

## SYMONDSBURY PARISH COUNCIL MINUTES

Minutes of the meeting of Symondsburry Parish Council held on Tuesday 11<sup>th</sup> July 2017. **These minutes will be ratified at our meeting in September.**

**Those present:** Cllrs B Driscoll, A Streatfeild, J Roddy, S Ralph, P Colfox and J Jack. In attendance: Marilyn Stone, Clerk, Cllr D Turner, Cllr S Christopher and 8 members of the public.

**Democratic Half Hour:** A concern was expressed over a footpath on West Cliff which regularly becomes overgrown and the council was asked whether it could be the duty of the Lengthsman to keep it clear; there was little tangible benefit to West Cliff residents from their precept to the council.

Concerns were raised in relation to the development proposed at Vearse Farm: Will the proposed new bridge on Magdalen Lane allow for more water, and, with the likelihood of flooding to the 17 businesses on Dreadnought Trading Estate, who picks up the bill if problems arise? Have residents in Pine View been consulted over the proposed new route for pedestrians and cyclists via the access to garages between no.10 + 12 Pine View?

Concerns were raised regarding the proposed planning application at Heatherstone, Broad Lane; this will be visually prominent in an area of outstanding natural beauty, with a large sloping garden, spoilt landscape, and the roof height. The application could set a precedent to other neighbouring properties.

**Information from DCC, WDDC Councillors and Dorset Police:** Cllr Turner advised that the decision on the proposal to reform and reduce the number of councils in the county (unitary) will be made on 21<sup>st</sup> July 2017. Cllr Christopher advised that the proposed development at Watton Park is being considered by a Mr Bob Burden. He added that there is a real need for additional housing and the district council is engaging more with Parish Councils to locate potential sites. [Cllr Christopher left before item **520** due to "issue of Interest"] There was no report from Dorset Police.

**517 To receive and approve apologies for absence:** Apologies had been received from Cllr Holmes which was accepted.

**518 Declarations of Interest:** Cllr Colfox declared an interest in item **509** from June's meeting, and **525** of this meeting.

**519 To approve the Minutes of the meeting held on 20<sup>th</sup> June 2017:** The minutes of the last meeting held on 20<sup>th</sup> June 2017, having taken into account item **518** above, were approved and signed.

**520 Baker Estates re Watton Park:** Ian Baker a partner within Baker Estates introduced his team: Tom Biddle (Planning) and Steve Jolly (Communication). The company, a small family concern, is based in Newton Abbot and was formed in October 2015. They have undertaken 3 developments so far serving Kingsteignton, Totnes and in Seaton. They currently have a large development going through the planning process in Honiton. All properties are individually designed and look at enhancing and complimenting the local area. Their developments have won awards. They aim to address any issues or concerns and they totally believe in public consultation. They are using the

existing architect, having inherited the planning and felt it was important for continuity. The outline consent was agreed in March 2016 for 33 dwellings with 11 being affordable. The materials used will be natural stone/timber cladding. Parking was an issue but the company feels it has gone over and beyond the requirements of The Highways Agency and have allowed space for oversized garages and in total will have 83 spaces for vehicles. A proposed plan was shown to the councillors.

**521 Chairman's Announcements:** None

**522 Clerks Report:** The Clerk informed the council of Summer holiday 'out of office times'. She advised that Councillor Colfox had been added to the website and that all Register of Interest forms will be added to the website in due course, a new requirement.

**522 Finance a) Bank Balances: Current £9,136.70 Deposit £15,135.90**

**b) Payment of account for approval:** i) Clerks salary as per contract ii) HMRC (PAYE) £123.00

On the proposition of Cllr Colfox and seconded by Cllr Roddy, it was **resolved** that the above accounts be paid.

**523 Planning Applications and to consider any other planning/enforcement issues:**

**WD/D/17/001332 – Fourfoot House, Mount Lane, Eype, DT6 6AL – erect extension and alterations (Full) – no objection**

**WD/D/17/001180 – Stonehaven, First Cliff Walk, Mount Lane, Eype, DT6 6AL – erect extension and alterations (revised scheme to WD/D/16/002536) (Full) – Cllr Streatfeild to draft response.**

**WD/D/17/001079 – Chalet, Bethlehem Cottage, Mount Lane, Eype, DT6 6AL – Use of chalet as a separate dwelling (Certificate of Lawfulness Existing) – No objection, no reply required.**

**WD/D/17/001319 – West House, West Road, Bridport, DT6 6AE – change of use of the Old Flax shop to holiday let/ancillary accommodation. Internal and external alterations. Full.**

**WD/D/17/001320 – West House, West Road, Bridport, DT6 6AE – Internal and external alterations to facilitate the change of use of the old flax shop to holiday let/ancillary accommodation (Listed Building Consent) – A carefully approached application. No objection.**

**WD/D/17/001630 – Heatherstone, Broad Lane, Bridport, DT6 5JY – approval of all reserved matters pursuant to planning permission WD/D/16/000607 – outline application for erection of a dwelling (Reserved Matters) – Massive over-development. Site visit arranged. The original house on Broad Lane is being massively extended (this has been passed and work already underway) however this work is not shown on the site plans for the current application. This new development will have an impact to the neighbouring property to the west of Heatherstone and consisting of two stories and a proposed verandah, it will overlook the neighbouring property and garden. This impact might be lessened if the proposed development was to be sited further south on its plot and if established trees on its western boundary were maintained - this is a key issue. Environment Planning Policies ENV12(i) and ENV16(i).**

**WD/D/17/001368 – Watton Farm, Bridport – conversion of 1 ½ storey barn – await response from Cllr Streatfeild.**

**524 Reports from lead members:**

- a Footpaths – Cllr Ralph reported that work had been done on the path at West Cliff. Grass would stay down naturally if used more often. 3 footpaths have been cleared recently.
- b A35 – Nothing new to report.
- c Transport – All subsidised rural routes are being withdrawn from 2 July. The No. 40 (Bridport -Yeovil via Beaminster) will only run Monday to Friday from 24 July, operated by DCC.
- d Allotments – No issues, but reports of horsetail becoming a menace in parts of the country.
- e Resilience – Nothing to report.
- f Coastal Matters – Nothing to report.
- g DAPTC – Nothing to report.
- h BLAP - Nothing to report.
- i Lengthsman Link – Cllr Ralph to ask Lengthsman to cut overhanging branches on Skilling Hill.
- j Tree Officer – Nothing to report.
- k Ancient Monuments – Nothing to report.
- l Symene Voice – There are plans for an Autumn edition.
- m Neighbourhood Plan – Leaflets have arrived for leaflet drop. All households in the parish to be 'leafletted' by volunteers, and there will be a 'drop in' surgery at The Old Pottery, Symondsby Manor Yard on Tuesday 25 July.
- n Finger Posts – Nothing to report.
- o CLT – Nothing to report.

**525 Finger Post Proposition:** To be postponed until the next meeting.

**526 Cockcrow Triangle (update):** The clerk read out correspondence received from Dominic Fitzgerald, Programme Manager, Superfast Dorset, Dorset County Council. Clerk to chase Highways regarding positioning of brown signs.

**527 Defibrillator:** The clerk to contact BT re locating a defibrillator in their telephone box.

**528 Reports to receive and adopt:** None

**529 Correspondence and information for distribution per attached listing (June):** None

**530 Items for inclusion on July Agenda:** Defibrillator, Finger Post proposition, Cockcrowing Corner, Re-allocation of 'Lead Responsibilities' and reports.

**The meeting closed at 9.08pm.**