

CHAR VALLEY PARISH COUNCIL

FOUR HUNDRED AND FOURTEENTH MEETING OF THE CHAR VALLEY PARISH COUNCIL ON MONDAY 20TH NOVEMBER 2017 AT JAMES HARGREAVES COMMUNITY HALL

3963: Present: Cllrs D Snook, S Creed-Castle, H Joyce, C Peck, C Mahaddie, S Johnson, C Bailey, K Vaughan, S Christopher (WDDC), D Turner (DCC) A Marks (Clerk) Julia Eager (co-opted councillor) Nicholas Dyson

3964: Apologies: Cllrs C Sage, C Everidge

3965: Public Discussion Period: Julia Eager showed the planning application for her property in Whitchurch Canonorum. Her architect advised knocking down the existing property and rebuilding as there would be saving on VAT (none is paid on new builds). The footprint of the new house is similar to the present property and slightly lower. The build will take between 6 – 9 months hopefully starting in April. Cllr Sue Johnson gave a report regarding the reasons the council should approve the application at Cards Mill Farm.

3966: Declarations of interest: Cllr Sue Johnson completed the Declarations of Interest book for the planning application at Cards Mill Farm WD/D/17/002236, Cllr Bailey also signed the Declarations of Interest book.

3967: Resolution to approve the minutes of the Parish Council meeting held 9th October 2017: Draft minutes had been circulated and were approved and signed by **Cllr Snook**

3968: Actions following last meeting: – The clerk attended a training session on Precepts and Budgeting. The planning application for Stubbs Cottage went to the planning committee on 12th October and despite CVPC strongly opposing this application, it was approved by WDDC. The clerk contacted planning to ask why they had approved this application and received the following reply
Whilst it is acknowledged that the proposed extensions do exceed 40%, they are not considered to be harmful to the character of the area and they retain the single storey nature of the existing bungalow. Paragraph 5.7.2 of the local plan states "care has to be taken that the extension does not simply lead to a significant increase in less affordable, larger dwellings at the expense of cheaper, smaller properties." The property was sold in May 2016 for £485,000. That was considerably greater than average house prices for West Dorset in the last quarter of 2013 as stated in the 2014 Strategic Housing Market Assessment (SHMA) which is £351,086. A planning policy officer has generated a report from land registry data looking at house prices in West Dorset in 2016 for older properties. Whilst the average house price has increased from the figure in the 2014 SHMA (£409, 409) it is still significantly lower than the sale price for the application property given on Zoopla for May 2016. As such the existing property does not appear to be "affordable" when compared to the average house prices, perhaps not surprising given the size of the plot and its location. As such it would be difficult to argue, in this particular case that the extensions would result in the loss of a cheaper, smaller property and it is considered that a reason for refusal on this basis could not be substantiated.

The proposed development would not have an adverse impact on the visual amenities of the site or locality. The property is single storey and it is considered that the extensions are subordinate in scale to the existing bungalow and are not considered harmful to the character of the locality or its landscape setting. The property is set on a large plot and due to the orientation within the site the property goes away from the street frontage and is well screened with existing trees and hedging. The materials are considered sympathetic to the character of the area. It is considered that the proposal will not harm the character, special qualities or natural beauty of the Dorset Area of Outstanding Beauty.

The clerk Emailed Sir Oliver Letwin to thank him for his letter addressed to Cllr Snook regarding the proposals for the A35 at Chideock and received a reply to say that the meeting proposed for 27th October had been cancelled at the behest of Chideock Parish Council, he also advised that we would be kept posted as to when the next meeting was taking place.

The clerk has contacted DAPTC regarding co-opting a new councillor to CVPC – Cllr Snook had met Julia Eager who lives in Gibbs Lane, we wished to know whether we needed to co-opt a new councillor as the position had never been filled following the last election in 2015. They advised that in view of the length of time since the last election we do need to advertise the post, we have placed posters in the two notice boards in Whitchurch as well as at Wootton Fitzpaine and James Hargreaves Community hall - to date we have not received any responses.

The clerk has E mailed Catherine Wright at AONB regarding The White Gate at Fishpond but has not yet received a reply – she will chase her up.

The clerk has finally received a quotation for the signs for Taylor's Lane – the cost of the three signs including erection is £548.40, this will be discussed during the meeting in November.

