

CHIDEOCK PARISH COUNCIL

Minutes of the Parish Council Meeting held at the Village Hall, Chideock on Tuesday 27 September 2016 at 7:00 pm.

Present: Cllr Roger Carey (Chair), Cllr David Rogers (Vice Chair), Cllr Rob Murray, Cllr Geraghty and Cllr Irena Campion.

In attendance: The Clerk, Cllr Christopher and 9 members of the public.

The Parish Council meeting commenced at **7.00 pm**.

1858 Apologies.

Cllr Elliot sent his apologies which were accepted. Dorset County Cllr Turner sent his apologies.

PCSO had sent the following via e-mail at 6.28 pm:

“My apologies to the council, I had fully planned to attend this evening’s meeting but have been delayed at a previous appointment and will now not be able to make it as I have a victim visit to complete before it gets too late.

I shall try to make it to the next meeting, commitments allowing.”

1859 Grant of Dispensations. None.

1860 Declarations of Defined Pecuniary Interests. Cllr Rogers said he would take no part in Agenda Item 9A Planning Application WD/D/16/001744 as the site is adjacent to his property.

1861 Minutes.

a) **RESOLVED** to accept and sign, as a true record, the minutes of the Parish Council meeting of 26 July 2016.

Carried unanimously

b) **RESOLVED** to accept and sign, as a true record, the minutes of the Planning Committee meeting of 22 August 2016.

Carried unanimously by all who were present at that meeting.

Standing Orders were suspended for the following item.

1862 Democratic Period.

Members of the public raised the following matters:

- The use of Gate Farm for the preparation and sale of food on the premises and that sale of alcohol and the current planning use of the premises
- The use of Mill Lane by large and wide HGVs – proforma letters were passed to the Clerk
- A35 – a request that meeting notes etc be made available – **AGREED** that they will be put on the Chideock and Seatown website. **CC**
- A35 - It is appreciated that the Parish Council is working on obtaining a low emission zone and safety improvements but what is happening in regard to obtaining a bypass? After discussion it was **AGREED** that the Parish Council is limited in what it can do and that a Chideock A35 Working Group should be formed within the village, in a similar manner to the Flood Management Group. The Clerk will advertise this and ask for volunteers.

Cllr Geraghty reported that the A35 Miles Cross Working Group is working to improve how traffic is redirected when there is an incident on the A35.

Standing Orders were resumed.

1863 County and District Councillors' and Police Reports.

West Dorset Cllr Christopher reported as follows:-

- It has been a busy summer with many WDDC Planning Committee meetings and site visits.
- There West Dorset land supply required for the Local Plan has fallen below 5% which means that the Local Plan carries less weight in comparison to the National Planning Policy Framework.
- The potential changes to local government in Dorset and the possible creation of new Unitary authorities could impact land supply measurement and local plans – will this be on a District / Borough basis or across the whole county?
- National Park status for parts of Devon and Dorset is being promoted – this could have significant impacts on development and infrastructure.
- Gate Farm – Planning Enforcement should be contacted in regard to this matter.

1864 Reports / Updates by the Clerk and Councillors.

Items 1 to 27 on the Actions & Information List were **NOTED**, with the exception of those detailed below, which were discussed in more detail.

Item 10 – DAPTC AGM. AGREED that the Clerk draft motions on

CC

- a) The AONB to be statutory consultees for planning applications
 - b) A mandatory 20 mph speed limit on single track highways with no footway
- These will be circulated to all prior to submission.

Item 19 – Gate Farm. AGREED to write to Planning Enforcement querying the compatibility of current use of Gate Farm and the current permitted use category.

CC

Item 19A – Inappropriate “advertising” signs at the junction of North Road / Main Street A35. AGREED to follow this up with St Giles PCC and the Weld Estate to ask again if they have any objections to these signs.

CC

Item 23 - 27 – Weight / width restrictions. AGREED to query with Planning Enforcement whether the delivery of material by very large HGVs to Roadstead Farm via Mill Lane is in contravention of the planning use class.

CC

1865 A35 Matters.

Items 28 to 56A on the Actions & Information List were **NOTED**, with the exception of those detailed below, which were discussed in more detail.

Item 43 – A35 Air Quality. AGREED to delegate responses to the 2014 and 2015 WDDC DeFRA reports to Cllr Elliot and Cllr Murray – drafts will be circulated prior to being sent to West Dorset Environmental Health by the Clerk.

CC

1866 Planning Matters.

a) Applications.

