

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 7th November 2022, 7.30pm at Strangways Hall, Abbotsbury

Councillors Present:

Abbotsbury Cllrs

K Donnelly (KD) (Parish Chair)

Graham Roper (GR)

Lorraine Dalley (LD)

Fleet Cllrs

Ian White (IW) (Chair of the Group Council)

Langton Herring Cllrs

Cate Killoch (CK)

Portesham Cllrs

D Collins (DJC) - (Parish Chair)

R Chipp-Marshall (RCM)

S Murdoch (SM)

Sue Weeden (SW)

In attendance:

Mrs M Harding (Clerk)

4 members of the public

22/11-1 Welcome, Chairs opening remarks

IW welcomed all to the meeting noting housekeeping.

22/11-2 Apologies for absence we received and accepted from – Cllrs Marsha White, Mark Hardway, Anne Kerins, Martin Bartlett, John Coombe & Cllr Mark Roberts (MR) Dorset Council

22/11-3 To receive declarations of personal or pecuniary interests and grants of dispensation-none

22/11-4 To approve the minutes of the Parish Council meeting held on 3rd October 2022 as an accurate record. Proposed CK Seconded DJC

22/11-5 Matters arising from the minutes for info only-

DJC asked for an update on the 20mph policy with Dorset Council, this has now been agreed at cabinet with minor changes, assuming criteria is met, copies of this will be circulated to all for consideration and if any of the villages meet those criteria.

22/11-6 Democratic Forum –none- no report received from our ward Councillor in his absence.

22/11-7 To consider supporting the motions at the DAPTC AGM

CK will be attending the AGM. The motions were as follows

A- planning notices to be displayed, monitored and enforced and the policy on neighbour consultations to be reinstated- agreed

B- NALC is lobbied to allow parishes to determine if they meet online or face to face-this was not supported by all Cllrs -not agreed

C- Government to be lobbied for changes to the NPPF regarding standards of building control and conservation for improved environmental performance of building works in the local plan and heritage assets- agreed

D- Lobby government to make amendments to the limit of qualifying criteria for housing for out of area applicants and weight in favour of local applicants with closer ties- agreed

E- DAPTC to support the provisions in the levelling up and regeneration bill to discourage growth in second homes by a surcharge if 100% on council tax and seeks further discretionary controls on the growth of holiday lets- agreed

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- F- Lobby the police and Crime commissioner to support stronger penalties for illegal use of public rights of way by motor vehicles- this was agreed, and this should include cyclists on footpaths
- G- Request Dorset Council use their statutory powers to challenge the health service that reduces access to health care for rural residents as part of the Clinical services review- agreed
- H- Dorset Council to be urged to adopt a new policy for 20mph speed limits- this was agreed but has already been approved by cabinet on 1st Nov
- I- Dorset Council to assist Parish and Towns with budget preparations for 2023-24- agreed
- J- Dorset Council to make the necessary changes to the Planning portal at its earliest convenience- agreed
- K- Urge NALC to lobby the government to secure legislation for the inclusions of solar electric, water heating regeneration and other energy saving tech for new homes and building in UK- agreed

22/11-8 Finance

i. To consider a grant towards a new bus shelter in Abbotsbury in memory of the Queen

The Council considered the grant application from the Beachcombers and Jubilee committee, towards the building of a new bus shelter to be located opposite the Swan and commented on the proposed thatch roof in the design, this being costly to maintain in the future. The PC asked if it was being asked to adopt the bus shelter after it has been built, this will be confirmed. The Council supported the project in principle. The Clerk will follow up with these questions and bring this to the December meeting for further discussion.

ii. 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		
HMRC	Vat refund	£629.25
Allotment Rents		£350.00
CIL funds		£2664.00
Bank Interest		£1.21
Car Boot		£28.00
Payments		
LH Church	Donation to grass cutting	£200.00
Abb Church	Donation to grass cutting	£500.00
Fleet Church	Donation to grass cutting	£150.00
Chesil Magazine	Donation	£150.00
D & SAA	Donation	£100.00
DAPTC	Training	£9.00
H Soper	Grass contract/Abbotsbury rec/gate repair	£310.00
K Hussey	Play inspections	£183.50
Toller Tree Care	LH tree works	£624.00
Admin and office Costs		£1209.92
Lone soldiers	Donation RBL	£40.00
Water2 Business	Playing field	£40.69
Water2 Business	Cemetery	£59.98
PVH	Hall hire	£26.00
LHVH	Hall hire	£30.00
M Jolliffe	Grass contract	£233.33
Dorset Planning Co	NP consultant	£662.70
Wel Medical	Defib batteries x2	£408.00

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Wessex Ground Services	Contract and flailing playing field	£546.03
P Bridle	Bench maintenance and repairs	£815.00

Bank balances to the end of Oct 2022 £ 90,602.82

Proposed GR

Seconded SW

iii. To consider recommendations of the budget group for the budget and precept 2023-24