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The clerk has received a number of 'thank you' letters / E mails for the annual donations made in October (refer to minutes for October's meeting)

The clerk has spent quite a lot of time this month in collating and writing articles for Char Chat and it will be taken to the printers once Cllr Snook has given her final approval, there are 9 articles in the edition and these are:

- Dorset National Park
- A35 at Chideock
- Meeting dates for 2018
- Concerns about LED
- Verges
- Precept
- Scamming
- Update on finger posts
- Introduction to new parish clerk

Cllrs. Snook, Creed Castle and Johnson together with the clerk met at Whitchurch Village Hall on 6th October for the annual finance meeting, the minutes for this meeting together with the proposed budget for 2018/2019 will be brought to the November meeting, they will also be posted on the website.

3969: Reports:

Dorset Association of Town and Parish Councils: Cllr Snook attended the annual conference which took place on Saturday 4th November at DCC council chamber in Dorchester. All submitted proposals were approved. The unitary authority has been given the go ahead from the Secretary of State for Communities and Local Government Sajid Javid. A planning meeting some days before the AGM was held in Dorchester which Cllr Snook attended. Four topics were discussed, the most interesting of which was about enforcement. Debbie Redding has taken over some responsibilities for enforcement due to the long term sickness of Kevin Perry. She said that WDDC was empowered to take enforcement offences to court, if all other measures failed, but there was a reluctance to do so due to the costs.

Bridport Local Area Partnership: Cllr Everidge did not attend the meeting

Transport: Cllr Peck: spoke on behalf of Cllr Everidge to advise that 1st Wessex wish to drive a double decker bus through Whitchurch – as the school buses are full of school children other passengers are unable to board when they use a single decker. Some school buses are privately owned and will not allow other passengers to board. Cllr Joyce will chase up 1st Wessex regarding the bus service

Trees and hedges: Cllr Peck will write an article to go on the website regarding trees and hedges in Char Valley. Cllr Vaughan advised the meeting that Western Power and AONB are to review hedging in the vale.

Lengthsman: no issues

Ancient monuments exhibition: this is taking place during the weekend before Easter 2018 i.e. 24th and 25th March, Whitchurch village hall has been booked

3970 : Councillor Reports:

Cllr Snook: had received a report from the inspectors regarding the playing grounds in Wootton who advised that the football nets and basketball nets need replacing and give the area an appearance of neglect – Cllr Snook will contact Mr Chapman from Wootton Fitzpaine Social Club to inform him of the action to be taken.

Cllr Bailey: the road outside her property is in a bad state of repair, she asked the clerk to report the state of Mandeville Stoke Lane on the Dorset4You website

Cllr Creed-Castle: noting to report

Cllr Mahaddie: said that the land opposite James Hargreaves Community Hall has now been sold and asked whether part of the land could be used for parking. Cllr Mahaddie will liaise with the committee for James Hargreaves community hall to sound them out

Cllr Johnson: the gravel outside her property is being washed away and is blocking the drains. Stockham Bridge is flooding again, the council dug out the ditches and it is now flooding down the middle of the road. The clerk will contact the environmental agency based in Blandford and ask them to meet with Cllr Johnson and Cllr Vaughan on site so that they can explain the problems.

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Cllr Joyce: nothing to report

Cllr Peck: has contacted Western Power and AONB regarding burying the cables through Loders, and whether similar measures could be taken in CVPC, but has received no reply. She has not walked the path between Dolphin Caravan Park where it meets the road at Charmouth to check the state of the pathway, as soon as this has been done and she has reported on the state of the pathway then the clerk will contact Tara Hansford to see what can be done.

Cllr Vaughan: the bike sign showing that it is a cycle route at the end of Gasson's Lane where it meets Mandeville Stoke Lane needs to be replaced as it has collapsed, the clerk will contact the highways officer to arrange for the sign to be replaced. State of Gasson's Lane – regular bike users frequently come off their bikes due to the road being very muddy – we need to report this to the council

3971: County Councillors Report: Cllr D Turner advised the meeting that the decision on agreeing to the unitary authority was passed on 7th November. New councils will be created, but an initial problem is the different levels of council tax. Christchurch Council is very much against the decision and a full decision will be made in January. The train journey between Dorchester and London has been speeded up by stopping at fewer stations on the route. Planning validation is improving but land searches are still taking a long time. Enforcement officers – Cllr Turner is trying to get both sets of enforcement officers to work together. Cllr Turner also advised the meeting that only 4% of the population are directly 'in' the Adult Social Care & Children's Services system, the largest budget areas of the County Council.

