

CHESIL BANK PARISH COUNCIL

INCORPORATING THE PARISHES OF PORTESHAM, ABBOTSBURY, LANGTON HERRING AND FLEET



Minutes of the Parish Council meeting held on Monday 3rd December 2018 at Portesham

Councillors Present:

M White (MW) (*Chairman*)

J Coombe (JC)

D Collins (DC)

K Donnelly (KD)

Mrs M Harding (Clerk)

Cllr T Bartlett (WDDC)

D Stevens (DS) (*Vice-Chairman*)

G Roper (GR)

J Beck (JB)

R Chipp-Marshall (RCM)

Cllr I Gardner (WDDC)

H Ford (HF)

S Milton (SM)

I White (IW)

G Whitby (GW)

10 members of the Public

Apologies: R Doggett (RD) J Barker (JCB) Cllr Jean Dunseith (WDDC/DCC)

2018/12-1 Welcome, Housekeeping and to receive apologies for absence- received and recorded.

2018/12-2 To receive any declarations of interest and grants of dispensation- JC declared an interest in the planning at Bagwell Touring Farm

2018/12-3 To approve the minutes of the Parish Council meeting held on 5th November 2018 and sign the same Proposed JC Seconded RCM

2018/12-4 Matters arising from the minutes for info only - none

2018/12-5 Democratic Forum 15 minutes (agenda items only)

The agent for the planning application at Elm Tree Pub spoke about the application to build to new 3-4 bedroom homes with large gardens, the property would be accessed by Shop Lane. Cllrs asked about the future of the Pub given that if the houses were approved then there would only be parking for 11 cars as the paddock where the houses are proposed has been used for parking. Cllrs also commented on the need for local affordable housing but these properties will be open market housing. The agent expressed that it is not the intention of the applicant to close the pub and that it is still on the market.

The applicant of the planning application at Bagwell Farm Touring Park attended the meeting and spoke on the application, they apologised that their agent had not completed the application form correctly and explained the reasons for the new shop and café area. These buildings had been on the site since the late nineteen fifties. The applicant also spoke on the upgrade that will be wheelchair friendly and include solar panels.

2018/12-6 To consider all correspondence received for decision, consultation and information

The list of the correspondence had previously been circulated

- i. Falmouth Town Council survey regarding rate relief on public toilets, Abbotsbury Cllrs will look at the survey and send their views to the Clerk in time for 10th December.
- ii. Scope had contacted the council regarding siting a clothing bank in the Parishes, it was reported that Portesham already have a clothing bank sited near the school.
- iii. Emails of photographs of the new cut through and pipes at the Malthouse Meadows development, Portesham Cllrs are looking at a site visit with the planners to clarify the works.
- iv. Concerns were raised at the announcement of the new Logo for the New Dorset Council on the cost of rebranding all the vehicles and stationery.
- v. Cllrs were made aware of the Dorset resilience day for Flood Wardens on 7th December
- vi. The quarterly inspections for each of the play areas have been received and Cllrs will look into the actions required.
- vii. Planning Training event on 21st Feb 2019 at Blandford School has been arranged; Cllrs will let the Clerk know if they wish to attend.

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- viii. MW reported that Magna have been in contact as they are looking to purchase 2 of the properties at Malthouse Meadows for Shared ownership housing. Portesham Cllrs will present this to the parish at a Portesham Parish meeting in January when there are more details and a speaker from Magna.

The Dorset and Somerset Air Ambulance arrived at the meeting, the annual donation was presented and a photo of the Chesil Fayre group with the D & SAA volunteers. A donation £1250.00 was made from the Funds raised at the Chesil fayre.

2018/12-7 Finance

i. **To consider the costs of replacement gates at the Playing field**

The quote for 2 x 7ft tantalized gates at £338 was approved

Proposed GR

Seconded RCM

ii. **To consider the quote to replace the broken post on the village green.**

A quote had been gathered for the post that had been broken off on the green; the quote gathered included treatment for the post. MW commented that she had a tin of the Sikens if required which would make the quote cheaper. DC commented that a new post is not really required in that area and suggested that the PC don't go the expense of a new post, this was agreed.

iii. **To consider the works to the roundabout at Portesham Play area**

DC commented that the PC had agreed not to repair the roundabout but to replace the unit when funds allow. This was agreed and a notice placed on the roundabout, and locals using the equipment informed of the decision.

iv. **To consider receipts and payments**

All payments were authorised and paid in line with the necessary internal controls and contracts.

