

CHAR VALLEY PARISH COUNCIL

FOUR HUNDRED AND FIFTH MEETING OF THE CHAR VALLEY PARISH COUNCIL ON MONDAY 9TH JANUARY 2017 IN THE JAMES HARGREAVES COMMUNITY HALL

3689: Present: Cllrs: D Snook, S Creed-Castle, C Bailey, C Everidge, H Joyce, S Johnson, C Mahaddie, C Peck, K Vaughan, D Turner (DCC). S Christopher (WDDC), J West (Clerk) and four members of the public

3690: Apologies : C Sage

3691: Public Discussion Period: Ambra Edwards, a local resident spoke in relation to the planning application at 2 Sheepwash, Fishpond, which was on the agenda. She outlined her concerns in relation to scale, design, impact on trees and hedges and overlooking. She noted that a more "in-keeping" development would be acceptable.

3692: Declarations of interest : none

3693 : Resolution to approve the minutes of the Parish Council meeting held 21st November 2016 : Draft minutes had been circulated and were approved.

3694 : Actions Following Last Meeting: As circulated by the Clerk.

3695: Reports:

Dorset Association of Town and Parish Councils (DAPTC) : Cllr Snook mentioned that the annual invitation to submit candidates to attend the Queen's garden party had been received.

Bridport Local Area Partnership : Cllr Everidge reported that there were two meetings forthcoming in relation to the NHS Clinical Services Review.

Transport : Cllr Everidge noted that the consultation on bus passes ended this Friday.

3696 : Councillor Reports :

Cllr Snook reported that **Cllr Creed-Castle** and she had attended a party in Chideock to mark the closure of the Bopper Bus initiative. A letter had been received from Anthea Bay in relation to the problems in Stoke Mill Lane, which had been the subject of discussions previously between **Cllr Creed-Castle** and the County Council. Following discussion it was agreed that the Clerk would write to the County Council (copy to Cllr Turner) appending a copy of Mrs Bay's letter and ask for their observations on how the problems described in it could be resolved.

Cllr Everidge advised the meeting of problems with the BT line to her property, which was affecting her phone line. She also mentioned that POPP were providing funding towards the cost of defibrillators in some locations and would explore whether this would be available to Morcombelake.

Cllr Vaughan reported a drainage issue in Gassons Lane and asked for the Lengthsman to attend to this. He also asked about arrangements to secure access of supplies, etc. to vulnerable residents in severe weather. The meeting discussed the various informal arrangements that were in place.

Cllr Creed-Castle outlined the work she had done from 2014 in preparing an exhibition based upon the Whitchurch War Memorial. It was intended to hold the exhibition in October 2017. An item would be placed on a future agenda to discuss the practical arrangements and support from the Parish Council if necessary.

3697 : County Councillors Report : Cllr D Turner reported that the next stage of the Dorset local council review would involve all nine councils voting on a recommendation for two unitary councils (Bournemouth/Poole and Christchurch and remainder of Dorset). A decision would be made by 31 January and if there was a consensus this would go forward to the Secretary of State for approval.

He also reported that an Economic Growth Scrutiny Committee would be meeting this week to consider how Superfast Broadband could be made available to the estimated 7% of properties who would not be able to access it under the current programme.

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3698 : District Councillors Report : Cllr S Christopher reported on various district-wide planning matters. He noted that delays in processing land charge searches were finally starting to reduce. He reported that the concerns about the condition of the roads around Ryall had been reported to him and he was following this up.

3699 : Planning :

i) To Consider : WD/D/16/002347 - 2 Sheepwash, Grandfathers Knapp, Fishpond. DT6 6NP – new extension and driveway Cllr Bailey reported on the site visit for this application and set out the recommendations arising from this, which following discussion were as follows :

CVPC objects to the application for the following reasons :

1/ The proposed extension would increase the footprint of the dwelling by more than 50%. This is contrary to local plan policy hou6, which says that an extension should be subordinate to the original. It is also contrary to local plan policy EV12 which says that extensions should not overpower the original or neighbouring buildings.

