

SYMONDSBURY PARISH COUNCIL

MINUTES

Minutes of the meeting of Symondsburry Parish Council held on
Tuesday 11th March 2014 at 7pm at Eype School Room

These minutes will be ratified at the April Parish Council Meeting

PRESENT: Cllrs P Smith, D Wragg, S Ralph, A Streatfeild.

In attendance. WDDC Cllr G Summers, Marilyn Stone – Clerk.

All names were recorded in the Attendance book.

Democratic half hour: 2 members of the public were present.

A member of the public raised the following: “In the light of the recent activity in the local press on affordable homes, I would like to express the following two points to the Parish Council, for their information:

Recently, ADVEARSE had a meeting with two WDDC Councillors and I am given to understand two bizarre facts were revealed to those attending:

- 1) That a contract would be undertaken with any developers such that >30% affordable homes, typically at Vearse Farm, would be built. A development at Seaton, Devon included provision of affordable homes. This agreement has been rescinded by the developer on the grounds of cost. East Devon Council officials interviewed were very frustrated and distressed that they had let down their constituents, having agreed this option with the developer.
- 2) It was also revealed that there is in the region of several millions of pounds of WDDC funding available as loans to prospective developers. This is in effect, a starter pack to generate road infrastructure on new housing developments minimising cash-flow issues to the developer. Surely, in these times of austerity, such sums of money could be better spent elsewhere?”

The council advised that a developer does not necessarily have to comply with the prior agreement. Under the rules of the New Planning Framework if a developer has not got sufficient money to complete a building proposition then they do not have to continue for an ‘unprofitable’ outcome and therefore is able to ‘back out’ if in economic difficulty.

NB A full copy of the comments relating to this agenda item is attached in the minute book and may be viewed by arrangement with the clerk.

Cllr Summers added that developers are provided with various options in this scenario and added that private owners may not want to sell.

A further question was raised, that in light of recent flood events in London & Somerset, if Vearse Farm goes ahead this will affect the stream, which may become 'backed up'. What guarantee will people on Vearse Farm or surrounding neighbours have that their properties will be safe.

Insurance companies have advised that there should be no more houses on flood plains as they may be considered uninsurable. Who protects these people, is it the WDDC?

The public were advised that planning applications from 1st April 2014 which include more than 10 dwellings or 1 hectare plus will undergo an additional *Sustainable Drainage Assessment by DCC*.

It was also advised that many flood plain boundaries have been revised and there is a larger area than in the past. Further consideration of these points will be given when planning details become known.

Information from WDDC Councillors:

Cllr Summers advised that the economic climate is a big problem for the WDDC and as a District Council they are dealing with it. The Government provides money to build houses thus providing another stream of income. Economic regeneration is important and Councils have to consider other income methods for example becoming a business under a 'Local Authority Trading Company' and generating income in this way. The council was made aware that very healthy profits could be made by producing and selling a Town Guide.

Weather has been a huge problem. The engineering guys have done their bit. A refurbishment of sea defences has been undertaken at Seatown. Cllr Summers advised that a skip can be organised to remove debris from community Beach Cleans. The footbridge needs replacing at Eypes Mouth and is probably a County job!

Cllr Summers also advised that a new Chief Executive of the WDDC has been appointed, Matt Prosser who comes from South Oxfordshire Council.

- 1. To report and approve apologies:** Apologies were received from Cllrs Baker, Leighton & Holmes which were accepted and approved. Apologies were received from Cllr Turner, DCC.

2. **Declarations of Interest:** None received.
3. **To approve the Minutes of the meeting held on 11th February 2014:** Minutes approved and signed.
4. **Chairman's Announcements:** The council were shown a list of seminars which were discussed. It was also advised that the reclaim of VAT needs to be undertaken urgently.
5. **WDDC Boundary Changes Consultation:** A poster was shown in this connection these have been displayed on West Cliff and Pine View which are affected by the proposed realignment of Wards.
6. **Annual Meeting:** It was advised that Demelza & Adam our new Footpath Officers were attending our Annual Meeting on Tuesday 1st April 2014.
7. **Allotment Rent:** The rental of £30.00 per annum per allotment plot with a guarantee on no price increase for two years was **Proposed by Cllr Wragg and Seconded by Cllr Ralph and carried unanimously.**
8. **Filling of Casual Vacancy for Councillor in Symondsbury Ward:** We should target Symondsbury residents by:- a) placing an advert in the Symondsbury School Newsletter, and b) drawing attention to the vacancy at our Annual Meeting.
9. **Electoral Roll Full Register 2014:** The Council were advised that the Clerk has a copy of this restricted access document.
10. **West Cliff provision of salt bin:** To continue using existing bin until the salt has been depleted as the new bin will be little smaller it was agreed to provide a new bin when convenient.
11. **West Cliff Notice Board location and specification:** As the owner of the property on which the current board stands has indicated he has no objection to its siting. **It was proposed by Cllr Streatfeild and seconded by Cllr Ralph** and unanimously agreed to proceed with obtaining quotes in readiness for next meeting.
12. **Planning:** Following our involvement with the WDDC Scrutiny Committee work on Planning Applications there was a discussion concerning Scale Bars on submitted plans which are needed to evaluate planning applications. Most architects do include them in their drawings but this is not consistent.

The council is investigating the implications of The Highways Act 1980 regarding its implementation on "Private Roads".

Research is also progressing re permitted heights and strength of walls.

13. DAPTC Standing Orders: Clerk reported she was still adding "local information".

14. Finance:

- a) Bank Balances: Current account: 5,169.34
Deposit account: £5,103.27
- b) Payments of Account for approval:

Clerks Wages February	£263.60
Pineapple Business	£30.00
DAPTC	£50.00
Clerk Materials	£25.00

On the proposal of Cllr Streatfeild and seconded by Cllr Wragg and approved unanimously it was agreed that these amounts be paid

- 15. Planning Applications:**
- a) WD/D/14/000252 – Heatherstone, Broad Lane, Bridport, DT6 5JY – 2 storey rear and side extension, new pitched roof over existing garage and alterations to existing dwelling (full) – **No Objection**
 - b) WD/D/14/000269 – Lower Moorbath Farm, Moorbath, Bridport, DT6 6HN – House extension (full) – subject to further investigation likely to be- **No objection**
 - (c) Shutes House Approval submitted for reserve matters - **Noted**

16. Reports from lead members:

- a) Footpaths – A photo has been sent to DCC regarding an overgrown footpath and steps needing maintenance on W18/19.
- b) A35- Next meeting is on 4th April 2014.
- c) Transport – Nothing to report.
- d) Allotments – Nothing additional to report.
- e) Flood Officer – Nothing to report.
- f) Resilience .– To progress in near future
- g) Coastal Matters – Coastal forum in abeyance.
- h) DAPTC Reports – Exploratory investigations undertaken for Parish Councils and the DAPTC to communicate with the CCG. Act 1972 section 150 amended and published. Seeks to abandon 2 signatory rule.
- i) BLAP Report – Full meeting report to be done.
- j) Lengthsman Link – All hours have been used for current year.
- k) Simene CLT – Planning for Affordable houses now approved.
- l) Tree Officer – Nothing to report.
- m) Ancient Monuments – Nothing to report.
- n) Simene Voice – Nothing to report.

17. Reports to receive and adopt: None

18. Correspondence: DAPTC conference and Rural Future was circulated.

19. To confirm date of Annual Parish Meeting: Tuesday 1st April 2014 at Symondsburry School at 7.30pm.

20. To confirm date of next meeting: Tuesday 8th April 2014 at Symondsburry School at 7pm.

Meeting closed at 9.02pm

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