The December reports had been circulated. Bank Balances at end of Nov 18 **-£56711.06**

Proposed DS

Seconded GR

2018/12-8 Working group reports-

- i. *Finance & General purposes group*- The Clerk's appraisal was carried out by JC and SM, SM commented on the excellent job the Clerk is doing for the Parish, supported by all Cllrs.
- ii. *P & D Working group* –Although a meeting of the WG was not feasible to review the Willow Barn Appeal, it was noted that a S106 agreement had been specifically ruled out by the applicant's agent. This conflicted greatly with the support given by CBPC for the original application - subsequently refused by WDDC - which had been predicated on S106 action. So, the absence of a S106 agreement was brought to the Inspectorate's attention to ensure that a potential dwelling could not be sold on the open market but tied to the business, and to ensure appropriate screening and planting was carried out pre-build – this was in case the Inspector decided to uphold the Appeal. If he dismisses the Appeal, then the status quo with the business remains because of its Certificate of Lawfulness. The P&D WG were agreed on this action.
- iii. *Recreation and Allotments*- RCM reported that the PC had been offered a caravan for storage as the porta cabins were being removed in the coming weeks. There has been some interest in the playing field to be used for dog training/agility but storage for their equipment was required. Cllrs were not in favour of a caravan on the site. Cllrs were to be given the items yet to be stored so that they could be shared between those who could help. It was suggested that the PC buy something fit for purpose i.e. a suitable container unit until the new pavilion with a storage facility has been built. The Council will ask if the removal of the porta cabins can be deferred so storage arrangements can be made.

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- iv. PP & NP-A meeting of the NP/PP Steering group has been arranged with those who had expressed an interest at the parish meetings and presentation evening, also all Cllrs were invited. The group will be responsible the work surrounding updating of the PP or going forward with a NP. Producing a questionnaire and carrying out consultations. A report will be given to the PC at each meeting.

2018/12-9 Planning Consultations-

i. To consider all planning applications-

- a. WD/D/18/002757- Hawkwell, Angel Close, Langton Herring- Demolition of conservatory and erection of replacement conservatory- LH Cllrs had not had time to put the plans on display for the village and will make their comment by the 30th December.
- b. WD/D/18/002439- Higher Farm House LH, Lawful use of agricultural land as a garden- certificate of lawfulness (existing)- No objections as this has been used as garden for over 10 years.
- c. WD/D/18/002437- Elm Tree Inn, Shop Lane, LH- All plans, reports and designs of the proposed development were displayed on two occasions in the village hall during village activities to allow residents to view them and respond individually as/if they wish. The proposed development is generally not supported by the residents, several of whom have registered their comments on line. The proposed CBPC response also recommends Objection, subject to CBPC agreement. Proposed KD Seconded DS
- d. WD/D/18/002615- Bagwell Farm Touring Park, Chickerell- Demolition of existing buildings and erection of a new central facilities building- The PC supported the application.
- e. WD/D/18/002385- Rocket, Winters Lane, -Repair & rebuild existing wooden cabin for residential use- Cllrs yet to hold a site visit and make comments by the closing date 15th Dec.
- f. WD/D/18/002697- Land adjacent to Malthouse Meadows- S106 agreement modification- no objections as this takes into consideration the shared ownership option for local people.
- g. WD/D/18/02686- 4 Winters Lane- Modification of front garden to facilitate the erection of garage- Cllrs will carry out a site visit and comments will be mad by 23rd Dec.

ii. To consider any other planning or enforcement issues

- a. The PC has not had a follow up on the TRO query at Whitmore Coppice for the Tree Officer.

2018/12-10 Highways- To receive any Highways issues

To receive any other Highways issues.

- a. Fly tipping has been reported at the top of Portesham Hill and along the road to the monument
- b. A mirror has been requested at the end of Rocky Lane, the Clerk will follow this up with Highways.
- c. Fly tipping at LH had been reported and was removed very quickly.
- d. Flooding is still occurring in Abbotsbury along Hannah's lane this will be reported to Highways and KD would like to meet the officer on site to explain the issues.

Countryside & RoW-

The new Countryside Manager for the National Trust had sent an email to introduce herself to the PC and to explain about the issues/formalities of a Beacon at Hardyes Monument, thank fully DCC allowed a beacon to be lit at the new Blackdown Car Park. The Countryside Manager also commented on the gate that has now been shut until April, it is hoped that the gate will be open over the winter period to assist with parking as many visitors to the area park poorly creating some dangerous issues for through traffic.

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2018/12-11 Reports from the Parishes

- i. **Abbotsbury**- the Beacon was lit eventually, it was a very windy evening but thanks were given to all those who assisted and continued tirelessly until it took hold.
- ii. **Portesham**- a very successful Armistice Day was held on the 11th Nov a Church Service, Lunch, tea and a film; thanks were given to all the people who helped with the event. The Beacon was lit at the Blackdown Car Park and many attended the event.
There has been a request for a waste bin at the bottom of the village as the 22 new homes are now built, Clerk to contact DWP to look at reciting the waste bin on the Green in Portesham. DC reported a blocked drain on the junction of New Road and Front Street and fly tipping.
A Parish meeting will be held in January to present the shared ownership proposals for 2 properties at Malthouse Meadows.
- iii. **Langton Herring**- 2 x Defibrillator training sessions were held, the replacement bench is being looked into for the amenity area, a recycled material is being considered.
- iv. **Fleet**-No activity on the culvert that was being repaired, Clerk to follow up. Cars are parking on the verge on the bend again.

2018/12-12 Items for the meeting on Monday 4th February at Langton Herring.

Specifications for Grass cutting contracts 2019-20, Request for a bus shelter opposite the Swan Inn.

2018/12-13 Democratic Forum 15 minutes: none

Meeting closed 8.55pm

Cllr Marsha White (*Chairman*) _____

Date: 4th February 2018