

CHESIL BANK PARISH COUNCIL

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



Minutes of the Parish Council meeting held on

Monday 8th April 2019 at Moonfleet Manor, Fleet

Councillors Present:

M White (MW) (*Chairman*)

J Coombe (JC)

D Collins (DC)

R Chipp-Marshall (RCM)

Cllr I Gardner (WDDC)

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

I White (IW)

R Doggett (RD)

G Whitby (GW)

Mrs M Harding (Clerk)

H Ford (HF)

S Milton (SM)

K Donnelly (KD)

G Roper (GR)

7 members of the Public

Apologies: J Barker (JCB), J Beck (JB)

2019/04-1 Welcome, Housekeeping and to receive apologies for absence- received and recorded.

2019/04-2 To receive any declarations of interest and grants of dispensation- None.

2019/04-3 To approve the minutes of the Parish Council meeting held on 4th March 2019
Proposed DS Seconded KD

2019/04-4 Matters arising from the minutes for info only –

Item 4- Clerk to continue to follow up the siting of a Bus Shelter at the bus stop in Abbotsbury DC to inspect the Glebe Play area gate and other issues

Item 6vi- replacement defib pads have been supplied to Portesham and Langton Herring defibs, DS to confirm the replacement dates of the defib in Abbotsbury

Item 6viii- The Pound has finally been registered with Land Registry. RD thanked the Clerk for pursuing this registration.

Item 6 ix - the PC cupboard has now been relocated upstairs in PVH, DS was asked to provide a more substantial lock for the cupboard.

Item 6xi- The new bench at Langton Herring and base have been installed.

Item 6xii- The tree reported to have fallen on the railway line has been removed

Item 10i- Cut through at the Malthouse Meadow development- MW stated that she had been officially asked following the issues with the cut through and the recent flood issues if she had personally dug the cut through, MW asked for it to be recorded in the minutes that she did not carry out the dig in July 2012, this was impossible due to her size and the fact she was unable to get to the bottom of the village due to the flood and for personal reasons. A member of the public at the meeting backed this up.

Item 11i- the Portesham Flood map is to be collected and returned to the Flood team

Item 11ii- The grass at Abbotsbury Recreation ground has been cut.

2019/04-5 Democratic Forum 15 minutes (agenda items only)

A resident commented on the planning application at 8 Goosehill- the resident was objecting on the proposal for a 2 bedroom to be converted into a large 3 bedroom house, where there is no extra parking only that for 1 space on a licence. The proposal is to be built up to the boundary on either side; this is felt to be gross over development of the site. The brick walls will be detrimental to the adjacent properties on either side with 6metres of wall down the garden.

The applicant of the planning application on land along Winters Lane spoke regarding the issue of a lack of land supply so does not conflict with the NPPF. Overall there is housing need and as Portesham is considered sustainable having a DDB. The applicant had consulted Cllr Ian Gardiner on this matter and he had confirmed that there is a lack of a 5 year housing supply so development in a village with a DDB would most likely be supported. Ian Gardner also supported this view.

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2019/04-6 To consider all correspondence received for decision, consultation and information

The list of the correspondence had previously been circulated:

- i. Item 7-following the environmental project at the Cemetery an area for grass cutting and plot spoil was to be prepared; this will be carried out at a cost of £105.00 in the coming weeks.
- ii. Item 8- the Clerk had circulated a list of the S106 funds for the Parishes of Portesham and Abbotsbury where development has taken place. There are funds available that can be used towards the Pavilion project, it was suggested that the play area group needs to meet to consider the funding and application for these funds. Also some of the funds could be used to repair the finger posts in the parishes, specifically the one at Ashley Chase **Action Clerk: Date to be agreed**
- iii. Item 9- Costs had been received for the purchase and installation of a waste bin £250 plus a fee of £4.80 per collection, the bin had been agreed to be installed on the verge by 1 to 3 Goosehill cottages. It was agreed to purchase a bin and set up a contract with DWP for collection, the bin would need to be far enough away from the road so passing traffic does not use it as a bin for their rubbish. **Proposed DS Seconded DC Action Clerk**
- iv. Item 10-A request was received from a resident at Rodden that due to the lack of a bus service could there be a bus stop on the B3157 at the junction of Rodden Lane and Cheese Lane, this was thought to be a dangerous location but would pursue this with Highways and Bus companies to gather a definitive answer. **Action Clerk**
- v. Item 12- Following a response from the Church Warden regarding a faculty required from the diocese to carry out repairs to the Churchyard wall, the PC now need to gather a quote for the works so the diocese can consider what faculty's may be required.
- vi. Item 14- The operations assistant at the new Dorset Council dealing with sand bags for the Portesham issue has asked if a suitable location has been found, the Village Hall do not want a shed, and so far no other suitable location has been found. **Action Portesham Cllrs to look into this**
- vii. Item 18- there will be no contested elections in the 4 parishes of Chesil Bank, Langton Herring are now short of 1 Cllr so can co-opt within 35 days from the election.

