

BURTON BRADSTOCK PARISH COUNCIL

Chairman: Cllr M Evans

Clerk: Mrs M Harding



Minutes of the Parish Council meeting held on 13th December 2017

At 7.30pm at The Reading Room

Present:

Cllr M Evans (Chairman)

Cllr D Dixon

Cllr G Moody

Cllr A Bailey

Cllr D Venn

Cllr A Ross

Cllr D Batten

Cllr R Bryan

Cllr S Meek

Cllr J Russell (WDDC)

Mrs. M Harding (Clerk)

9 members of Public

	Minute	Action
2017/12-1	To receive apologies for absence Cllr Abi Charlesworth and Cllr K Day (DCC)	
2017/12-2	To receive declarations of Interest and grants of dispensation – none	
2017/12-3	Parishioners' Comments - (15 minutes on agenda items only) – B James commented on the item regarding Community Land Trusts and suggested that the Council visit the CLT and homes set up and built in Lyme Regis, Barbara also asked if the Council had sites in mind, the Council commented that at this stage it was too early to suggest sites and this was on the advice of the Wessex Community Land Trust Project. Mr Fry Chairman from Puncknowle & Swyre Parish commented on the planning application for Bredy Farm as it had been discussed at their parish Council meeting they could not come to an agreement but pleased it will now be considered and the noise issue is being looked into.	
	Items for Decision:	
2017/12-4	To approve the minutes of meetings held during November a. Parish Council meeting held on 1st November b. Planning meeting on 8th November followed by the Closed Session c. Closed and Confidential Cllrs meeting on 22nd November Proposed Cllr D Batten Seconded Cllr S Meek	
2017/12-5	Matters arising from the above minutes for information only and ongoing actions a. The bin located near the bench on the green at Annings lane has now been moved b. No further information on the Himalayan Balsam at this time c. Dumpy bag of salt has been delivered and decanted into manageable bags for dispensing when needed d. No further update on the Oak posts Cllr Moody will speak to the NT e. A quote had been gathered for the replacement of the surfacing on the roundabout, we are still waiting for a further quote before we can consider the works.	GRM Clerk
2017/12-6	Correspondence- items for decision a. The Bournemouth, Dorset and Poole Pre submission draft site plan and	

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Draft waste plan consultation, Cllrs will look at this prior to the deadline but previously this has not affected Burton Bradstock

All

- b.** The works to the extension of the parking bars has been agreed and DCC highways will carry out the work when next in the area. DCC
- c.** Cleaner for the reading room, Mrs Collis is no longer able to carry out the contract due to personal circumstances, Cllr Moody has someone he could show around the premises and will report back via email. Cllr Moody also proposed that the Council write to Mrs Collis thanking her for the years she has cleaned for the PC and wish her husband a speedy recovery. GRM/Clerk
- d.** The Council have been asked to send their support to the Future Dorset project, MP Sajid Javid has been minded to approve the unitary options for Dorset but Councils have been asked to write in support whilst this decision is finalised. The Council had previously supported the current Dorset proposal, Clerk to write and confirm the support of BBPC. Clerk
- e.** Following on from the concerns at the issues of parking at the WDDC toilets the Council now have to agree wording for a parking sign to be placed in the WDDC toilet wall with their approval, the Clerk to contact the WDDC parking officer for suggested wording with a 2 hour parking time with no return, Cllr Batten explained the BB Cars would do their best to ensure their employees do not park in the lay-by. Clerk
- f.** The roundabout surface repair, we are still currently awaiting a quote for the replacement of the matting around the roundabout we hope to have this info for the Jan meeting. Clerk
- g.** The Clerk made enquiries about the requested TRO at Barrowfield Close, unfortunately due to funding and the ranking carried out by DCC when considering these orders it does not rank high enough and is unlikely to happen.

