

# CHESIL BANK PARISH COUNCIL

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

Chairman Ian White

Clerk M Harding



## Minutes of the Parish Council meeting held on

**Monday 4<sup>th</sup> July 2022, 7.30pm at Fleet Church**

### Councillors Present:

#### Abbotsbury Cllrs

K Donnelly (KD)- (Parish Chair)

Graham Roper (GR)

Mark Hardway (MH)

#### Langton Herring Cllrs

Cate Killoch- (Vice Chair of the Group Council)

Anne Kerrins

#### Fleet Cllrs

Ian White (Chair of the Group Council)

John Coombe

#### Portesham Cllrs

D Collins (DJC) - Parish Chair

M White (MW)

M Bartlett (MB)

R Chipp-Marshall

S Murdoch (SM)

S Weeden (SW)

### In attendance:

Cllr Mark Roberts (MR) Dorset Council

3 members of the public

#### 22/07-1 Welcome, Chairs opening remarks

IW welcomed all to the meeting and explained that the Fleet meeting had been moved to July as it is warmer in the Church at this time of year.

**22/07-2 Apologies for absence we received and accepted from** –Lorraine Dalley, Mrs M Harding (Clerk) due to ill health, Cllr Weeden took notes for the minutes to be prepared

**22/07-3 To receive declarations of personal or pecuniary interests and grants of dispensation**-none

**22/07-4 To approve the minutes of the Parish Council meeting held on 6<sup>th</sup> June 2022 as an accurate record.** Proposed MH Seconded CK

**22/07-5 Matters arising from the minutes for info only**- none.

**22/07-6 Democratic Forum** –none

**22/07-7 Finance**

**i. To approve the finance report of payments and receipts**

All payments due were authorised to be paid in line with the necessary internal controls and contracts. The report of payments, receipts and the bank reconciliation were circulated prior to the meeting and placed on the PC website.

| Receipts    |  |          |
|-------------|--|----------|
| Donations   | Collection pots (Abbotsbury Play area) | £27.33   |
| Stonewater  | Rents                                  | £1198.00 |
| LH BBQ      | Monies from Jubilee BBQ for LH         | £227.10  |
| Payments    |  |          |
| Admin costs | Salary/ PAYE/office expenses           | £981.10  |
| DAPTC       | Training                               | £33.40   |
| OES         | Plaque for play area LH                | £186.00  |

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|                        |   |         |
|------------------------|---|---------|
| Methodist Hall         | Parish meeting hire                     | £9.00   |
| H Soper                | Allotment paths, grass cutting contract | 140.00  |
| Dorset Planning Co     | NP Consultant                           | £716.40 |
| M Jolliffe             | Grass contract                          | £233.33 |
| Jubilee Grant          | Portesham                               | £665.34 |
| Jubilee Grant          | Abbotsbury                              | £158.97 |
| Jubilee Grant          | LH transferred to LH amenity area       | £157.19 |
| PVH                    | Hall Hire                               | £21.00  |
| Wessex Ground Services | Grass Contract                          | £136.17 |
| Hague Group            | Horse Safety signs                      | £168.00 |
| H Soper                | Grass contract                          | £140.00 |

Bank balances to the end of June 2022 £ 82,891.78

Proposed CK

Seconded KD

**i. To consider the sale of any leftover Jubilee Coins.**

The jubilee coins cost £3.52 each to purchase. There are approximately 10 from Abbotsbury and 5 from Langton Herring. IW noted that none of the children in Fleet had been included in the purchase of coins so the current left-over coins will be given to IW to distribute to those who meet the criteria and come back to the PC if there are still any left. It was noted that it would be good to have one in the PVH for posterity if available.

**ii. To consider the S106 funds available that are at risk.**

The funds from previous applications on the S106 register had been circulated, the recreation group are working on what projects can meet these funds.

