

CHAR VALLEY PARISH COUNCIL

FOUR HUNDRED AND FIFTEENTH MEETING OF THE CHAR VALLEY PARISH COUNCIL ON MONDAY 8TH JANUARY 2018 AT WHITCHURCH CANONICORUM VILLAGE HALL

3988: Present: Cllrs D Snook, S Creed-Castle, H Joyce, C Peck, C Everidge, S Johnson, C Bailey, K Vaughan, C Sage, J Eager, S Christopher (WDDC), D Turner (DCC) A Marks (Clerk) Richard Colby (co-opted councillor)

3989: Apologies: Cllr C Mahaddie

3990: Public Discussion Period: No comment

3991: Declarations of interest: No comment

3992: Resolution to approve the minutes of the Parish Council meeting held 20th November 2017: Draft minutes had been circulated and were approved and signed by **Cllr Snook**

3993: Actions following last meeting:

3970: the clerk has reported the flooding at Stockham Bridge and in Cardsmill Lane to Brian Richards at Wessex flooding and asked him to contact her to arrange a suitable time when he can meet with Cllrs. Johnson and Vaughan to discuss the problem.

The clerk has contacted the Dorset4You website to express the council's concern regarding the state of the road outside Cllr. Bailey's farm, to date she has not received a reply and has therefore E mailed Simon Roberts at Highways and asked him to look into the matter. The clerk has also contacted Simon Roberts about the sign in Gasson's Lane showing that it is a cycle route, she has also asked him to look at the state of repair of Gasson's Lane.

3974: the clerk has received the minutes of the meeting with Sir Oliver Letwin and Chideock Parish Council, these have been forwarded to all the councillors.

3975: the clerk has contacted Mike Trew regarding the erection of the signs in Taylor's Lane and he has this is hand and will invoice the parish council when the work is completed. The clerk has asked when the work will be done and has not received a reply.

3978: the clerk has now received a reply from AONB and the local community planning officer regarding the possibility of any financial help towards the restoration of White Gates, they advised that we contact a small grant scheme entitled the Sustainable Development Fund who offer grants of approximately £2,000 funding schemes such as forestry, farming, rural bursaries, culture and heritage, tourism and rural services. The clerk will bring further information to the next parish council meeting

3982: the clerk has received details of who to approach with regard to erecting a brown sign indicating the whereabouts of St Witte's Well, she will bring the details to the next parish council meeting

3983: the clerk is adding details to the website asking the residents whether they are interested in completing a Housing needs information survey

The clerk received an E mail from a resident in Whitchurch Canonicorum concerning the road sign outside his property and opposite the Five Bells pub which was demolished by a vehicle over a year ago. The road sign reads 'Higher Street' and is relatively undamaged apart from the supports, I have contacted Simon Roberts at Highways who has given me the details of the person at WDDC responsible for repairing this. The clerk will be contacting him this week.

We have received a CIL parish payment totalling £2,100.00 from WDDC in respect of a planning application in 2016 for The Old Byre, Wootton Lane, Wootton Fitzpaine, the money was credited to our account at the beginning of December. As we are a grouped parish we can spend this money anywhere in the parish – we will discuss this at the next parish council meeting.

3994: Reports:

The clerk has been advised that the local PCSO will attend a parish council meeting during 2018.

Dorset Association of Town and Parish Councils: Cllr Snook had nothing to report

Bridport Local Area Partnership: Cllr Everidge said that BLAP are continuing to focus mainly on the homeless and meetings to bring the 13 parishes together

Transport: Cllr Everidge advised the meeting that there will be a roundabout at the junction at Miles Cross by the end of 2019. There is concern regarding the lack of information being passed out when the A35 closes, there will be a change in the system and efforts will be made to let us know well in advance and diversion signs will be placed in the right places. The Dorset Village Severance Scheme relates to all

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villages that are divided by the A35 such as Morcombelake. The road sign by Felicity's is falling down due to landslip, there will be a 40mph sign on the A35 near Charmouth.

First Bus – due to low hanging trees in Whitchurch Canonorum First Bus are running two single decker buses from Woodroffe School, however once the trees are cut they may bring in double deckers. Cllr Everidge is to attend a meeting on 26 February regarding cutting back the hedges on the A35 by the post office in Morcombelake.

Trees and hedges: Cllr Peck nothing to report

Lengthsman: no issues

Ancient monuments exhibition: Cllr Creed-Castle advised the meeting that she will be involved in the ancient monuments exhibition until Easter and asked that no planning applications are sent to her during this time. She asked the meeting to think of a name for the exhibition.

3995 : Councillor Reports:

Cllr Snook: advised the meeting that there is flooding outside Rowan House in Westover Lane and requested that the clerk contact Simon Roberts. She asked whether the lengthsman could sort out one of the finger posts which is turning very green, Cllr. Creed-Castle will contact him. The hedge cutting at Little Oak Farm and Brigs Farm still has not been done and she asked the clerk to contact the owners once again.