2017/12-7

To consider any planning applications received by the Council

- a.** WD/D/17/001587- 9 North Close, BB, erection of shed on land between a wall forming a side elevation and the boundary of the property(part retrospective)- Councillors objected to the shed Layout on the grounds of the design and visual appearance of development being out of character with the neighbourhood and local area.
Proposed Cllr G Moody Seconded Cllr A Ross
- b.** WD/D/17/002471- 20 Beach Road, BB- Substantial demolition of existing dwelling and erection of new dwelling- No objections
8 votes For 1 Vote against
Proposed Cllr M Evans Seconded Cllr D Batten

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- c. WD/D/17/002547- 19 North Hill Close – Erection of a single storey side extension- No Objections
Proposed Cllr R Bryan Seconded Cllr M Evans
- d. WD/D/17/001698- Bredy Farm, Bredy Lane, BB- Change of use of field and barn from agricultural barn with occasional use for 3-day festival events May to early September. Remove original agricultural building and erect new agricultural building.
Cllrs discussed the development, concerns were raised about the need for a barn given that there are already barns at the farm, this was explained in an email from the applicant that the barns are used at the farm for lambing in the winter, Cllrs were concerned about the justification for another barn so far from the main farm buildings and the size of the barn not being large enough for the livestock suggested. The Council then listed the objections using the WDDC material considerations list.
- i. Local and national planning policies- The development is in conflict with policy ENV1, AONB and ECON9
 - ii. Traffic, Transportation and Parking Issues- The access to the development requires a better wider splay from the road to safely exit onto the highway
 - iii. Noise, Odours, Vibration, Soundproofing, Contamination, Land Stability & Flood Risk- The noise levels have been an increasing issue for neighbouring Parish residents from events on the site . This is contrary to Local Plan ECON 5 and ENV 16.
 - iv. Hours of Operation – Restrictions- If this application were to be considered the restrictions for the festivals should be to 11pm not 11.45pm as this would be less intrusive.
 - v. Layout, Design and Visual Appearance of Development-The barn can clearly be seen from local footpaths, the road from Shipton Gorge and numerous vantage points on the opposite side of the valley.
 - vi. Harm to the Environment- There has been no environmental impact assessment carried out.
 - vii. Barn for Agricultural use: The proposed barn is contrary to Policy ECON 9 of the West Dorset, Weymouth and Portland Local Plan 2016 for the following reasons:- a) There is not a proven need for extra livestock accommodation and fodder storage with adequate existing underused buildings already on the farm. b) It is both illogical and impractical to build a farm barn in the middle of a field particularly on the side of a hill, for both access and visual reasons. c) If there was a proven need the barn should be adjoining the existing farm buildings where housed animals can be regularly checked and the barn would be more in keeping with its surroundings d) If animal welfare standards, as defined by DEFRA and RSPCA, are to be adhered to in terms of space per animal, the small number of animals that could be housed would be unviable.
- Proposed Cllr M Evans Seconded Cllr A Bailey
7 votes For 1 Vote against 1 abstention

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Cllr Moody, Cllr Meek and Cllr Dixon attended the WDDC training event. The slide presentation from the meeting had previously been circulated. Cllr Moody highlighted some of the discussions on exemptions: the Local Plan Update, in West Dorset, Weymouth & Portland and application of the Government's proposed formula for calculating new housing requirements results in 780 rather than the current 775 units' pa.

Enforcement, In particular "operational development"

Enforcement timescales: if not appealed, an enforcement notice becomes effective 28 days after being served. It is an offence not to comply with an enforcement notice, once the period for compliance has elapsed, and there is no outstanding appeal.

The Conservation Area Appraisal is to be updated as many are now out of date.

2017/12-9 To receive a report on the potential for a Community Land Trust

Cllr Bailey and Cllr Dixon had gathered information on Community Land trusts from Wessex Community Land Trust Project and gave out copies of the report at the meeting. Wessex had previously been to PC to present information on this a few years ago but nothing had progressed at the time. Cllr Bailey explained that following recent planning applications in the village and the lack of affordable housing this project could be used as a vehicle to assist with this issue. Cllr Bailey also explained that after the project in Toller Porcorum was highlighted on BBC's Countryfile and knowing the secretary he contacted him for some more information. Cllr Bailey and Dixon had a meeting with Steve Watson and Alison Ward from WCLTP who explained how a CLT works and what is involved. It was noted that it would be necessary to update the housing needs survey as the last one done in 2014 and WDDC now work on live figures using online questionnaires.