2/ The property is an AONB, where the characteristics of the local landscape should be protected. It forms part of a traditional longhouse, which has been divided in two. The two houses still read visually as a single rectangular unit in the landscape. The proposed extension forming an L-shape with the existing property, would substantially alter its character and destroy the visual unity of the two houses together, which has existed prior to 1948.

3/ Overlooking - windows in the new extension will introduce a significant element of overlooking into the gardens of a neighbouring property.

4/ Access - a new access at what is now the back garden of the property will introduce vehicles to the south side of the property thus compromising the privacy and quiet enjoyment of neighbouring properties.

This was agreed with one abstention.

WD/D/16/002673 - Ryall Farm, Lower Lane, Ryall. DT6 6EJ – Convert old milking parlour to holiday annexe

Cllr Mahaddie reported on the site visit for this application noting that the existing building had been nicely incorporated into the design. She suggested that the Council should give positive support to the application. This was supported by 5 councillors, with the other 4 declaring an interest and thus not voting.

ii) To Note: WD/D/16/002501 – The Old Byre, Wootton Fitzpaine, DT6 6NQ – Demolish existing building and erect new building – no objection but note retrospective nature of application

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

WD/D/16/000841 – St Pauls Church, Wootton Fitzpaine – Erection of new oil storage tank – approved
WD/D/16/002286 - Myrtle Cottage, Taylors Lane, Morcombelake, DT6 6ED - Variation of condition 2 of planning approval 1/W/84/000417 - to allow the annex to be used for holiday let or rented accommodation - approved

WD/TP/16/00451 - Whitchurch, Gassons Lane, Whitchurch Canonorum, DT6 6RF- Fell 2x Lawson's Cypress – approved

WD/TP/00453 – Bybrook, Whitchurch, DT6 6RF – remove lower branches to Oak - approved

WD/D/16/001997 - Highcliffe Cottage, Fishpond Bottom Road, DT6 6NN - Demolish existing building and ancillary accommodation and rebuild dwelling and ancillary accommodation with extended footprint – approved

WD/D/16/002318 - Dedley Farm, Ryall Road, Ryall, DT6 6EN - Install French doors at ground level, new front and rear dormers. Internal works (retrospective) – approved

Cllr Everidge reported on ongoing concerns about the opening of an access from the A35 west of Morcombelake. **Cllr Turner** reported that all works on the site concerned had now been halted by the County council's intervention.

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iii) **Church of St Candida and the Holy Cross, Whitchurch Canonorum** – **Cllr Joyce** reported on the outcome of the planning appeal on the re-building of the church wall. She revealed that the inspector's decision to reject the PCC's appeal against WDDC's decision to object to a rebuilding scheme and supporting reasons given had been received with some consternation. The PCC had yet to meet and decide what course of action to now take.

3700 : Clerks Report :

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

Payee	Detail	Chq	amount
Wootton Fitzpaine Village Hall	Hall Hire Nov	500071	£22.00
S Lee	Lengthsman Nov	500072	£1,154.40 *
cancelled cheque		500073	
J West	Clerks pay and expenses Dec/Jan	500074	£706.95
HMRC	PAYE Dec/Jan	500075	£161.60
S Lee	Lengthsman Dec	500076	£499.20
S West	Residents Survey analysis	500077	£197.19

* Note S Lee is now VAT registered

(ii) **Handover arrangements** – The Clerk advised that Annette Marks (who was at the meeting) would start from 1 February and take minutes at the February meeting. He would start the handover process with the preparation of papers for that meeting and over two sessions hand everything over. Annette would then take over with the current Clerk providing back up and advice, etc. for the remainder of February, at which point his employment would officially cease.