WD/D/16/001744 LUSHAYS, BRIGHTHAY LANE Erection of timber Summerhouse in the existing rear garden of the Residential Dwelling (Full)

Chideock Parish Council objects to this application for the following reasons:-

- 1) *Loss of neighbouring amenity due to proximity of the proposed development to the boundary of the neighbouring property (Orchard End).*
- 2) *Intrusion of privacy and denial of quiet enjoyment by the neighbour in their own garden resulting from use of the proposed building.*
- 3) *Excessive height leading to intrusion of privacy and loss of visual amenity to the neighbour*
- 4) *Loss of screening by existing mature trees if cut down to give the excessive height proposed*
- 5) *The distance from the edge of the roof to the boundary is less than 1 metre so that the degree of intrusion is greater*
- 6) *The proposed development is in the previously undeveloped garden*

Should WDDC Planning decide to approve this application the Parish Council would like to see the following conditions:

- 1) *Either the existing mature screening fir trees to be retained, or replacement planting to be evergreen trees of 1.5 metres minimum height*

2) Development to be kept at least 2 metres from the boundary with Orchard End

3) No use for overnight accommodation or any commercial use.

Chideock Parish Council further suggests that WDDC Planning might consider recommending location of the proposed summerhouse further away from the boundary, and further north where the land appears to be lower.

b) **To consider any applications received after the agenda was circulated.** None.

c) **Determinations.**

WD/CA/16/00217 SIMONS ORCHARD, MAIN STREET 1 No. Walnut Tree – Fell
GRANTED

WD/D/16/001190 WELLS FARM, BRIGHTHAY LANE Use of building as C3 dwelling
(Certificate of Lawfulness (Existing)) **GRANTED**

d) **Appeals.** Appeal against refusal of WD/D/16/000811 ROZELLE, MAIN STREET Single storey extension, loft conversion and external alterations

e) **Ridwood Affordable Housing Development.**

AGREED that the Clerk should again ask for an update following the meeting with CC Magna held on 11 February 2016. **CC**

f) **Any Other Planning Matters.**

Item 57 on the Actions & Information List was **NOTED.**

i. **AONB / Lighting & Dark Skies.**

Cllr Geraghty to draft a reply to Trevor Warrick, WDDC Spatial Policy and Implementation Manager. **KG**

ii. **Enforcement.**

Nothing to report..

iii. **Mill Lane Bridleway 18.**

AGREED that the Clerk will ask DCC Rights of Way for an update regarding the proposed Modification Order. **CC**

Cllr Geraghty to draft a reply to Geri Coop, Special Projects Officer (Access), The British Horse Society, regarding vehicular speed on a Bridleway. **KG**

iv. **Seatown.**

Nothing to report..

v. **Seatown Regeneration Feasibility Study Project.**

Items 58 – 59A on the Actions & Information List were **NOTED.**

AGREED that the report be passed to the Chideock Society and to give them permission to publish it and pass it on to other groups / bodies as necessary. **CC**

vi. **Changes to Planning Consultation Processes.**

Items 60 – 60A on the Actions & Information List were **NOTED.**

1867 Finances.

a) **Payments.**

RESOLVED to make the following payments:-

i. Clerk's Salary & Expenses for September	£286.76
ii. PAYE for July, August and September	£163.60
iii. Chideock Village Hall Hire – August & September	£38.50
iv. Teresa Mudford for Mower Hire for Clapps Mead Play Area x 8	£80.00
v. BDO – External Audit	£120.00
vi. PNW Services Bus Shelter Cleaning Jul - Sep	£20.00
vii. St Giles PCC – Grant for Cemetery Grass Cutting	£475.00

Proposed by Cllr Geraghty, seconded by Cllr Murray, carried unanimously.

b) **External Audit.**

As per the External Audit requirements, **RESOLVED** to approve and accept the externally audited Annual Return for 2015 – 2016.

Proposed by Cllr Carey, seconded by Cllr Rogers, carried unanimously.

c) **New TSB Bank Account.**

The Clerk reported that she had not yet opened the new accounts but hoped to do this before the next meeting. **CC**

d) **Foss Orchard Car Park.**

Items 62 – 63A on the Actions and Information List were **NOTED.**

- 1868 Clapps Mead Playing Field.**
Items 64 - 72 on the Actions & Information List were **NOTED**.
- 1869 Flood Management Plan for the Winniford Valley.**
Item 72A on the Actions & Information List was **NOTED**.
- 1870 Current Consultations.**
Items 73 – 74A on the Actions & Information List were noted.
AGREED that the Clerk will inform the promoter of the Dorset Unitary Proposals **CC** consultation that the time scale set was insufficient for Towns and Parishes to give an informed response.
AGREED to defer the DCLG Consultation on Council Tax Referendum Principles to the October meeting.
- 1871 Motions Received with Notice.** None.
- 1872 Correspondence.**
There were no other items of correspondence to be brought to Councillors' notice.
- 1873 To confirm the date and time of the next meeting of Chideock Parish Council.**
The next scheduled meeting is at 10.00 am on Tuesday 25 October 2016.

The meeting closed at **9.00 pm**.