

SYMONDSBURY PARISH COUNCIL MINUTES

Minutes of the meeting of Symondsburry Parish Council held on Tuesday 13th April 2021 at 7pm by remote means during the COVID-19 Pandemic. **These minutes will be agreed at the May Parish Council Meeting.**

PRESENT: Cllrs - P Colfox, A Streatfeild, S Ralph, J Roddy, P Allen, N Mawditt and P Hartmann. In attendance: Marilyn Stone, Clerk, Cllrs S Williams and D Bolwell of Dorset Council and two members of the public.

The Clerk expressed that it is with great sadness that Symondsburry Parish Council and its residents mourn the passing of His Royal Highness The Prince Philip, Duke of Edinburgh, our much loved servant of our great nation and beloved husband of Her Majesty The Queen. A Minutes silence followed and observed.

Democratic Half Hour during which members of the public are invited to raise matters of interest and Information from DC Councillors and Dorset Police:

David Matthews, Land Director, Barratt David Wilson Homes, provided an introduction to his role, and advised that the exchange of contracts took place during the last week of March as incumbent purchasers of the residential land at Vearse Farm. The non-residential parts of the site have been retained by the land owners together with Hallam Land. He said that there will be several reserved matters requiring approval over the coming weeks. He advised that Barratt David Wilson Homes appreciates the 'history' to the site but sees this as an exciting development.

Kathryn Pennington, Regional Development Director, Vistry Partnerships South West, gave an introduction and advised that they would be delivering a higher number of affordable housing at around 40% than the S106 states 35%. She said that it is a project that everyone can feel proud of.

Cllr P Hartmann advised that he had previously circulated a summary of the Vearse Farm Working Group meeting that took place on 9th April.

Cllr A Streatfeild asked if it there was scope for a Community Land Trust to which Kathryn replied that their may be scope but could not provide full commitment at this stage. She added that both Vistry Partnerships South West and Barratt David Wilson Homes have worked with Community Land Trusts previously.

David advised that Yarlinton (merged with Radian in October 2020 and became ABRI) would be the provider of affordable homes and will take on the units on the residential side and will have on site presence.

David advised that the proposed roundabout at Miles Cross will be undertaken by Highways England. A S278 agreement had been funded by both Barratt David Wilson Homes and Vistry Partnerships South West. The project will commence in January 2022 and will take around 26 weeks. He advised that the residential housing building program will take around 7 years to complete. Both Barratt David Wilson Homes and Vistry Partnerships South West will complete around 40-50 units per year and will work in parallel with one another. They envisage the first occupancy to be by the end of December 2022.

Cllr P Hartmann added that in view of the roundabout and the building program for the units taking place at the same time they will need to be mindful of the additional traffic that it will create. He added that a Construction Management Plan and Ecological Plan should be included within Reserved Matters.

Kathryn advised that the Barratt David Wilson Homes and Vistry Partnerships South West 'consortium' will appoint a Project Manager to oversee the infrastructure, health and safety etc.

Kathryn added that a presentation to the public would be the right way forward. Cllr P Allen advised that a Design and Review Panel had been set up with the first review meeting taking place on 18th May 2021 and it was hoped that a public presentation could take place as soon after.

It was noted that presently people walk across the site which they will require notice to stop doing so once work starts.

Kathryn reported that a planning application will be going in soon in relation to a 'tidying up' point which involves Pine View; a technical anomaly previously excluded from the original application and will be linked to the previous planning consent.

Cllr P Colfox joined the meeting at 19:29pm

Cllr D Bolwell advised that stage two of the Car parking Strategy Consultation had been postponed as the 'project' board wished to see more evidence before continuing.

Cllr S Williams advised that it is not yet known whether on-line meetings can take place yet after 7th May 2021; the date when they are due to end.

There is a Temporary Traffic Order that affects Eype commencing on 27th April for up to 5 days over a Bank Holiday weekend. A traffic calming influence will have to be put in place and it was noted that all houses have one point of access only. Cllr P Allen asked the Dorset Councillors if they can prompt Matthew Pyles, Community Highways Officer, in relation to having a site meeting at Eype in relation to Summer Visitor Planning.