2019/04-7 Finance

i. To consider receipts and payments

All payments were authorised and paid in line with the necessary internal controls and contracts. The March report had been circulated.

Bank Balances at end of Mar 19 **£54301.91** **Proposed RD Seconded DC**

It was noted that this is the year end figure and the internal audit will be carried out in due course, the Annual Audit will be on the May PC agenda.

ii. To consider the quotes to update the PC website in line with new legislation

The Clerk had gathered 3 quotes to update the current PC website these were considered and it was agreed to accept the proposal from Watershed.

Proposed RD Seconded DC

iii. To consider grass cutting for the play area in the short term

The volunteer who was going to cut the grass using the ride on mower now owned by the PC is unwell and no other volunteer has come forward so the PC have gathered a quote from one of the current contractors to cut the grass on a per visit basis just until the volunteer is better. This is at a cost of £55.71 plus Vat assuming it is cut on a 2-3 weekly basis. This was agreed.

Proposed GR Seconded DS

2019/04-8 Working group reports-

- i. *Finance & General purposes group*- A meeting was held on 3rd April with the four Parish Chairs, JC, MW, RD and DS – a report for the meeting had been previously circulated. The group considered the

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Self-Assessment capability tool for Parish Council's the outcome being that Councillors should be encouraged to attend more seminars and training, the PC will look into the Local Council Award Scheme. Also the budget v actual report was circulated it was noted that the expenditure and amounts now allocated to the specific reserves has reduced the general reserves.

- ii. *P & D working group* –the group had a site visit on 1st April and then met on the 2nd April to discuss the comments on the application for a dwelling at Land in Winters lane, to be discussed at the PC meeting under planning - still waiting on the appeal decision for Willow.
- iii. *Recreation and Allotments*- the Chesil Fayre group met on 21st March, the group are now looking to clearing the area so a container unit can be placed next to the Green Giant ready to store the Chesil Fayre equipment, further items have now been given to the PC from the Abbotsbury Recreation Group that can be used at the fayre. A recreation meeting is to be called to consider funding applications for the pavilion project. MW reported that there had been some interest in using the area for Croquet from a group who need to relocate, more information to follow.
- iv. NP report –GW reported on the meeting of the Neighbourhood Plan group who met on 18th March, the group are progressing well with some enthusiastic members; the next steps are to make residents aware of the progress made and the requirements for the plan. The group aim to attend meetings of local groups and parish assemblies in order to get the information out in the public, there is also a dedicated page for the NP on the PC website.
- v. Emergency Plan group- IW reported that the group have met and made updates to the plan and added the defib locations. The group aim to meet again in approx. 6 months when the Portesham Flood investigations are concluded. DC is to join the Emergency plan group and flood officers are to be found for each of the Parishes. The Flood map will now be returned to the flood team so that they can collect all the data that the residents have supplied.

2019/04-9 Planning Consultations-

i. To consider all planning applications-

- a. WD/D/19/000441 32 FRONT STREET, PORTESHAM- Erection of wooden framed 3 bay garage – CBPC could not find any planning materials considerations not to support the application but if permission is granted the following constraints are recommended: The garage is solely used for the storage of motor vehicles associated with the main property No 32 Front Street and the garage is tied to the main property so it is not further developed in the future.
- b. WD/D/19/000440 8 GOOSE HILL, PORTESHAM- Demolition of conservatory and erection of single storey extension- CBPC could not find any planning materials considerations not to support the application.
- c. WD/D/19/000464 LAND EAST OF, 13 WINTERS LANE, PORTESHAM-Outline application for the Erection of 1 dwelling – The P & DWG had provided a report and suggested comments based on the list of planning material considerations from the Planning Portal.

