372: Flooding:**

- a) Warden** - CVPC are still in need of flood wardens.  
**b) Sandbags** - Cllr. Busby updated council that the sandbags and now in place in all villages. A resident had commented that the ones in Wootton were unsightly so Cllr. Busby was seeking an alternative location.

**Cllr. Busby to seek an alternative spot for the sandbags or something to store them in so they don't look unsightly.**

- c) **Malfunctioning Signs** – The EA had confirmed they will remove the malfunctioning signs. Cllr. Johnson mentioned the equipment associated with the signs will also need removing.

The clerk to ask the removal is done promptly or they be covered or a sign to say out of order.

**5373: Police Report**

- The clerk had circulated the report from Lyme Regis Police.
- It was asked if the Dorset Alert is still sent out detailing local crimes.

The clerk to enquire with the PSO if the Dorset Alert is still sent out detailing local crimes and also to ask about a machine robbery from Merehaye Lane just after Christmas.

**5374: Community Pub:**

- Cllr. Noon attended the meeting held on 30<sup>th</sup> November. Cllr. Noon confirmed it was well attended and a group of residents are going to investigate to see if it is possible.

**5375: 2024 Elections:**

- The clerk had distributed the election pack and toolkit from DAPTC.
- The clerk explained how to fill in the form and to let her know if any help was required.

**5376: Redistribution of Cllr. Joyces positions:**

- The clerks notes showed the potential gaps that now required filling after Cllr. Joyce's resignation.
- The following were discussed;
  - Climate and Ecological Emergency - Cllr. Carey to be chair. The clerk to ask Cllr. Busby.
  - Parishioner Issues - Cllr. Carey to be chair. Add Cllr. Noon.
  - Playground/play field - Cllr. Johnson to be chair.
  - Staffing committee - Add Cllr. Johnson and Cllr. Creed-Castle, Cllr Carey to chair.
  - North Whitchurch planning lead - the clerk to ask Cllr. Stanbury.
  - Cheque signatory - it was decided CVPC still have enough.

**5377: Communications Working Party:** No update.

**5378: Farming Interests Working Party:** Cllr. Johnson had circulated a report.

**5379: Local Amenities Working Party:** A report had been circulated to councillors.

- Cllr. Creed-Castle confirmed the hedges had still not been cut on Bluntshay Lane and land owners had now cut them themselves. The clerk had looked up the reference number online and it said resolved.
- There was a discussion about grit bins. The clerk had put all of the CVPC grit bins into an excel document. There is a need to cross check this against the DC map to check they have them all on there so they will be filled with grit. Also CVPC need to see which are strategic and which are community bins. It was decided Cllr. Carey will put them onto the Parish Online map and then the clerk can use that visually to check this against the DC map.

The clerk to send Cllr. Carey her spreadsheet.

Cllr. Carey to plot the grit bins onto the Parish Online map.

- a) **Asset Refurbishment/Repair Quotes** - Cllr. Creed-Castle is working on these.

b) **The Village Well:**

- The clerk had obtained some documents from land registry. The documents were not very clear but if anything, just showed the well as being within the boundary of Candida house. CVPC have now decided not to pursue this and to send a letter to Mr. and Mrs. Rose with the following words;

*Thank you for email dated 23rd September 2023.*

*Although Char Valley Parish Council have maintained the village well for at least thirty years, that living memory can recall, we have no written proof of ownership.*

*The Parish Council has decided that to embark on the expenses of a legal investigation would not be in the interests of local taxpayers therefore we will not be pursuing this matter any further.*

*Just to remind you that the Well is not currently insured as ownership needed to be clarified so this will now fall under your remit.*

*We will deliver the keys to the padlock to you.*

The clerk to send the above text in an email to Mr. and Mrs. Rose.

Cllr. Creed-Castle to deliver the keys to Mr. and Mrs. Rose and to obtain a receipt.

Proposed by Cllr. Creed-Castle and Seconded by Cllr. Carey. All in Agreement.

c) **A35 Bus Stop Damage**

- The lengthsman has told Cllr. Creed-Castle it is a job for a glazier. Cllr. Creed-Castle has obtained contact details for a glazier and will organise a quote.
- It was decided if the quote is for £300 or more then CVPC should claim on the insurance.

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

d) **Damp Notice Boards**

- The clerk had contacted DAPTC to ask if they had any suggestions about the damp notice boards. They confirmed this has always been a problem and didn't have any suggestions. Cllrs. to carry a towel and dry the boards whenever visiting them.

The clerk to investigate possible solutions, e.g. Dehumidifier pots/pouches.

Cllr. Noon to provide some words to send to the notice boards company.

**5380: Playground/Playfield Working Party:**

- a) **Whitchurch Playground** - The clerk to find out if Cllr. Joyce had placed the order for the new equipment.
- b) **Wootton Field and Play Area** - Cllr. Joyce to write up some notes for CVPC so the details of ownership are known in the future.