Cllr A Streatfeild asked the Dorset Councillors how they thought the Planning Department was currently working? Cllr D Bolwell advised that the department were still 'catching up'. Cllr S Williams added that there seems to be a lot of proposed 'footpath' changes and together with the 'parking permits' is putting pressure on them. In addition the Dorset Council planning website has been undergoing some updates and changes. She added that house searches are taking around 45 days presently. Cllr P Hartmann added that locums are being put in place to help resolve issues but this in turn can 'slow things down'.

Cllr D Bolwell left the meeting at 19:46pm

Cllr S Williams provided her apologies for our next meeting on 4th May 2021 and it was asked that she provides a report from the Dorset Council Cllrs.

Cllr S Williams left the meeting at 19:49pm

0160 To receive and approve apologies for absence: Apologies for absence had been received from Cllr S Ainley and Cllr K Clayton which had been approved.

0161 To receive Declarations of Interest: Cllr P Colfox offered his declarations of interest to items Vearse Farm and item 164 Planning application WD/D/20/001910 Manor Yard.

0162 To approve the Minutes of the meeting held on 9th March 2021: The minutes of the meeting held on 9th March 2021 were approved and signed on camera in front of the clerk.

0163 Planning Applications and to consider any other planning/enforcement issues:

P/MS/2021/00663 Proposal Modification of planning obligations on Section 106 Agreement dated 24th March 2016 – original planning approval WD/D/15/00052 Location: Plots 6-16 inclusive, Watton Park, Bridport, Dorset DT6 5NJ

Cllr P Hartmann provided to the Council that the application relates to a technical issue to the S106; and alters the way in which they can value affordable homes. (Market Value – subject to tenancy and Existing Use Value – social housing). The market value allows properties to be valued at higher rates. We are requiring a lot of affordable homes within the area and to safeguard affordable houses it was

proposed by Cllr P Hartmann to refuse this planning application, seconded by Cllr A Streatfeild, all in favour.

Cllr P Colfox left the room at 19:55pm Cllr S Ralph took over the chair of the meeting:

WD/D/20/001910 Manor Yard, Mill Lane, Symondsburry, Dorset, DT6 6HG – Change of use of land and siting of 8 bell tents

Cllr J Roddy pointed out that an error had been made in relation to the date in which replies were due, with only one day being given. No objections had been received from members of the public. The only people, as she sees it, who will be affected are the ones living on Symondsburry Estate. The area had been duly landscaped for the tents. A shepherds hut is already on site providing access to toilet facilities and to showers. **Proposed by Cllr J Roddy to approve this planning application, seconded by Cllr P Hartmann, all in favour.**

New Separate Planning Committee: Cllr P Hartmann had previously circulated a report regarding the formation of a separate 'Planning Committee' for Symondsburry Parish Council. It was the intention to hold planning meetings one week before the full council meeting on a monthly basis together with public participation. In principle it was supported by all the councillors present. It was noted that the committee would comprise of Cllr P Hartmann, Cllr S Ralph, Cllr P Allen and Cllr J Roddy. **It was proposed by Cllr J Roddy, seconded by Cllr S Ralph, all in favour.**

Vearse Farm: Cllr P Allen felt it was a good initial meeting with both Barratt David Wilson Homes and Vistry partnerships South West, whom are working at a tremendous pace. He felt that a meeting was needed with the Clerk to seek guidance going forward. He felt that a question that he had posed recently around 'legal entities' had hit a raw nerve but really need assurances and clarity from the 'right party'. David Matthews has declined to comment on the entities that they are dealing with and Cllr P Allen will pursue this matter. The roundabout is now in the public domain under condition 24 and Cllr P Allen that he is feeling anxious about the 26 week turnaround indicated to completed these works. Cllr P Hartmann added that the simultaneous construction vehicles for both the roundabout site and the houses would put pressure on the existing A35 with Eype Down road being used by the 'locals' as an alternative. Sight of the roundabout plan and the phased building plan for the homes would be beneficial. Cllr A Streatfeild that during the last 9 years we have been requesting for a roundabout at Miles Cross. Cllr P Hartmann will be invited to the Design and Review Panel Meetings going forward. Cllr P Hartmann added that due to Barratt David Wilson providing additional funds to enable the specific use of current planning officers to deal with the reserved matters applications for Vearse Farm, locum officers are being put in place to help resolve issues but this in turn can 'slow things down.