3771 : Residents Survey – The Council received the report of the Residents Survey responses together with a covering report from the Clerk. The Clerk highlighted the general level of satisfaction that local residents had with their surroundings, that there was a strong majority in support of current Local Plan Policy to limit further housing and given this his clear recommendation was that there was no basis to pursue the preparation of a Neighbourhood Development Plan. There were concerns about road maintenance including drains and road safety issues. Alongside this there were opportunities for the Council, both in addressing these issues and working in new areas, such as promoting energy efficiency and renewable energy.

Cllr Vaughan was disappointed by the low level of response from younger people. **Cllr Peck** felt that the local plan enabled the Council to do anything that it might want to do, as regards affordable housing etc. in the future. **Cllr Joyce** commented that the lack of public transport effectively limited those who could live in the countryside to car owners.

Following a recommendation from **Cllr Snook** it was agreed that a public meeting should be held to present the outcomes, which could also be promulgated through the annual Parish Meetings. There should be an item on the agenda of the next meeting to discuss this and agree what the Council's recommendation should be to the public meeting in relation to a Neighbourhood Development Plan.

3772 : Budget and Precept 2017-18 : The Clerk presented the budget as recommended by the 8th December Finance Committee. He drew attention to the increased provision for Lengthsman services and Fingerpost restoration. The precept was not increased in 2016-17 and as planned there was likely to be a small overspend thus reducing the level of reserves slightly. Next year however, especially with the threat of capping deferred, rather than removed from parish councils, expenditure and funding needed to be brought back into line. Based upon planned expenditure this would require an increase in the precept on 10.1%. This would mean that a band D taxpayer would pay approximately £3.20 more. In the following two years depending upon spending plans much smaller increases of approximately 1% might be necessary.

Cllr Snook commented that she was aware that many councils were planning significant increases due to increased responsibilities and issues related to capping.

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The Council agreed unanimously to support a precept of £20,404 for 2017-18.

3773 :Fingerposts : Cllr Peck reported that the working group had met and agreed an updated programme of work. Since the fingerposts had been removed for restoration, people had noticed that they were not there and this had prompted increased interest. Up to 8 posts were currently being worked upon. A post had been re-erected at Long Lane. Alex Brooks and Chris Hawkins were both actively involved. **Cllr Peck** said that she would contact other people who were interested in helping.

3774 : Whitchurch Play Area : The Clerk outlined the findings of the annual independent inspection, which included recommendations to replace swing seats and roman rings on the equipment. It was agreed to go ahead with these items. The report had also commented on the ground level saying that the swings and possibly other items of equipment were too high off the ground. **Cllr Peck** offered to investigate this particular aspect and report back.

3775 : Verges : Cllr Mahaddie reported that a meeting had taken place on 14 December involving **Cllr Peck** and herself and Giles Nicholson and Russ Goff. The cutting approach for 2017 would be that the first cut would be made in late June and the second in Sept/Oct on single tracks roads and junction splays. They had asked that smaller cutting machines be used in the lanes and that debris was removed. The DCC officers had been generally very helpful and positive. They advised that it was intended to use smaller contracts with mainly local contractors. They would send out a team this month to cut outstanding areas notified by the Council. **Cllr Mahaddie** would be submitting a list of these in the next few days.

3776 : NHS Clinical Services Review : Cllr Snook reported on a consultation event she had attended in Bridport earlier that day. It had been difficult to talk to Clinical Commissioning Group representatives. **Cllr Everidge** had attended a previous event in Dorchester in December, the format of which had involved a speaker but no provision to ask questions. Potential changes that involved creating a specialist emergency hospital at Bournemouth hospital and a specialist hospital for planned treatment at Poole hospital. Although it was said that Dorchester Hospital would remain largely unchanged it appeared likely that some patients and their relatives would have to do more travelling. It was agreed that the Review should be publicised on our website as people needed to be aware of the consultation.

3777 :Items for next agenda : Verges, Residents Survey meeting, NHS Clinical Review, Play Area, War Memorial Exhibition

3778 : Date of Next meeting : 13th February 2017 – Whitchurch Canonorum Village Hall

3779 : Closure of meeting :The meeting was closed at 9.35pm.