Cllr. Simon Christopher and 1 member of the public joined the meeting at 20.28

**5381: Climate and Ecological Emergency Working Party/River Char Community Project (RCCP):**

- a) **River Char Project** - Cllr. Carey handed out the January 2024 newsletter and talked through some upcoming events.
  - Community meeting at the Whitchurch Village hall on the 22<sup>nd</sup> February about work on the River Bridge
  - Meeting at Charmouth Village Hall on Friday 12<sup>th</sup> January at 7pm about the work on the River and showing a film featuring Cllr Stanbury amongst others.
  - Charmouth beach cleanup (managed to get £12000 funding) 24-28<sup>th</sup> January 2024, members of the public are encouraged to attend and help on Saturday 22<sup>nd</sup> January.

**5382: Planning Working Party:**

- a) **Approve Wording for Holiday Lets** - The Planning WP will meet soon and discuss this.  
Clerk to move to the February agenda.

**5383: Transport Working Party:**

- a) **Heavy and Large Vehicles in the Marshwood Vale - Gassons Lane** - 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. There is currently a works order raised for some resurfacing on the road and the clerk has been in contact with Blair Turner but council feel it is a much bigger issue where the road actually needs structurally changing.  
Cllr. Ziebland to send Cllr. Simon Christopher an email for assistance.
- b) **Slow Ways National Walking Network** - Cllrs. to send any questions to Cllr. Hansford.

**5384: Staffing Committee:** No update.

**5385: Cllr. Christopher, Dorset Council:**

- Cllr. Christopher had circulated a report and ran through a few of the topics.
- Cllr. Christopher invited any questions and there was some discussions on various topics.
- Flooding was mentioned and Cllr. Christopher urged CVPC to write to the Flood Engineer; Mr. Andrew Probert and his manager Mr. Brian Richards.

**5386: Other issues that have been circulated for discussion:**

- The clerk had received an email advertising defibrillator training for groups.
- Cllr. Johnson and Cllr. Creed-Castle mentioned first aid training they had received in the past. It was discussed that defibrillators have instructions on them so maybe more general first aid training would hold a greater benefit.  
Cllr. Creed-Castle to send the clerk details for the training they received. The clerk to contact the Red Cross to see what training they could offer.

**5387: Public and other matters - To consider any matters that Cllrs. wish to raise that has not already been circulated. [no resolutions can be made]:**

**5388: Councillor training:**

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

**5389: Date of next meeting:** 12th February 2024 - Wootton Fitzpaine Village Hall.

**5390: Meeting Closed:** 20.55.

## APPENDIX A

CVPC Response to planning application: P/FUL/2023/06272

CVPC Objects

Comment:

CVPC notes that this application is using a different mechanism to apply for a building development of similar appearance and structure to that which was submitted under P/FUL/2022/04456 in July 2022. CVPC objected to that proposal on many grounds and, following input from other statutory consultees and many local residents, Dorset Council refused permission.

This application is made under Class R provisions of the GPDO which considerably restricts the scope for objection. However, there remain two areas which CVPC believes are relevant to this Class R application and constitute valid reasons for refusal of this application.

First, the provision of services and support for a habitable building would be impractical in that position.

CVPC has taken guidance from HMG DLUH&C document last updated 26<sup>th</sup> July 2023:

“That an agricultural building is in a location where the local planning authority would not normally grant planning permission for a new dwelling is not a sufficient reason for refusing prior approval.

There may, however, be circumstances where the impact cannot be mitigated. Therefore, when looking at location, local planning authorities may, for example, consider that because an agricultural building on the top of a hill with no road access, power source or other services its conversion is impractical.” Paragraph: 109 Reference ID: 13-109-20150305 Revision date: 05 03 2015

In this instance, considerable work would be involved to support the operational functioning of this ‘aparthotel’ (or any other residential property) on this remote and exposed site on top of a hill in the Dorset National Landscape next to a Site of Nature Conservation Interest (as noted in the DC Case Officer’s report on the previous application last year), not least the proposed solar array and sewage treatment works, car parking, and lighting.

Second, when considering the extent of the works necessary to make the building operational as an ‘aparthotel’ suitable for human habitation, applicants using Class R as a route must show that the works required are solely a ‘**conversion**’ and not a ‘**rebuild**’. For reference, the guidelines point to developments under Class Q, and in particular the High Court case of Hibbitt and another v Secretary of State for Communities and Local Government (1) and Rushcliffe Borough Council (2) [2016] EWHC 2853 (Admin).

This very clearly identifies that, to qualify for planning permission, a building must have sufficient structural presence to allow **conversion** without resorting to **re-building**. Summer Dairy is in a badly dilapidated state and clearly has very little substantial structure remaining and would require substantial rebuilding to allow it to be utilised for human habitable purposes.