Cllr Bailey: the grit that filled the channels in Watery Lane is just being washed away with the ongoing rain, the road was retarmaced a few years ago but the tarmac also went over the grass verges. Following a recent accident on the A35 which caused straw and hay to fall on the roads off the trailer, the hedges on Chideock Hill obscured the view and need cutting back.

Cllr Creed-Castle: read on facebook that unrecorded footpaths and bridleways will cease to exist after 2026. Cllr Creed-Castle will take the remaining copies of Char Chat to the local churches

Cllr Johnson: there are potholes in Berne Lane opposite the campsite, the clerk will report this to Simon Roberts.

Cllr Joyce: nothing to report

Cllr Peck: would like to thank Chris Hawkins for clearing the gullies in Whitchurch Canonorum. When it rains there is a problem with the stretch of wall which runs from Dydholm (a house on Lower Street in Whitchurch) and around the corner into Crooked Lane, Cllr Joyce seemed to think it is part of the Glebelands Trust which belongs to the church making them responsible for the field situated behind the wall. The problem is caused by covering the verges when the road was resurfaced last year, one verge is no longer there.

Cllr Sage: nothing to report

Cllr Vaughan: spoke of the flooding in the area and that the chippings are washing away.

Cllr. Eager: said that she was very impressed with Char Chat

Cllr. Everidge: asked whether the parish council will receive a CIL payment for the new build at St Gabriels and if so could the money be used to replace the street light on Sun Lane with LED. The clerk will look into this. There have been complaints about the state of the property at 1 St Gabriels Close, Shedbush Lane and the erection of unsightly buildings in the garden – a dweller supposedly lives in one of them – Magna Housing Association are involved and Cllr Everidge will contact them. The clerk will contact highways to establish whether Shedbush Lane is a private road. The 'garden room' (caravan) at Copplestones does not require planning permission provided it is sited within the curtilage of the dwelling house, the clerk will contact WDDC for a definition of curtilage. Highways England noted that when the caravan was delivered no request was made for this to happen on A35. There is increased light pollution in Morcombelake so can the following phrase be added automatically to all responses - *As with all properties and in respect of starry skies Char Valley Parish Council requests light intensity appropriate to our rural setting achieved by installing minimal obtrusive lighting inside the property and installing low wattage lighting shielded by downlights and triggered by sensors outside the property.* The post office in Charmouth is due for closure.

3996: County Councillors Report: Cllr D Turner regarding the unitary authority East Dorset and Purbeck are resolved to accept but Christchurch are still against – there will be another meeting in January. Still

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moving with a proposition meeting with PCC – forward any topics Cllr Turner. There was a full council meeting last week when they agree to LGR

District Councillors Report: Cllr S Christopher advised the meeting that he had received an abusive E mail from a resident in Chideock regarding the by-pass meeting with Sir Oliver Letwin regarding speeding on the A35 at Morcombelake and the lack of pedestrian crossings. Following the full council meeting WDDC is writing to the Secretary of State proposing the unitary authority. The planning committee are meeting next Tuesday. Chris Thompson is taking over from Kevin Perry on enforcement. The hedgerows between the main road and Ryall House are overgrown and the bus drivers are complaining. Cllr Simon liked the article on light pollution in Char Chat

3997: Planning

- **To Consider:** :
 - **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 – there is still conflicting information regarding the proposed number of units on the website – Cllr Joyce will contact Anne Collins the case officer for clarification however our comments will still be the same.
 - **WD/D/17/002577 LAND AND BUILDING AT GOLD CAP FARM, MUDDYFORDE LANE MORCOMBELAKE** Confirmation that the use as a holiday let is still in force as per the original certificate of 6/4/1993 **application for a Certificate of Lawfulness** CVPC agree with Chideock Parish Council in objecting to this application
- **To Note:**
 - **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
 - **WD/D/17/002393 HIGHMEAD, GIBBS LANE, MORCOMBELAKE, BRIDPORT DT6 6DT** Demolish existing dwelling and outbuildings and replace with a new four bedroom property – no objection just concerned about amount of glass on second storey, applicants will discuss possibility of non reflective glass with architect
 - **WD/D/17/002300 RYALL HOUSE, RYALL ROAD, RYALL, BRIDPORT DT6 6EH** First floor extension on rear elevation. New ground floor conservatory and decking on South West and North West elevations. New detached garage to rear of property – no objection
 - **WD/D/17/002687 TRUMPS IN COTTAGE, RYALL ROAD, WHITCHURCH CANONICORUM, BRIDPORT DT6 6RH** Erection of rear single storey extension – no objection
 - **WD/D/17/002670 THORVALD, LOVES LANE, MORCOMBELAKE, BRIDPORT DT6 6DZ** Demolition of existing dwelling and erection of new dwelling – no objection
 - **WD/D/17/002726 LAND EAST OF GREEN PIT KNAPP, WOOTTON FITZPAINE.** Erect a general purpose agricultural building – CVPC objects to this planning application, it is a large building in an area of AONB with very little screening
 - **WD/D/17/002480 CHAMPERNHAYES CORNER, CHAMPERNHAYES LANE, WOOTTON FITZPAINE** Temporary siting of horticultural workers mobile home, erection of processing building and erection of two polytunnels – CVPC acknowledges the professionalism of the application and the integrity of the applicants but are opposed to the application, our reasons have been forwarded to Sir Oliver Letwin.
 - **WD/D/17/001562 GEORGIES, BAKERY LANE, MORCOMBELAKE, BRIDPORT, DT6 6DW** Demolition of conservatory, erection of two storey rear extension and erection of detached double garage – amendments have been made to the original planning application and CVPC now approve this application however CVPC requests light intensity appropriate to our rural setting by minimising obtrusive lighting inside and outside by installing low wattage shielded downlights triggered by sensors