The Budget group of the 4 Chairs had met and considered a budget and any changes to budget lines:

- a. The financial risk assessment was updated
- b. The asset register was reviewed
- c. The review of the Portesham Cemetery fees and charges will include an increase of £10 per item and wording changed so only those with a close connection to the village can be buried in the cemetery and double fees for those with a connection but no longer living in the village, this is to assist with the issue of a lack of grave spaces.
- d. To review the Allotment rents- increase the rents to £30 for a whole plot, £15 for a half plot and £30 for the deposit. RCM commented following feedback from an allotment holder why the contract runs from Oct to Sep and not April to March, also why have there been changes to the agreement and the allotment holders not consulted and why doesn't the allotment group manage themselves.

It was explained that this is the Allotment year using a template agreement from the National Allotment Association adapted for our own allotments, no changes have been made since the allotment agreement was updated by the PC prior to sending out the agreements for renewal, the allotment holders did not want to form an Allotment association between themselves so they are managed by the PC and individual allotment holders contact the Clerk with issues or sometimes they contact a Councillor. LD also commented that Oct to Sep is the normal allotment year.

- e. There is an increase in all budget lines by 3%
- f. Fleet Gates repair and painting £2000
- g. Traffic Calming measures- to purchase a new SID for Portesham with either a smiley face or a "Thankyou" cost to include brackets and solar panels where required and a 3rd site by the Doctors surgery would cost £3500
- h. Heat Light and internet allowance increased to £288 in line with HMRC guidelines
- i. Grants and donations to increase to £1500
- j. A further £5000 to be added to the Cemetery/Churchyard reserve with the impending churchyard wall repairs- information has been gathered from the Insurance company on cover should the wall be damaged by the tree growing into the wall, the Insurance company would make a claim against the Diocese should this tree be seen to have been the cause of the damage as the roots are growing into the wall. The PC now need to ensure any repairs to the wall are carried out where possible.
- k. A coronation grant is to be set up of £2500 for next May, it was suggested that the PC could purchase mugs which residents could purchase at a discounted cost, this is still to be decided.

iv. The Council agreed to the recommendations of the budget Group

Proposed SW

Seconded GR

All agreed

The Precept was recommended to be increased by £1000 to £30,000 to cover the budget and some projects for the coming year. The Council approved the increase in precept to be set as above.

Proposed KD

Seconded DJC

All Agreed

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22/11-9 Planning consultations

i. To receive any planning consultations-

- i. P/OUT/2022/06092 Proposal: Outline planning for the Pavilion at the Playing field has been submitted but further work is required on flood risk before the application is verified.
- ii. North Mead Farm- Reserved matters- further information is out for comment on the Nutrient Neutrality of the site, residents raised concerns at the meeting on the number of properties and how this is specifically calculated, it has been noted that all additional waste from the site would be tanked. Cllrs to look at the proposal and make comments/objections by the 11th Nov deadline for submission.
- iii. P/Ful/2022/06003 Proposal: Change of use of land from agricultural to extension of existing camping tourist accommodation- It was explained that the site will be an extension to the camping site but with 8 cabins. The Council did not object to the last application but commented on the additional traffic onto the narrow single-track road on a bend and suggested a mirror to aid visibility. No objections but request for additional visibility at the entrance to be suggested.

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

The mobile home with no planning permission in Rodden has finally been removed.

Rodden Farm camp site, Rodden- concerns have been raised regarding Reg 77 which has not been put in place for this site for last year or the coming year, this will be monitored and reported if this continues, further advice will be gathered from the planning officers and evidence collected.

EN/2022/00515- this has been noted by the enforcement officer due to a breach of condition 5 with the installation of Velux windows- action to be taken by Dorset Council more to follow.

Concerns raised regarding the scrap yard entrance not yet being developed but the new area of the site being used for business purposes which is against the conditions of the permission, this is being looked into.

Cllrs are very concerned about the way enforcement are handling the issues we raise; the system is a joke and makes a mockery of those who follow due process. A letter will go to the head of planning to raise these ongoing issues and an invitation will be extended to the head of enforcement to speak to the Council.

22/11-10 Highways- reports

i. To receive any highways issues -

- The gulleys in Fleet have been cleared.
- There is water coming from the building site adjacent to Ducks farm shop and it is flowing across the highway, to be followed up.
- There is an issue with pedestrian safety whilst walking up or down Front Street, there is no signage to warn that there is no footway and children use this route to school, also no centre white lines to guide drivers to one side of the road. This has been reported but awaiting a response.
- There have been issues with parking in New Road, Portesham and Back Street Abbotsbury where cars have parked and rubbish lorries have not been able to access for collection, the bigger worry is the access for emergency vehicles. A note will be placed in the Chesil asking residents to park more considerately.
- An accident earlier in the week on Fleet Road as a car turned over and knocked down the Fleet pillars, no one was hurt, and the road was blocked most of the day. This is a private road.
- The lines outside the toilets are missing so cars are parking by the dropped kerb and wheel chairs cannot get onto the pavement.

