

Minutes of the meeting of Symondsburry Parish Council held on Tuesday 12<sup>th</sup> September 2017.

**These minutes will be ratified at our meeting in October.**

**Those present:** Cllrs B Driscoll, A Streatfeild, J Roddy, S Holmes, S Ralph, P Colfox and J Jack. In attendance: Marilyn Stone, Clerk, Cllr D Turner, Cllr S Christopher, Cllr D Rickard and 12 members of the public.

**Democratic Half Hour:** Richard Freer of ADVEARSE highlighted the 32 page dossier distributed earlier regarding a traffic survey in relation to the proposed building development at Vearse Farm. He advised that an outline planning meeting would be held on 12<sup>th</sup> October 2017. He has questioned WDDC with regards to what have they done regarding this consultation? Consultation should be made with Access Dorset in connection with disabled vehicles and taking into consideration the Equality Act 2010 and Bridport Town Council will be seeking clarification from WDDC on this oversight. In addition emergency vehicular access could be a concern.

Concerns were raised over the Watton Park planning application, specifically in relation to the increased height of properties as you move uphill into the northern phase, the three storey builds. Water mains, public footpath, diversity have been considered. However, it was felt that the building on the northern side should be single storey properties. The affordable aspect of 35% was questioned. Photos were shown to the councillors of potentially how high the property would be on plot 25 which was the main concern of the planning application resulting in loss of privacy on existing neighbouring properties.

The developers of Baker Estates offered plans and photos to the councillors. They highlighted that they deliberately positioned the houses in such a way that views would not be obstructed. In addition they have purposely planned that ground floors be below ground level in order that the height would not be a burden. They have undertaken meetings with various Watton Park residents to provide clarity and ensure that any concerns were decreased. They felt that the scheme was the best for the site. They added that they have gone over and beyond what WDDC would expect from a planning application. They advised that they are extremely proud of the scheme and have been highly commended with other developments that have taken place. He added that residents of the four bungalows at the back of the site have not objected.

Christopher Fearn advised the council of the plans regarding Barn Oak and North End Farm and no concerns were raised.

**Information from DCC, WDDC Councillors and Dorset Police:** Cllr Turner advised that school transport was a big priority presently especially as the post 16 year olds do not receive funding for such transport presently. School transport is now run on a one school/one operator basis. There is nearly a solution regarding the number 40 bus. He advised that the current year budget has just about balanced but there will be an estimated £9 million black hole in the 2018/19 financial year. He also advised that the LDR decision from the Secretary of State has been delayed. Cllr Turner advised that land searches by WDDC are poor but improving.

Cllr Rickard, Councillor for Bridport South, Pine View and West Cliff introduced himself. He advised that a planning anomaly has re-presented itself and work is being done with correspondence to The Ombudsman to help solve the situation. Oliver Letwin MP is also involved and Cllr Rickard has asked

that we let him know of any similar cases. It was also raised that there is a Covenant issue that says that all residents of West Cliff are entitled to a view. It was expressed that these Covenants belong to the owners of the road? Cllr Rickard advised that delegation of services will continue and that the Town Council are working very hard with Parish Councils which could include expanding on the services of the lengthsman going forward. Communication with Superfast Broadband is slow and Open Reach are taking months to follow up concerns but Cllr Turner advised that Open Reach have done what they have been asked to do. It was added that boxes and wires are failing and people who have paid for the service are not receiving what they have paid for. Cllr Rickard also advised that there is a consultation taking place currently regarding the trial of a pedestrianized area in South Street. A survey has taken place on public transport and whether to have a bus link to villages but will depend largely on funding. Cllr Rickard also added that Bridport Town Council have lodged an objection to the proposed Watton Park development.

**531 To receive and approve apologies for absence:** No apologies were received.

**532 Declarations of Interest:** Cllr Colfox declared an interest in planning items **537**. Cllr Jack declared an interest in Watton Park planning applications under **537**.

**533 To approve the Minutes of the meeting held on 11<sup>th</sup> July 2017:** The minutes of the last meeting held on 11<sup>th</sup> July 2017 were approved and signed.

**534 Chairman's Announcements:** Cllr Driscoll advised that the biggest development that Symondsburry Parish council are involved in, Vearse Farm, are having their planning application discussed on the 12<sup>th</sup> October 2017. This is likely to be held at South Walks House for a full day but we are waiting confirmation.

**535 Clerks Report:** The Clerk informed the council of the recent email problems and had received some advice from a computer expert. The lack of storage space on the DAPTC system was partly to blame. The Clerk also advised of an Award For All scheme to receive potential funding for the defibrillators and she would investigate. She added that the qualification is going well.