One topic that was raised with regard to planning applications was when the councillors supported part of the application but not all of it and in these instances, it was necessary to object to the application. Cllr Snook to contact WDDC planning department to ask for their comments, and any references in the local plan, to applications where applicants apply for housing on small pieces of agricultural land and provide figures for how they intend to make a living from the land, because CVPC finds applications such as these difficult to make comments on.

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3998: Clerks Report:

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

PAYMENTS FOR DECEMBER 2017

Payee	Details	Cheque no.	Receipt no.	Amount
Creeds	Printing Char Chat	500148	1217/1	£220.00
Annette Marks	December salary	500156	1217/2	£462.03
HMRC	PAYE for December	500150	1217/3	£27.80
S Lee Garden Services	Lengthman's fees for November	500151	1217/4	£312.00
DAPTC	Budgeting & precepts course for Annette Marks	500152	1217/5	£35.00
TOTAL				£1,056.83

PAYMENTS FOR JANUARY 2018

Payee	Details	Cheque no.	Receipt no.	Amount
Annette Marks	January salary	500153	0118/1	£447.24
S Lee Garden Services	Lengthman's services for December	500154	0118/2	£1,435.20
S Creed-Castle	Stamps for Char Chat	500155	0118/3	£12.88
TOTAL				£1,903.32

3999: A35 by pass: to date Char Valley Parish Council have not been approached for their support of the by-pass. Chideock Parish Council are neutral but are looking at low emission zones. Cllr Everidge will go to Symondsburry and bring their comments to the next meeting of CVPC. Cllrs Peck and Vaughan will draft six items to discuss at February's meeting.

4000: Signs for Taylor's Lane: the clerk has E mailed Mike Trew who will erect the signs advising them that we are happy with their quote.

4001: CIL Parish Payment: the councillors discussed how to use the CIL payment of £2,100, buying playground equipment and restoration of White Gates were both put forward, we will carry this forward to February's meeting.

4002: Layout of hall for CVPC meetings: we laid out the hall so that the councillors were in a semi-circle with the visitors sitting at the end of the semi-circle, everyone attending were happy with this layout.

4003: White Gates: the clerk will contact AONB with the possibility of applying for a grant towards the cost of renovating the gates – please see comment 3978 in the actions following last month's meeting. Cllr Snook will provide the clerk with the history of the White Gates which can be used to support the grant application.

4004: Co-option of Councillor: Richard Colby wishes to be co-opted as a councillor. Mr Colby was born in Whitchurch Canonorum and went to Woodroffe School. After leaving school he worked for Somerset County Council in Taunton before going to university to study Civil Engineering. He moved back to West Dorset and is now living with his wife and two daughters in Morcombelake and working for Highways at DCC. All the councillors agreed that he should join the council and will fill the vacancy in Wootton Fitzpaine.

4005: Muddyford Lane enforcement: this is still an active site although enforcement closed the case two years ago. Everything should have been removed from the site and the area returned to grass. This has not happened and Cllr Everidge will take the matter to Sir Oliver Letwin.

4006: Broadband: in places broadband was out for a week over the Christmas period. Fibre optic has been installed as far as Shave's Cross. There was a new government policy a month ago stating that all rural

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communities should have at least 10mg. The clerk will contact Mr Lockhart at County Hall to find out what the position is with superfast broadband connection in Char Valley.

4007: Local PCSO to attend a meeting in 2018: the clerk will find out when they wish to attend

4008: Items for next agenda: A35, White Gates, Planning, Broadband, local housing, views on your landscape

3985: Date of next meeting: 12th February 2018 at Wootton Fitzpaine Village Hall

3986: Any matters of urgency: nothing to report

3987: Meeting closed at 10.05pm