District Councillors Report: Cllr S Christopher; there was nothing to report

3972: Planning

- **To Consider: :**
- **WD/D/17/002236 CARDS MILL FARM, CARDS MILL LANE, WHITCHURCH CANONICORUM, BRIDPORT DT6 6RP** Erect cubicle and feeding building. Cllrs. Johnson and Bailey left the meeting. Cllr. Bailey had made the decision that she did not wish to participate or vote in the discussion. The remaining councillors then discussed the application and made the following decision:
 - CVPC objects to this proposal for the following reasons:
 - **1) ENVIRONMENTAL ISSUES**
 - There is already concern in the local area about existing mud/slurry on roads, possible pollution of watercourses and damage to lanes by large agricultural vehicles.
 - The addition of a new building to house 120 dairy cattle will inevitably lead to increased slurry production and run-off from the additional hard surfaces as well as a probable increase in traffic. There is nothing in the application to indicate how these problems might be addressed.
 - CVPC believes that the application cannot be considered without the following:
 - **a) robust and effective management plans for the disposal of slurry and surface water.**
 - Recent heavy rains combined with the harvesting of maize from surrounding fields have led to levels of mud which have been dangerous for road users, particularly cyclists and pedestrians. Complaints have been made to WDDC Highways.
 - The applicants need to provide proof that the existing slurry pit is large enough to cope with both existing and increased production throughout the year, even in periods of heavy rainfall.
 - The site is very close to a tributary of the river Char and there is an obvious risk of pollution affecting the whole river as far down as Charmouth with a negative effect on tourism and residential amenity. The applicants need to provide effective management proposals to prevent any such pollution.
 - **b) a realistic estimate of the number of vehicle movements likely to be generated by the new proposal and how they can be reduced or minimised**
 - **c) an assessment of the amount of spoil that will be generated in levelling the site and plans for its disposal**

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- The application fails to provide a section through the proposed building indicating how much excavation would be required for its construction. There is no plan for disposal of the spoil.
- **d) a proposal to minimise light pollution from the site.**
- **2) LANDSCAPE CONSIDERATIONS**
- In landscape terms, the large scale and industrial appearance of the existing buildings is in conflict with the principles of the AONB and further expansion will only make matters worse.
- Cardsmill Farm is a very large complex of industrial-type buildings, which has grown incrementally in recent years and is now out of scale with its surroundings. Local infrastructure already appears to be inadequate to cope with the scale of the business and there is now a strong local view that a limit needs to be set on any further expansion.

- The comments were discussed by the councillors and a vote was taken in two parts. The vote on the first part of the comments was passed unanimously with one abstention, and the vote for the second part of the comments were also passed unanimously, with two abstentions

- **WD/D/17/000220 BEFFERLANDS FARM WORKSHOPS, BERNE LANE, CHARMOUTH, BRIDPORT DT6 6RD** Erection of n o. light industrial units and use of land for equestrian purposes – amended description of application number WD/D/17/000220 which was objected to – the councillors will look at the amendment to the original application
- **WD/D/17/002617 WEST STAR FARM, MAIN ROAD, MORCOMBELAKE DT6 6EW** Prior notification – erection of open fronted agricultural building with mono pitched roof – **not a planning application just a prior notification**
- **WD/D/17/002393 HIGHMEAD, GIBBS LANE, MORCOMBELAKE, BRIDPORT, DT6 6DT** Demolish existing dwelling and outbuildings and replace with new four bedroom property
- **To Note:**
- **WD/D/17/001940 : BELLAIR COTTAGE, BERNE LANE, CHARMOUTH, BRIDPORT, DT6 6RD** Internal and external alterations to facilitate the reinstatement of the cottage as a single dwelling - **Application for a Certificate of Lawfulness** – no objection
- **WD/D/17/002383 REEDS BARN FARM, REEDS BARN, HAWKCHURCH, AXMINSTER EX13 5UN** Erection of a dwelling for agricultural worker (variation of condition 8 of planning permission ref. 1/W/92/0137 to remove occupancy limitation in respect of Reeds Barn Farmhouse) – no objection but clarification was sought regarding the curtilage of the farmhouse (should it be sold at a future date) and also some 14 acres of the land were unaccounted for.
- **WD/D/17/0091691 STUBBS COTTAGE, BLUNTHAYS LANE, WHITCHURCH CANONICORUM, BRIDPORT DT6 6RJ** Erect two storey extensions and modernise existing property – application objected to as the extension will increase the overall size of the property by 70% - the clerk will contact planning to advise that none of the councillors can attend the meeting on 12th October however CVPC stands by the comments they made – objection raised but to no avail.
- **WD/D/17/002187 ST GABRIELS, SHEDBUSH LANE, MORCOMBELAKE, BRIDPORT DT6 6DR** Amendment to planning permission reference WD/D/16/001987 – change materials on upper storey from stone/horizontal boarding to vertical boarding/stone and add roof lights to southern elevation of roof – **already approved by WDDC**