## 22/07-8 Planning consultations

**i. To receive any planning consultations-**

- a. P/PABA/2022/03598 Proposal: Erect 2 x Agricultural portal frame timber barns for the storage of machinery, implements and hay bales. 2 x Identical sized buildings to meet a gate width apart at front corners to form a right angle to each other Location: East Fleet Farm Fleet Lane- this has now been passed.
- b. P/HOU/2022/03611-Proposal: Remove existing wall and erect detached Garden Room. Location: 1 Coastguard Cottages, Langton Herring- CK had prepared a report of the objections for this application. This being a brick building facing away from the current house and garden towards the Fleet lagoon; plumbing and utilities are already installed. A stone wall will also be removed. There are issues with parking at this location. This will be clearly visible from the Fleet and is over development of the site. CK asked for a site meeting as the PC cannot rely on enforcement to follow this up. An extension will be requested in order to make the comments following a site meeting. A resident commented that this also goes against the CBPC NP although the plan is not yet adopted. A potential meeting was called for Friday 8<sup>th</sup> in the morning.
- c. P/HOU/2022/03480 -Proposal: Erect rear extension and install roof lights to kitchen roof. Location:15 Back Street, Abbotsbury- no objections
- d. P/LBC/2022/03680 -Proposal: Erect rear extension and install roof lights to kitchen roof. Location:15 Back Street, Abbotsbury- no objections
- e. Weymouth Neighbourhood Plan- Cllrs were asked to comment if they wished.

**ii. To receive an update on planning /enforcement or ongoing issues-**

Following the Portesham parish meeting questions were raised on some potential development issues which have been followed up.

It was noted that there are now 8 chimney pots on the top of Trafalgar House, this will be followed up with enforcement following their response in March that conservation officers are working closely with the contractors.

The mobile home with no planning is still in place at Rodden Farm, this needs to be followed up for the next meeting. There was some camping over the bank holidays but not as much activity as last year. Concerns were raised that there is still no planning consent for camping on the site.

CK commented on the lights at the scrap yard as they are still quite high. It was asked if these could be dipped further.

DJC commented on the change of access which has still not been carried out at the Scrap yard. It was noted that this has already been reported to enforcement.

**iii. To receive the Neighbourhood Plan report**

The Chair of the NPSG commented that the current NP for Chesil Bank is not made so it does not carry any for planning comments at this time, and that when the Call for Sites was published it was optional. So, there may be flurry of applications prior to the plan being made.

Report circulated prior to the meeting but the Chair did express his disappointment at the level of attendance.

**PRE-CONSULTATION PROCESS: SURVEY**

The survey was closed as planned on the 20th June. A total of 58 responses were received which was less than we anticipated. Out of the 58, 5 were non-residents leaving a total of 53 residents entitled to vote in the referendum. 8 of these chose not to answer the question regarding support of the draft plan, leaving 45 who expressed an opinion about the overall plan. 35 residents expressed full support of the plan, 8 supported it with minor changes and 2 did not support it. One of the residents who did not support it rejected the plan because we had not addressed highway safety, despite the fact that they either strongly agreed or agreed with 27 of the 31 policies. The remaining one rejected the plan on the basis that our approach was amateurish, and the resulting conclusions were “worthless.” We have collected some very useful feedback from the comments made in the surveys and emails and we are currently categorizing the comments so that we can prepare a response and decide what changes should be made to the draft plan.

In addition, we have had responses from the following statutory consultees:

|  |                         |
|--|-------------------------|
| Natural England                              | Puncknowle and Swyre PC |
| Wessex Sustainable Places-Environment Agency | Wessex Water            |
| Ilchester Estates                            | Dorset AONB             |
| Historic England                             | Highways England        |
| Dorset Council                               | Sport England           |
|  | Burton Bradstock PC     |

Most of the returns have been very positive and constructive but again we are currently scrutinising the comments and determining the impact on the draft NP.

All the comments will be discussed at our next Steering Group meeting on July 18th. Following that meeting a revised NP will be prepared and submitted to the Steering Group meeting for approval on the 19th September. Assuming that receives the go-ahead, then the NP will be submitted to the Parish Council for approval at their meeting on the 3rd October to be held at Langton Herring. Once it is approved by the Parish Council then it will be forwarded to Dorset Council.

## PORTESHAM HOUSING PROJECT

A meeting was held between the landowners, Magna Housing, and Intel-Land on the 22nd June to discuss the provisional site plan put forward by Magna. Magna Housing is working on the assumption that they would be responsible for the whole site, including the open market homes. A provisional target of 10 homes was agreed with 50% being affordable. All of the affordable units would be classified as "Affordable Housing", and they would probably be a mix of roughly 70% Social Rent and 30% Shared Ownership. "Social Rent" is calculated based on a formula that uses historic values and local incomes, amongst other things. "Social Rents" tend to be cheaper than the newer "Affordable Rent," which is calculated at up to 80% of local market rents.