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22/11-11 Countryside & Rights of Way reports

i. To receive any Rights of way issues

The footpath from Portesham via the campsite towards East Elworth is quite wet and muddy again due to weather and amount of use, to advise the farmer.

22/11-12 Recreation and Council Property-

i. To consider the report on Parish Council assets and registering some with Land Registry

The Clerk had attended the solicitors Pengilly's where the deeds are kept for the majority of Council property to clarify some issues. A report had been produced on Council property and actions required by the Council.

- The land off Shop Lane although owned by the Parish Council is not registered with Land registry neither are Fleet Gates; the cost of the first registration is £500 plus VAT and disbursements- this was agreed by all.
- CK noted that the fence on the boundary of the amenity area to the properties in Shop Lane require repair to make to safe and secure for those using the amenity area. A quote for fencing work will be gathered, some residents have made accesses from their properties on to the amenity area. The PC has a duty of care to those using the area specifically children and the risks this involves. One property has access to the amenity area as they gifted the land from the amenity area to the VH so this has to be maintained.
- The play area fence adjacent to No 1 Chapel Close belongs to the owner of Chapel Close, this will be confirmed in a letter to the resident for future maintenance if required.
- The land at Dovecote above the area where the bench is located also belongs to the PC so a site visit will be carried out with Cllrs to check what needs to be done.

ii. To receive a report from the recreation working group

Items to note from the meeting held on 10th October-

- The mower and strimmer have been collected from Abbotsbury and are being prepared for sale.
- The small gate on the far side of the play area in Abbotsbury has been replaced.
- The boundary of the Abbotsbury rec has been strimmed back.
- The picnic bench at the Glebe playing field, Portesham, has been levelled.
- There has been a suggestion to fill in the cracks to the surface of the Monkey Bars with sand for the interim until the lease has been completed.
- The wooden swing frames need painting it was suggested that volunteers might like to assist with this DJC to enquire.
- The small bench at the LH play area is to be fixed down but a site meeting with the inspector is required.
- The planning application has been submitted for the pavilion more information is required
- The architect assisting with the application is unable to help with project managing the works but would ask around if there were any expertise in the area who would be willing to assist.
- The Allotment container has rust and many holes and following 2 contractors who have visited the site who explained this is not worth repairing so the PC will need to look at an alternative in the future.
- The next meeting is the 9th Jan 2023

iii. To consider an update on the Portesham Play area lease

Still no response from the agent, Cllrs were concerned about spending money on the play equipment whilst there is nothing in place, it was suggested that only minor repairs are carried out and if an item becomes urgent it is cordoned off.

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iv. To discuss the Churchyard wall and potential repairs

Following the response from the Diocese and lack of the Quinquennial report to consider works to the Churchyard wall it was agreed to try to arrange a site meeting of Councillors, Diocese and the PCC to look at what we can do, also contact a tree surgeon to see what state the tree is in now.

22/11-13 Parish Reports

i. **Abbotsbury**- none-

ii. **Fleet**- none.

iii. **Langton Herring**

CK reported on the Parish meeting, also a site meeting with Dawn Heath (highways officer) on traffic safety concerns and recommended changing the road markings on Shop Lane and Church Lane. As there are volunteers working on the green areas adjacent to the road, Dawn will supply PPE for activities. Also, that the stones placed on the verges need to be 500mm from the road.

The dog waste bins have been installed and are being well used.

CK has met with the community resilience officer for Dorset Council to consider a plan for the village.

iv. **Portesham**

DJC reported on items for the parish

- The noticeboard has been repaired on the village green
- Following the missing sluice gate, the original sluice has been padlocked in place and a new sluice gate will need to be made and the PC responsible for its management.
- The riparian owners need to clear their sections of the stream again as it is quite high and will cause flooding across the road. The PC will write to all riparian owners to remind them of their responsibilities, Dorset Council flood team to be contacted to gather the latest versions of the letters.
- The Portesham Parish Assembly is on Monday 21st Nov.
- SM reported that she is hoping to gather support for the CSW team at local events.
- DJC commented on the proposed Solar Farm for Portesham and Chickerell and urged people to attend the event on 23rd Nov in the VH.
- DJC asked how the Car Boot sales were going, it was noted they have had a slow start, but the weather is changing, and some have been cancelled.

22/11-14 To consider all correspondence received for decision, consultation, and information-report circulated for information.

22/11-15 To confirm the items for the Parish Council meeting 5th December at Portesham (Methodist Hall) refreshments to be served- Grant for the bus shelter.

22/11-16 Democratic Forum 15 minutes on any other items- none

Meeting closed at 21:43