3973: Clerks Report:

- (i) **Payments** – The following payments were approved:

PAYMENTS FOR NOVEMBER 2017

Payee	Details	Cheque no.	Receipt no.	Amount
CPRE	Annual membership	500139	1117/1	£36.00
Annette Marks	November salary	500140	1117/2	£455.40

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HMRC	PAYE for November	500141	1117/3	£27.80
DAPTC	Publications	500142	1117/4	£14.00
DAPTC	Clerk's seminar	500143	1117/5	£60.00
Whitchurch village hall	Playground rent at Whitchurch village hall	500144	1117/6	£25.00
S Lee Garden Services	Lengthman's services for October	500145	1117/7	£967.20
Les Kitcher	Cutting playing field at Wootton Fitzpaine	500146	1117/8	£590.00
Annette Marks	Stamps for Char Chat and book for Declaration of Interests	500147	1117/9	£140.88
TOTAL				£2,316.28

(ii) The annual Finance meeting took place at Whitchurch village hall on 6th November at 19.30 – Cllrs. Creed Castle, Snook and Johnson and the clerk attended the meeting to agree the budget and precept for the financial year 2018/19. Minutes of the meeting are on the CVPC website and the budget details for 2018/19 will be added once they have been signed off at the parish council meeting in January.

3974 A35: the clerk will contact the clerk for Chideock Parish Council to see whether the scheduled meeting for 11th November took place. If so we will ask to be sent a report of the meeting and to ask that a meeting be scheduled between Oliver Letwin and CVPC and Symondsburry parish council.

3975: Signs for Taylor's Lane: we have finally received a quote for the erecting of three road signs on Taylor's Lane totalling £548.40, the council all agreed with the cost and the clerk will contact Dorset County Council to make the necessary arrangements.

3976: Char Chat: the 2017 edition of Char Chat has now been completed and printed. It will be delivered to all residents in Char Valley by the beginning of December

3977: Layout of hall for CVPC meetings: in the absence of Cllr Everidge, Cllr Snook suggested that the layout of the councillors could be in a curve. We will carry this forward to January's meeting.

3978: White Gates: the clerk will contact highways and the community planning officer at West Dorset to see whether they will assist with this project. It was suggested that a sign is erected explaining why the gates are there. Cllr Johnson suggested that we contact a charity called Leader Plus. The clerk will look into this.

3979: Co-option of Councillor: Julia Eager, a retired school teacher, who has lived in Char Valley for just over a year has been co-opted to the vacancy of parish councillor for Whitchurch Canonorum North. She gave a brief resume about herself and was co-opted onto the council by a unanimous vote.

3980: Budget for 2018/19: the clerk handed out the proposed budget for 2018/19 to all the councillors. Cllr Peck proposed that everyone should accept the precept and Cllr Joyce seconded her proposal. Everyone was in agreement.

3981: Report from Finance Committee: the clerk passed around the minutes from the Finance meeting to all the councillors, she will add them to the website.

3982: Sign on A35 St. Witte's Well: Cllr Joyce raised the item that visitors to the church in Whitchurch and St Witte's Well have difficulties in finding it. She asked that a brown tourist sign could be erected at the Ryall end of Berne Lane. The clerk will contact highways and tourism at West Dorset District Council.

3983: Housing needs information: the clerk had received an E mail from Paul Derrien the Housing Enabling Team Leader at Dorset Councils Partnership advising that he was contacting some Parishes that may be looking at affordable housing and that may benefit from a housing needs survey. This will be added to the website, and the clerk will contact Paul Derrien to ask him to conduct a housing needs survey in the Char Valley.

3984: Items for next agenda: A35, layout of hall for CVPC meetings, White Gates, Muddyford Lane enforcement, Broadband, co-option of a councillor for Wootton Fitzpaine,

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3985: Date of next meeting: 8th January 2018 at Whitchurch Canonorum Village Hall

3986: Any matters of urgency: nothing to report

3987: Meeting closed at 10.05pm