

SYMONDSBURY PARISH COUNCIL MINUTES

Minutes of the meeting of Symondsburry Parish Council held on Tuesday 9th June 2015 at 7pm at Symondsburry School. **These minutes will be ratified at the July Parish Council Meeting.**

PRESENT: Cllrs P Smith, S Holmes, A Streatfeild, B Driscoll, J Jack, J Roddy. In attendance: Marilyn Stone, Clerk. 16 members of the public were present. All names were recorded in the Attendance book.

Democratic Half Hour: Andy Birch and Paul Boileau, representing Hallam Land Management Ltd, spoke in depth about the proposed development at Vearse Farm. Hallam Land were involved with the formation of 'Cranbrook' near Exeter which provided a new community of 3,500 houses, primary and secondary schools. They have been involved with the Vearse Farm development since 2009. On 9th March 2015 a consultation was undertaken, they received 117 written responses, of which 50% of people were unhappy, 50% had design issues, 90% wanted affordable housing, 63% saw employment opportunities. A Section 106 Agreement has been undertaken with the Council in respect of the 'Affordable Housing' aspect. The plan will incorporate low and high density areas. It was questioned that because the Local Plan will not come to fruition until 2016/17 whether this opens the doors to other developers and fully meeting affordable housing issues? The application will be made in advance of the Local Plan. Flooding and Highways are key areas of concern. Three focus areas are: Existing Highway network, public transport, walking and cycling. Two new priority junctions would be put in place allowing accessibility to the development although it was mentioned that it may be better for access direct onto the A35. Miles Cross junction will have either signalling system or a roundabout and this will improve safety. There could be a minor modification to the small roundabout at West Allington. The development is set back from the river and will have a sustainable drainage system, releasing and taking in water at a slow rate, advice from Wessex Water has been provided which Hallam Land Management funded. The application itself will be a lengthy one. A question was raised 'With low cost housing being of paramount importance because of the housing crisis this area of Dorset, why of late, have Hallam Land been advertising the building of expensive dwellings destined to be built at Vearse Farm... this was denied by the Hallam Land Management representatives. They added that houses will be market led and there will be a range of properties. The sketches shown at previous consultations were aspirational. Concerns were raised regarding adequate medical facilities/car parking and a development will enhance the current problems that Bridport have. It was asked whether there were any funds to improve the town re car parking and alleviate pressures. It was raised that at the previous consultation it was felt that the developers did not really know Bridport. There were concerns regarding the 'pinch point' in West Road/West Allington. The number of vehicles the development would bring was also a concern. The feeder lane at North Allington may be extended to allow for extra capacity. The impact on traffic that

the Waste station has caused needs to be taken into consideration. The public transport will also be affected, bus timetables may change but not finalised yet. It was asked how will the proposed new school affect the local schools? They would be likely to only build a primary school sufficient for the estate, though the Diocese of Salisbury has a big influence in the schools and the Department of Education would be consulted in this development. Hallam Land Management advised that they will deliver all that is in the Section 106 Agreement.

Information from DCC, WDDC Councillors and Dorset Police: No members were present although apologies were received from Cllr Turner and Cllr Christopher.

191 To receive and approve apologies for absence: Apologies were received and accepted from Cllr S Ralph in view of his Wedding Anniversary.

192 To receive Declarations of interest: Cllr Streatfeild advised that she may have a potential Declaration of Interest when we discuss Allotments.

193 To approve the Minutes of last meeting: The Minutes of the meeting held on 12th May 2015 were approved and signed.

194 Chairman's Announcements: Forward Together meeting is open to all Councillors on 23rd June at 5pm til 7pm. Cllr Streatfeild and Cllr Smith will be attending and Cllrs Roddy and Driscoll would also like to go. It was stressed that we all need to complete the on line Tourist Information Centre survey and responses are required.

195 To approve Standing Orders and Financial Regulations: The Clerk advised of an amendment on page 6 in view of the new legislation regarding the filming of meetings. All in favour.