Magna Housing and the Landowners have been requested to set up a bilateral meeting to discuss the financial aspects of the proposal over the coming months and to advise if there is sufficient agreement to move into the next phase.

The Chairman of the NPSG was asked when the final copy will be available to the public, it is likely to be after the 3<sup>rd</sup> October PC meeting once approved by CBPC.

## 22/07-9 Highways- reports

### i. Update on Speed and Traffic regulation orders requested from Dorset Council -

Requests have been sent for yellow lines on West Street Abbotsbury, extension of 30mph from Abbotsbury to bridleway entrance eastwards, extension of 30mph from West Elworth to the village of Portesham, extension of the 30mph limit to the Scrap yard entrance and the change in HGV's regulations on Front Street. As yet no responses.

### ii. To receive any other highways issues

It was noted that there had been an accident near Whitmore Coppice but it wasn't recorded in the Echo or online. It would be good to know how many recorded accidents there had been in this location since the new entrance had been made.

IW commented that the average speed cameras work very well in Scotland, but SM reported that this is too expensive for Dorset Council to install.

DJC asked that Cllrs are vigilant on reporting gullies to keep them clear and report online.

Also there will be a water leak repair at No6 Front Street and the School entrance, there will not be a road closure.

## 22/07-10 Countryside & Rights of Way reports

DJC reported that kissing gate at the bottom of St Catherine's Chapel needs repairing, this will be reported online with pictures.

## 22/07-11 Recreation and Council Property-

### i. To receive an update on the Pavilion Project and consider the future use of the playing field (West Elworth) for Car boots, Dog Agility and fundraising events

RCM reported that she had had a meeting with the architect assisting the PC and he has suggested that the PC puts in full planning now not outline. It was noted that the PC gets a 50% discount on planning application costs. The architect will update the plan to reflect this and write a design and access statement.

CK asked if there can be a Recreation meeting before this is decided. The cost is going to be substantial; it is time to stop and take stock and see if this is the right expenditure at this time especially as this is such a large amount of money on such a small proportion of the Chesil Bank population. This needs thorough discussion now, gathering more information and if the original idea is what we want now.

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MB commented that at the Portesham meeting it was discussed, how we could canvas the whole of Chesil Bank, the clerk is looking into this. We could use Survey monkey, what's app, Facebook and the Chesil as well as paper if needed.

It was noted that approx. £11000 has been raised from the Chesil Fayre events and the PC agreed over several years to input £5000 from the precept to support the recreation project. IW noted that it was hoped to make the project self-funding as it is a full Parish Council decision to ensure the building serves all in Chesil Bank parishes. AK asked if there is a project plan as it will be open to scrutiny. The costs of materials have doubled or tripled in recent years. RCM explained that the field is costing money rather than making any money. There needs to be a project team to take this forward. A lot of money from the precept has been set aside for this project so we need to ensure it is what the community want.

AK commented on the health and safety regulations of sub-contractors, as the Parish Council has a duty of care.

The Chair of the NPSG commented that there has been comments in the NP on recreation, this will be sent to the Council.

JC commented that we need to remember that the site was gifted to the Parish Council for recreation purposes only in 1938 similar to the site in Abbotsbury. It has been on the PC agenda for a very long time and the project needs to be fit for purpose, with all the new Cllrs having joined it is good to discuss it again before any investment is made.

A separate meeting was proposed of the recreation working group with any Cllrs who wish to attend with proposals. The meeting was arranged for Tues 19<sup>th</sup> July at 7.30pm at the Methodist Hall then recommendations from this meeting can be brought to the PC in September.

RCM reported that she and MW had met a lady interested in doing dog agility at the playing field, she already has a site but wants somewhere more central with storage for equipment. The sessions would be in the evening in the summer and in the winter at weekends. She would need her own insurance and would like to use the storage in the Chesil Fayre container. Half of the container would be required. DJC asked about theft given the container would be open. This needs to be discussed further prior to any agreement. MB would object to this given the issues of dog mess in a recreation area given the issues caused by dog faeces. RCM had suggested an annual rent of £450, it was felt this was not enough given the use of the site, but this will need to be discussed further at the recreation meeting.

Allotment judging is on 18<sup>th</sup> July, also when we have the recreation meeting the allotment compost bins and waterless toilet needs to be discussed.