**536 Finance a) Bank Balances: Current £7,560.55 Deposit £15,135.90**

**b) Payment of account for approval:** i) Clerks salary as per contract ii) DAPTC subscription £368.57 iii) Insurance £186.47

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

**c) Pension Compliance** – The Clerk advised that the Declaration of Compliance had been actioned and sent to The Pensions Regulator.

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

Cllr Colfox left the room for this part of the meeting.

**WD/D/17/001807 – Barn Oak, Broadoak Field, Symondsburry** – erect a sedum covered curved roof on the existing cob walls of the partially completed grain store. Erect a single storey sedum covered flat roofed extension with external access stairs to the north-east (full). – **No objection**

Cllr Jack left the meeting for this next planning application.

**WD/D/17/001566 – Land adjoining Watton Park, Bridport** – reserved matters application in respect of matters of appearance, landscaping, layout and scale for the construction of 33 residential dwellings and associated garages, infrastructure all in association with outline permission WD/D/15/000521 (Reserved Matters) – The outline has already been approved. Cllr Streatfeild expressed her disappointment that the Developers, Bakers Estates, had not addressed the previous concerns relating to the height of plot 25 but on the whole the development looks interesting. Affordable housing would equate to 11 with some being sold as shared equity and the remainder being managed and run as affordable. It was felt that it sits nicely in the hillside. **Symondsbury Parish Council feel that the height of the proposed build on Plot 25 is too imposing on existing neighbouring properties. We would, however, support this application if a less imposing and re-design to that specific property takes place.**

**WD/D/17/001638 – Land South of Watton Park, Bridport** – change of use of agricultural land to residential garden. Use Class C3 (Full) – **No objection**

Cllr Jack returned to the meeting.

**WD/D/17/000164 – North End Farm, Venn Lake, North Chideock, Bridport** – extension and alterations to form dwelling (Full) – **No objection** .

Cllr Colfox returned to the meeting.

**Public Path Diversion Order – Public Footpath Number 43 (part) – SPC see no reason at this stage to object to the proposed diversion(s), but reserve the right to do so later.**

**Appeal – Removal of conditions 5 and 6 of planning permission WD/D/15/002339 – to allow for use as a residential dwelling – Eypes Mouth Car Park, Mount Lane, Eype** – clarification to be sought.

#### **538 Reports from lead members:**

- a Footpaths – Cllr Ralph reported that work had been done on the path at West Cliff and that the lengthsman could be used to cut once a season.
- b A35 – Nothing new to report. A meeting with Oliver Letwin will be soon. WATAG meeting on 28<sup>th</sup> Septmber.
- c Transport – Thanks to Cllr Turner for earlier explanations. Provision of public transport will be left to the locals in future and in 7 years there will be no money put aside from County.
- d Allotments – No issues.
- e Resilience – Nothing to report but a meeting is due soon.
- f Coastal Matters – Nothing to report.
- g DAPTC – Report previously circulated.
- h BLAP - Joint parish councils meeting on the 20<sup>th</sup> September to discuss the impact of the delegation of services. Steering Group meeting on 28<sup>th</sup> September 2017.
- i Lengthsman Link – Cllr Ralph has had promising meetings with the lengthsman.
- j Tree Officer – Nothing to report.
- k Ancient Monuments – Nothing to report.

- l Symene Voice – Deadline of 22<sup>nd</sup> September for any articles.
- m Neighbourhood Plan – Drop in surgery took place at The Old Pottery, Symondsbury Manor Yard on Tuesday 25 July.
- n Finger Posts – Nothing to report.
- o CLT – Nothing to report.

**539 Finger Post Proposition:** To be postponed until the November meeting.

**540 Cockcrowing Triangle (update):** Report circulated by Cllr Colfox. The Clerk to chase Conservation.

**541 Defibrillator:** The clerk to contact Symondsbury Estate regarding the positioning. Symondsbury Flower and Produce have offered a donation of £400. The defibrillator designated for Eype may be actioned via the Schoolroom and are committed to the project themselves.

**542 Annual Councillors Dorset Highways Satisfaction Survey 2017** – The clerk to forward the link to all councillors for completion.

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

**544 Correspondence and information for distribution per attached listing (July and August):**  
None

**545 Items for inclusion on October Agenda:** Defibrillator, Cockcrowing Corner, Precept

**Items for inclusion for November Agenda:** Finger Post Proposition.

**546 To confirm date of next meeting Tuesday 10<sup>th</sup> October 2017 at Symondsbury School at 7pm**

**The meeting closed at 9.15pm.**