Prior to Councillors deciding on the planning application, RD outlined the reasoning and justification behind the group's recommendation to Object as follows: A previous application by the current landowner had been withdrawn approx 1 year ago. The application did not comply with current NPPF and Local Plan in that the proposed site was well outside the Portesham DDB. The existence of another dwelling outside the DDB does not justify further encroachment on the countryside by a second dwelling. The existing DDB was current and should be accepted as such. The Councillors

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were reminded that the Local Plan Review Background Paper states that “outside DDBs, development will be strictly controlled having particular regard to the need for the protection of the countryside and environmental constraints, ie a more restrictive approach is adopted”. The Parish Council should uphold the planning concept of the DDB for consistency, as they had applied this ruling with other similar “single dwelling in a field” applications and Object. Citing shortages in the 5-Year Housing Plan is often quoted by agents seeking to put a dwelling in a field – the 5-Yr plan is devised to achieve multiple or small number housing developments, including affordable housing, not a single market value dwelling in a field. The agent suggested that the proposed dwelling was possibly a rural worker dwelling- this is not supported.

The Councillors were then asked in turn for their comments and then voted on the report from the P & DWG.

5 Voted to support the report 3 against and 4 abstentions- motion carried that PC object to the planning application on those grounds.

- d. Planning Consultation WD/D/19/000608 2 ANGEL LANE, LANGTON HERRING-Demolition of the existing garage and erection of replacement outbuilding. This is not a planning application and the Council cannot consider the planning merits of the development. The application will be determined solely on the question of whether the development or use proposed would have been lawful on the date the application was made- no comment required
- e. Planning Consultation WD/D/19/000414 16 MARKET STREET, ABBOTSBURY-Internal alterations at ground floor level- CBPC could not find any planning materials considerations not to support the application.
- f. Planning Consultation WD/D/19/000646 ELM TREE INN, SHOP LANE, LANGTON HERRING-Erection of 2 dwellings together with associated parking, landscaping and bin/cycle storage- extension agreed to be considered at the May meeting

ii. To consider any other planning or enforcement issues

The enforcement issues reported regarding Brandon Mead are being considered and a 56 day notice to clear up has been served. The enforcement issue reported at Rodden is also being looked into; Cllrs raised their concerns at the number and size of properties appearing in the hamlet. Abbotsbury Cllrs to visit Rodden.

2019/04-10 Highways- To receive any Highways issues

To receive any other Highways issues.

- i. DC raised the issue of the levels of the stream still being high and that there is now water in the ditch by the village green where there hasn't been for many years.
- ii. The yellow lines requested along West Street in Abbotsbury are still yet to go to committee in October 2019.
- iii. Blocked drains in Rodden Row
- iv. The road edges have not been repaired at the bottom of White hill
- v. Tyres have been reported on the side of the Hardyes monument road, these are believed to be on private land.

Cllrs were reminded that they can report road faults online as and when they occur.

Countryside & RoW-The gate to Hardyes Monument are due to open soon. Japanese Knotweed reported to the PC has been brought to the attention of the Countryside team and this site near the Scrap yard is being treated.

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2019/04-11 Reports from the Parishes

- i. **Portesham**- Annual Parish Assembly provisional date 20th May 2019.
- ii. **Abbotsbury**- Annual Parish meeting to be confirmed.
- iii. **Langton Herring**- Annual parish meeting confirmed for 22nd May
- iv. **Fleet**-The culvert repair has been completed but there is now a layby left which will only encourage people to park and this is on a bad bend into the village- clerk to report to the team. Annual Parish meeting to be confirmed.

2019/04-12 Items for the meeting on Monday 13th May at Portesham- refreshments to be served after the meeting. The new council will take office at this meeting and a Chairman will be elected for the CBPC.

2019/04-13 Democratic Forum 15 minutes: None

MW then thanked all the Councillors who were stepping down at the beginning of May Graham Whitby, Janice Beck, John Barker and Sheila Milton.

MW then went on to especially thank Sheila Milton who had served as a Cllr for Langton Herring and the Chesil Bank Parish Council for 24 years out of 32 first coming onto the Council in May 1987 until 1991 then having a break and returning in May 99 until 2019.

The Council took a vote of thanks and The Clerk presented a gift to Sheila.

Meeting closed 9pm

(Chairman) _____

Date: 13th May 2019