Cllr P Colfox rejoined the meeting at 20:26pm

0164 Finance: a) **Bank Balances:** Current account: £830.43 Deposit: £24,595.50

b) **Payments of Account for approval:** i) Clerk's Salary ii) Clerks expenses £47.23 iii) Bridport Town Council (lengthsman) £1,200.00 iv) HMRC £15.00 v) Samantha Gunning (Albert Goodman Audit) £50.00 The Clerk also required a transfer to be actioned from the Deposit to the Current Account for £1,000.00 **Proposed by Cllr P Allen and seconded by Cllr A Streatfeild, all in favour.**

c) **Annual Governance Review and Accountabilities Return 2020/2021:** The clerk advised that due to our expenditure being £21,380 and our income at £15,902 for the year 2020/2021 (both under £25,000 - the requirements for a full audit to be completed by PKF Littlejohn, Council Auditors) a Certificate of Exemption had been completed. An internal audit had been completed by Samantha Gunning of Albert Goodman, Chartered Accountants. **Proposed by Cllr P Allen and seconded by Cllr A Streatfeild, all in favour.**

0165 Dorset & Wiltshire Fire and Rescue Authority – Consultation of draft Community Safety Plan 2021-24: It was felt that it was not necessary for the parish Council to respond to this consultation.

0166 Application for Definitive Map Modification Order – T589, Symondsburry: Cllr N Mawditt advised that West Cliff Association were presently collating information from Home Owners records to formulate a reply. It was not felt necessary for Symondsburry Parish Council to respond at this time.

0167 Community Governance Review: Cllr P Allen felt that Symondsburry Parish Council would need some extraordinary reasons to retain Vearse Farm within the parish. **Cllr P Colfox proposed that we consult with the parishioners as to how they feel about a potential boundary change, seconded by Cllr P Allen, all in favour.**

0168 Citizens Advice Bridport and District – Grant: Cllr P Hartmann felt that the CAB are undertaking really good work in the current climate (pandemic). **Cllr A Streatfeild proposed a grant of £500.00, seconded by Cllr J Roddy, all in favour.**

0169 Dorset National Park: Correspondence had been received from Chris Loder, MP asking for our view as to whether or not we support the Dorset National Park proposal to which he is adverse to. The following concerns were raised by councillors: building additional houses within an Area of Outstanding Natural Beauty, losing local response as a layer of democracy is removed and agricultural concerns. The clerk should respond to Chris Loder, MP advising that the council are un-persuaded either way presently and that we have not received enough evidence to support this and require more clarity before making a final decision.

Cllr P Colfox left the meeting at 20:52pm

0170 Projects: Cllr P Allen advised that an earlier report regarding Digital Connectivity and the Defibrillator had previously been circulated.

0171 Reports from lead members of Footpaths, Lengthsman Link, Community Governance Review and Vearse Farm, had been circulated prior to the meeting and taken as read although the following amendments were agreed:

Symene Community Land Trust: Cllr A Streatfeild advised that she had attended a meeting two weeks ago where they have been considering the impact of Vearse Farm development and would be working with the newly formed Bridport Area Community Housing Group.

Symene Voice: The clerk advised that the Symene Voice had been finalised and is being printed. The clerk will circulate delivery areas to councillors should they wish to get involved in distributing them.

Workload: Cllr P Allen expressed that the size of the workload had increased significantly over the last year and was not feeling comfortable taking decisions. Cllr P Hartmann added that the council can delegate certain powers to councillors. It was agreed for Cllrs P Allen and A Streatfeild together with the clerk to meet to discuss the best way forward.

0172 Items for our next meeting in May: Community Governance Review, Election of Chair and Vice Chair (the clerk requested for nominations via email ahead of the meeting), Renewal of lead members areas.. Cllr P Colfox advised that he will be standing down as Chair. It was raised that virtual meetings should continue after May 7th and the clerk should write to Chris Loder to express this.

0173 To confirm date of next meeting Tuesday 4th May at 7pm.

Meeting finished at 21:12pm