## ii. **To consider an upgrade of the Tennis Court at the Playing field to potentially as a MUGA**

SW met a contractor for the Tennis Court and works on the play area. Costs are being gathered, surface needs to be cleaned and the vegetation needs spraying, he suggested using a power brush to clean it, SW explained she has access to one and with help as it is a tough job, DJC is happy to transport it, but volunteers will be needed. Further discussion for recreation group.

It was explained that a MUGA is a multi-use games area but the fencing by the road is ok for the use for Tennis and would need to higher for a MUGA. IW commented that the PC should get on with looking after these assets. Approximate costs have been gathered for resurfacing further discussion is required, but it would be good to use the S106 funds where we can.

## iii. **To consider the update on the Portesham Play area Lease and equipment repairs**

CK reported on the meeting with Strutt and Parker acting for the Diocese regarding the new lease, the car parking issue and access was also discussed.

The costs of the rent was proposed for £200 per year (this being double) for 10 years plus contribution of legal fees of £400 to 450 plus vat. The PC agreed in principle to the costs assuming the access and car parking can be agreed.

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Proposed SM                      Seconded DJC

**iv. To consider an extension to the Cemetery-**

SW met with MW and the Clerk, and then later with MB and DJC as there are roughly 36 spaces left in the Cemetery and an extension needs to be considered.

The Estate had been asked when looking at walking access to the playing field for suggested other green spaces to replace the one by the school which is no longer available for the village to use. It was suggested that we could now ask again the specific question for the piece of land above the cemetery to enlarge this and use as a green space if required. MB proposed writing to the Estate to see if this area of land could be considered.

There is still the wildflower area created from the original grave spoil which could be levelled and used as grave spaces, assuming that access is still available to any extension. This was agreed.

**22/07-12 Parish Reports**

**i. Abbotsbury-**

The Horse safety signs need to be collected, Henrys bench needs to be confirmed by Cllrs but it is in hand, KD reported that this will be a recycled bench similar to the ones in Langton Herring.

**ii. Fleet-** It was reported that the laybys are still not finished, and the reflective posts are still missing.

**iii. Langton Herring**

CK reported there had been an official opening and dedication of the play area for Ray Doggett, his family came and were delighted. There is a plaque on the gate. CK has arranged a meeting with concerned residents in the village about traffic concerns. Regarding the benches in the villages, can we ask the contractor to repair the one in the play area.

**iv. Portesham**

DJC reported on the Portesham Parish meeting, DJC has been elected Parish Chair and thanked Marsha for the last 10 years in post. There was presentation on the wildflower site on the school field, the suggested footpath from the village to the playing field was discussed at a cost of roughly £10000. HGVs and the issues of the HGVs coming down Front Street.

The Portesham volunteers have donated a sun dial on the green and they are hoping to pick out the engraving at the bottom and paint it was suggested that this will be painted green but the PC preferred black, this was agreed.

The damaged fingerposts were raised again and white lines in Front Street need to be reinstated. The Methodist Hall was used for the meeting which was very good as there are no issues with acoustics, Portesham Cllrs are proposing that this would be used in the future for Portesham meetings. The Scrap yard entrance and Portesham Caravan park were discussed.

**22/07-13 To consider all correspondence received for decision, consultation, and information**

Report circulated and items noted.

**22/07-14 To confirm the items for the next Parish Council meeting 5<sup>th</sup> September at Abbotsbury**

Recreation report from the 19<sup>th</sup> July meeting with recommendations. Allotment award.

**22/07-15 Democratic Forum 15 minutes-**

Cllr Mark Roberts reported on the points raised by Chris Loder, highways will be surveying the whole route from Abbotsbury, the white lines need replacing and cats' eyes cleaning on Abbotsbury

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hill. Also, double yellow lines outside butchers need repainting. White lines at Elworth and the pinch point at Goosehill. There is a desire to see the 30mph on accident black spots including the 30mph from Elworth to the village. MR reported there is no update on the purchase of the camera van.

A resident asked when the CGR information will be published on with the recommendations from parishes and Dorset Council, MR will follow this up to see when this will be published.

JC commented on the CGR and the issues of losing a Councillor for Fleet. MR was asked to support the PC. He will try to find out but not sure if he is a position to support the proposal.

SM asked MR the name of the person to contact since Rob Clarke has left DC. It may be Brian Richards from the flood team. MR will follow up.

Meeting closed at 9.30pm