

SYMONDSBURY PARISH COUNCIL MINUTES

Minutes of the Meeting of the Symondsburry Parish Council held on Tuesday 20 November 2012 at 7.00pm in Symondsburry School.

PRESENT: Cllr P R Smith, A C Streatfeild, S Holmes, S. Ralph, D Wragg, M Leighton, M Costello and B Baker.

In attendance: Mrs C Evans, Clerk, together with 9 members of the public whose names are recorded in the attendance record.

Democratic Half Hour: Members of the public expressed their views on the Down House Farm Planning Application. Key issues raised were:

Inaccurate statements made on the Application

Traffic impact within the village arising from the visitors, particularly the additional journeys required by those visiting the lower site to access any facilities;

Proximity of the higher site to neighbouring homes and the consequential noise impact on them as well as the anti-social behaviour by some of the campers.

Lack of facilities resulting in men relieving themselves in the hedges near the village

It is contrary to all aspects of Policy ET10 of the current WDDC Local Plan

The top site is close to the centre of Higher Eype – causing loss of rural amenity. Current sewerage arrangements are already displaying signs of stress (created for a domestic house and now servicing the house, cafe customers and the campers) and residents reporting experiencing very unpleasant smells emanating from the sewage handling unit.

Noise and dirt from the additional campers' traffic affects all the dwellings along Down House Lane, exacerbated by the fact the campers on the lower site need to drive up to the top site to use the facilities, hence several journeys a day. One resident reported it severely limiting her ability to get out of her drive, in addition to the noise and visual impact. There are no proper passing places on Down House Lane so use is made of individual's drives. A suggestion was made that the National Trust should re-create the original access over the Downs which would reduce the impact on their neighbours significantly. The road surface is deteriorating due to the excess traffic.

Eype is a very small village with tiny lanes that cannot accommodate any further increase in traffic. At least twice last year the police were called out to altercations arising from traffic incidents.

The previous owner did not use the fields currently being used but one that was about 200yds away from the house to avoid nuisance to neighbours so comparison to their usage was not applicable to this Application.

It is contrary to Policy ET5 of the current WDDC Local Plan. Eype already has 2 substantial camp sites; at times there have been 35 campers observed at Down House Farm and the cumulative impact dominates this small rural village.

The nature of the Application confuses things. Each 'site' has different issues and needs to be dealt with separately. The facilities required for tents and camper vans must be different; the lack of current facilities for the lower site.

Inaccurate statements given when applying for the cafe (diary entries suggest income from the camping in years when they stated none in the application for the cafe).

Lack of responses from the Applicants to issues raised by neighbours.

1. **Apologies:** None received.
2. **To consider Grant of Dispensations:** **Resolved** to delegate the power to grant Dispensations to the Clerk.
3. **Minutes:** The minutes of the meeting on 9th October 2012 Policy Committee and 13th November 2012 SPC were approved and signed.
4. **Chairman's Announcements:** Fed back from a meeting held to address complaints received as part of the consultation regarding the partial extinguishments and diversions of the Footpaths around Highlands End Holiday Camp. Responses to the points raised will be sent to those who have submitted written objections.
The Precept setting has been delayed to the January meeting on advice from West Dorset

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5. **WDDC Local Plan Alternative Sites: Resolved** to feed into the WDDC Consultation that the only 'Alternative Site' within Symondsbury Parish boundary, Ryeberry Hill, would constitute over-loading of development in the area should the Vearse Farm development be included in the Local Plan. Should the Vearse Farm site not remain, the Ryeberry Hill may be a suitable alternative site especially for Affordable Housing.
 6. **Consultation on Community Infrastructure Levy Draft Charging Schedules:** agreed to submit a response to the consultation regarding the needs of Symondsbury Parish residents that should be considered as part of the Vearse Farm development.
 7. **Consultation on pre-9.30 Concessionary Travel in West Dorset:** no immediate views offered. The WATAG response to be circulated to prompt thoughts.
 8. **Parish Council response to the Broomhills Waste Transfer proposal:** The proposals are now with the Highways Agency. **Resolved** to input a response that highlights the impact on the traffic remains the major local issue; particularly the impact on the A34 traffic flow and the surrounding roads. Improved access arrangements need to be considered; also further evidence of the number of waste lorry journeys anticipated.
 9. **Public footpath maintenance by DCC:** The Clerk to write to DDC to ensure that the maintenance of Footpaths within the Parish are prioritised as appropriate to the usage and urgency of the issues raised.
 10. **Finance**
 - a). Bank Balances. Current a/c £ 8,867 Deposit a/c £3,921
 - b). Accounts for payment.

PCC (Churchyard)	£ 600.00
West Bay Websites	£ 120.00
 11. **Councillor Expenses:** Cllrs updated with potential tax implications.
 12. **Clerk recruitment process:** Advertised in 'View from' and the DAPTC Newsletter with deadline for applications 8th January. Cllrs Streatfeild and Smith to form the interviewing panel.
 13. **Planning Applications** Details as per attached listing. Considered:-
 - 1/D/12/001545 Down House Farm, Down House Lane, Higher Eype, Bridport, DT6 6AH. **Resolved** to object on the following grounds – not in compliance with Policies in the WDDC Local plan (both current and Draft); lack of facilities included in the Plans so restricting full consideration; inappropriate track access; disturbance to local residents from noise, visual impact and traffic both in Down House Lane and through Eype; cumulative impact of the camp sites changing the nature of the village; impact on the AONB and Heritage Coast. Full details in the letter to WDDC
 - 1/D/12/001570 Barn Cottage, Mount Lane, Eype, DT6 6AL **Resolved** to offer no objection.
 - 1/D/12/001574 Venn Farm House, Venn Lane, North Chideock, DT6 6JY decision delayed pending site visit. Since the meeting have submitted objections on the grounds of over-development of the site.
 - 1/D/12/0001211 Manor Farm, Mill Lane, Symondsbury, DT6 6HH **Resolved** to submit the same comments as to the original proposal, i.e. not to support amending the conditions and reviewing after a year in the light of experience.
- Reports from lead Members (by exception only):**
- a). Footpaths – included a comment regarding sight of the proposed solar panel Planning Application at Yeldon from a footpath in the parish response.

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- b). A35 and Transport – Oliver Letwin has agreed to meet Symondsburry Parish Council and any interested residents on 19th January. Details of arrangements to be circulated. There is also to be a meeting on 18th January in Bridport Town Hall to consider the A35 traffic issues.
- c). Allotments – investigations continuing in addressing access arrangements for the London Inn allotments.
- d). Coastal Matters – fence removed at West Cliff on the Coastal Path reported to DDC and WDDC (as landowner) for urgent attention
- e). DAPTC Reps – Planning training sought for Councillors.
- f). BLAP Rep – report circulated
- g). Flood & Emergency Officer – Environment agency has published latest maximum river levels. Clerk asked to report continuing issues with the drains on the road through Broad Oak causing flooding.
- h). Lengthsman Link - did a tour of the Parish to identify issues.
- i). Symene CLT - Plans are progressing well. There has been a meeting between WDDC, Symondsburry Parish Council, the CLT and Bridport Town Council to discuss the WDDC Draft Local Plan.

14. Reports: DAPTC IT Training and Councillors Update circulated.

15. Correspondence as listed.

16. The meeting was closed at 9.25pm after confirming the next Council Meeting at 7.00 on 8th January 2013 in Eype School Room.

Signed.....Date

Cllr P R Smith, Chairman

Cathy Evans Clerk 19/12/2012