196 Finance: a) Bank Balances: Current account £9,163.03 **Deposit account** £10,113.25

The Clerk advised that we should transfer £5,000 from the Current account to the Deposit account. Proposed by Cllr Smith and Seconded by Cllr Holmes.

b) Payment of Account for approvals: Clerks Salary May £362.77

c) Accounts – External Audit – The Clerk produced the Audit duly completed by Sharyn Brown, our Accountant.

d) Bank Mandate – setting up new signatories: It was agreed that Cllr Streatfeild will be added as a signature together with Cllr Smith and Cllr Holmes.

e) Insurance – Renewal: £167.38.

Proposed by Cllr Smith and seconded by Cllr Roddy.

197 Planning Applications: WD/D/15/001189 The Cider Press, Dairy House, Watton Lane, Bridport – Change of use of holiday accommodation to a residential unit – **No objection.**

WD/D/15/001211 Farthings Mead, Broad Lane, Bridport – Amendment to previous application WD/D/14/001510 new obscure glazed window to ground floor, glazed French door to utility room – The extension to the back is imposing to the neighbours and inches away from the neighbours boundary. Objection following our previous objection to the overall plan.

198 Vearse Farm: The Clerk advised that correspondence had been received from G Cox of WDDC to advise that whilst they are currently short staffed, a Tree Preservation Order around Vearse Farm will be sought once ownership of various bits of land have been established. Various hedgerows on the site are already protected and it will be a criminal offence if they are removed.

199 Allotments – Symene CLT – SPC have been approached if the proposed allotments at Edwards Close could be adopted by us to administer. Insurance is an issue and the Clerk will seek guidance and from Bridport Town Council. It was suggested that Bridport Town Council could formally own them and lease them to SPC.

200 Electoral Review of Dorset/Boundary Review (by 6th July): The Clerk to scan and send the poster for circulation.

201 Reports from lead members:

- a) Footpaths – Notification has been received re closure of Footpath Number 19. Letter of objection to be sent. Not thinking of implication to people at all.
- b) A35 – Nothing to report.
- c) Transport – Every effort is being made to ensure there will be a bus service on Sundays during the Winter months.
- d) Allotments – Cllr Driscoll has visited West Road. The Clerk advised that she would like to meet Cllr Driscoll at both sites to establish correct plans.
- e) Flood Officer – Nothing to report.
- f) Resilience – Cllr Holmes has agreed to chair this committee but will need all councillors to be responsible for their own areas. A meeting to be fixed in the next couple of months with councillors and residents.
- g) Coastal Matters – The Coastguard has advised that the ‘crack’ in the cliff is the same and has not changed. It was requested that laminated maps are sent to all Councillors.
- h) DAPTC Reports – Nothing to report.
- i) BLAP Report – Nothing to report.

- j) Lengthsman Link – Bridport Town Council have appointed a new Lengthsman, Edward Wootton, recently.
- k) Symene CLT – Does not need to be an Agenda item in future.
- l) Tree Officer – Nothing else to report.
- m) Ancient Monuments – Nothing to report.
- n) Symene Voice – A newsletter was discussed with ideas being offered.
- o) Neighbourhood Plan – A meeting is being held 10th June with Tony Hurley from WDDC regarding recreational facilities at Vearse Farm development.
- p) Waste Management Centre – Cllr Smith advised that Symondsburry Parish Council have been invited to look around the Waste Transfer Site on 14th July 2015 at 5pm: Cllrs Smith, Roddy, Holmes and Streatfeild, 5.30pm: Cllrs Driscoll, Jack, Ralph and the Clerk.

202 Reports to receive and adopt: Training Schedule: 9/7 Nearly New Clerks M Stone 15/7 Chair Cllr Streatfeild, 22/09 Clerks Seminar, 25/11 Cllrs update Cllr Smith.

203 Correspondence List: The list for May had been previously circulated. A letter of thanks had been received from the Citizens Advice Bureau, Bridport, for the donation of £100.

204 To confirm date of next meeting: Tuesday 14th July 2015 at Symondsburry School at 7pm.

Meeting closed at 9.02pm

Signed.....

Cllr A Streatfeild

Date.....