Cllr Dixon explained that Wessex have a lot of schemes under their belts and many sites near enough to visit, another site that could be visited is one in Lyme Regis. It was explained that this would not be a PC project but community lead with people who are passionate about taking this forward, the advice was that it would be premature to find sites in the village before setting up a CLT. The costs to setting up a CLT are in the region of £5 to £10 K, there are grants available to start this project.

This would not be overnight as some of the sites have taken 5-7 years to complete.

The next steps

- Pursue an up to date housing needs survey.
- Have a site visit in the new year with Cllrs to Toller Porcorum
- Meet to discuss next steps.

Proposed Cllr A Bailey

Seconded Cllr D Dixon

**AB/DD/All for
a site visit**

2017/12-10 Finance & General Purposes

a. To receive the Finance report receipts and payments and F & GP recommendations

All payments were approved in line with internal controls;
Cllr Evans had completed his monthly account checks.

Proposed Cllr M Evans

Seconded Cllr G Moody

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b. To consider the fixed rate bond which matures on 16th December 2017

Cllr Moody and the Clerk had been looking into the current fixed rate Bond with Lloyds which matures on 16th December the new rates for the current Lloyds Fixed term bond were not available until after the PC meeting, Cllr Moody had previously circulated his report into other Bonds that are covered by the FSA. Currently the PC has a £40,000 bond and approx £36,000 in a no-interest account, both with Lloyds.

Cllr Moody proposed that the PC invest equally in 1 and 2 year bonds, to be selected by the Clerk in consultation with F&GP group members.

Clerk/F & GP

The Council resolves to invest up to £20,000 in a one-year bond and up to £20,000 in a two-year bond with United Trust Bank signatories will be the Chairman and Parish Clerk.

Given that the rates have yet to be released the final decision of the amount invested will be implemented to the above investments and delegated to the Clerk in consultation with members of the Finance and General Purposes Group.

Proposed Cllr D Batten Seconded Cllr G Moody

c. To consider report on village repairs and maintenance

- i. Mr Fontein has carried out the play inspections.
- ii. Further meetings on the allotment paths to be arranged and the Clerk is to write to the Allotment holders affected.
- iii. Cllr Dixon had inspected the trees highlighted by Mr Fontein at the previous meeting on the triangle at the playing field one being a commemorative tree, the Clerk was asked to consult a DCC tree officer in order to have survey completed this would carry a cost

ME

Clerk

Proposed Cllr D Dixon Seconded Cllr D Batten

2017/12-11 Items for report in the BVN/website

Items already sent for January edition to meet deadlines

Items for information:

2017/12-12 Correspondence items received for information -

- i. Cllr Meek had attended DAPTC and BLAP meetings, interesting meetings with some useful information.
- ii. The flood along Shipton Lane was again reported to DCC Highways, unfortunately this is a BT problem to rectify and DCC can only provide grit and safety measures.
- iii. The cheque for £10367 had arrived from the grant from SSE for the purchase of flood barriers; a picture would be taken with Cllr Bailey, Peter Tompkins (Flood Group and Chair Cllr Evans after the meeting and sent to the Bridport News and to the SSE

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for publicity. The equipment will be ordered over the coming week.

AB/Clerk

2017/12-13 Parishioners' open comments (15 minutes maximum allowed)

P Tompkins reported that one of the bollards outside the toilets has been damaged this will be reported to WDDC as these are their posts.

Clerk

P Tomkins commented that the grit has now been delivered and bagged ready for distribution, this is in the Volunteer shed, it is believed that P Mayo still has some stock of salt and Cllr Ross will contact Mr Mayo in order to find out how much stock and if he still happy to deploy when needed also to clarify the grit locations historically agreed. Peter will let the Clerk know the lock no. for the Volunteer shed.

AR

2017/12-14 Date and items for the Parish Council meeting in January

The Council reconsidered the date of the meeting and agreed upon the 10th January due to the festive holidays. Items for the agenda to be supplied at least 7 Days prior to the meeting

Meeting closed at 9.25pm for festive refreshments

Chairman Cllr M Evans

10th January 2018