



CHAR VALLEY PARISH COUNCIL

454th Meeting of the Char Valley Parish Council held on 13th May 2024 at 7.30pm – Wootton Fitzpaine Village Hall.

APPROVED MINUTES

Meeting opened: 19.32.

5449: Present: Cllrs. C Noon (Chair), S Johnson, N Ziebland, S Creed-Castle, R Cook, H Halkes-Wellstead, W Lumsden, R Frampton and T Ely (Clerk). In attendance: 3 members of the public.

5450: Apologies for absence: J Kewley, C Stanbury, J Busby.

5451: Appoint Chair: Cllr. Noon offered to stand for chair and was thanked and encouraged by council.

Proposed by Cllr. Johnson and Seconded by Cllr. Cook, 5 in Agreement.

5452: Co-opt new councillor to the available 4 vacancies:

- Cllr. Noon confirmed that Mr. Ziebland would like to return to council post-election but had an issue with his nomination forms. Mr. Ziebland was present and confirmed he would like to be proposed to take a seat in Whitchurch Canonorum South.

Proposed by Cllr. Johnson and Seconded by Cllr. Halkes-Wellstead. 6 in Agreement.

- Cllr. Noon welcomed Cllr. Ziebland back to council and invited him to take a seat to be included in the meeting as a councillor.
- Cllr. Noon then introduced a new candidate standing for the other Whitchurch Canonorum South vacancy.
- Cllr. Noon asked Mr. Frampton to stand and introduce himself to council.
- Mr. Frampton stood and spoke of his experiences.
- Cllrs. asked Mr. Frampton a few questions.

Mr. Frampton left the meeting to enable discussion.

- Councillors had a discussion about the candidate.

Mr. Frampton rejoined the meeting.

- Cllr. Noon asked for a proposer/seconded for Mr. Frampton.

Proposed by Cllr. Creed-Castle and Seconded by Cllr. Johnson. 7 in Agreement.

- Cllr. Noon welcomed Cllr. Frampton to council and invited him to take a seat to be included in the meeting as a councillor.

5453: Appoint Vice Chair: Cllr. Ziebland offered to stand for vice chair and was thanked and encouraged by council.

Proposed by Cllr. Creed-Castle and Seconded by Cllr. Johnson, 7 in Agreement.

5454: Delivery of Acceptance of Office forms: The clerk collected the acceptance of office forms from all Cllr's.

5455: Annual Meeting of the Parish review of documents:

- a) Review CVPC organisation (Working Groups/Parties/Committees)** - The document was reviewed, and some changes agreed. **The clerk to make the changes and re-issue the document.**

Proposed by Cllr. Johnson and Seconded by Cllr. Ziebland, 8 in Agreement.

- b) Review terms of reference documents for committees and CEE WP** - The documents were reviewed and agreed with a small change to CEE making chair of council chair of the working group. **The clerk to make the change and upload the new document to the website.**

Proposed by Cllr. Creed-Castle and Seconded by Cllr. Halkes-Wellstead, 8 in Agreement.

- c) Review Standing Orders** - the document had been circulated and council were happy.

Proposed by Cllr. Noon and Seconded by Cllr. Creed-Castle, 8 in Agreement.

- d) Review Financial Regulations** - The clerk informed council that there was a new template document from NALC. The clerk had used the template along with the existing CVPC document to create a new CVPC financial regulations for approval. Cllrs. were asked to review this before the next meeting. **The clerk to add this to the next finance meeting agenda in June.**

- e) Confirm arrangements of Insurance cover in respect of all insurable risks** - It was discussed that CVPC are still trying to value/cost to replace the larger assets to check the cover in place is correct.

- f) Determine the time and place of ordinary meetings of the Council up to and including the next annual meeting of the Council** - The clerk had circulated the meeting dates up until June 2025. **The clerk to book the halls for all scheduled meeting dates.**

Proposed by Cllr. Lumsden and Seconded by Cllr. Johnson, 8 in Agreement.

5456: Public forum - The chair addressed the public and asked if anyone would like to speak.

- A member of the public addressed council to ask about a piece of their land that is being used by traffic as a passing place. The clerk asked the member of the public to send her the details and she would contact Dorset Council.
The clerk to contact DC once the details have been received.
- Another member of the public announced he was available for any questions on his application (P/FUL/2024/01964).

5457: Declarations of interest: None.

5458: Dispensation requests: None.

5459: Resolution to approve the minutes of the CVPC meeting held on 8th April 2024:

Proposed by Cllr. Noon and Seconded by Cllr. Johnson. 4 in Agreement, 4 Abstained.

5460: Actions following the last meeting held on 8th April 2024:

1. Cllr. Noon to set up a meeting with the enforcement officer, either with full council or the Planning working group. Awaits responses for item 2.
2. Cllrs. to let Cllr. Noon know if they are aware of any local enforcements. **In progress.**
3. The clerk to cross check the Parish Online plotted grit bins against the Dorset Council map. **In progress.**
4. Cllr. Creed-Castle to gain a quote for cleaning the bus shelter. **In progress.**
5. Planning WP to adjust the wording for holiday let planning responses for the May meeting. Later on the agenda.
6. Wording for holiday let, the Clerk to move to the May agenda. Action complete.
7. The clerk to send the April planning responses. Action complete.
8. Cllr. Creed-Castle informed council that she had received communication from Dorset Council with regard to Pilsdon View camp site, Boarden Bridge, Broadoak. Ref EN/2024/00095 as she had input a few years ago. Cllr. Creed-Castle to look for any previous correspondence with regard to this site and to forward on to Cllr. Noon and to respond to the officer. **In progress.**
9. A Cllr. to send the April payments online. Action complete.
10. The clerk to Monitor how much she contacts the DAPTC over the next year. A document has been started. Action complete.
11. Sandbag storage - Cllr. Busby to finalize a proposal to purchase 3 boxes for the May meeting. Later on the agenda.
12. The clerk to circulate the police report once received. Action complete.
13. Cllr. Busby to investigate her contact for the war memorials. Later on the agenda.
14. Stanton St Gabriel notice board - Cllr. Carey to put up an old board CVPC have. Action complete.
15. Wootton Field and Play Area: Cllr. Joyce to write up some notes for CVPC so the details are known in the future. The clerk met with Mrs. Joyce before the meeting and has seen the notes, await Mrs. Joyce to send them to the clerk. Action complete.
16. It was discussed that it would be good to have a CVPC Wootton councillor on the trustees committee for the playing field. The clerk to contact Jon Snook to discuss. The clerk contacted Jon Snook and it was organised to propose at the Village meeting/WF APM on the 15th April to vote Joanna Kewley onto the trustees. This was achieved, congratulations Joanna.
17. Suggestion for UMVPC liaison – Cllr. Noon updated council that he had received a suggestion that CVPC should join the Upper Marshwood Vale PC and visit Dorset Council Planning Department to emphasize that we are a part of the National Landscapes. The councillors were behind this idea. Cllr. Noon to make contact with MVPC. **In progress.**
18. Fair funding for Dorset - Cllr. Noon to sign the petition on behalf of CVPC. **In progress.**

5461: Planning Applications:

a) Responses submitted to Dorset Council before this meeting:

Application Ref.	Location	Expired	Agreed Response	Submitted
P/FUL/2024/00942	Cutty Stubbs Farm Bluntshay Lane Whitchurch Canonicorum DT6 6RL	05/04/2024 extended to 25/04/2024	CVPC Objects. See Appendix A.	13/04/2024
P/HOU/2024/01587	Monkton Wyld Farm Scotts Lane Monkton Wyld Dorset DT6 6DB	18/04/2024	Support	13/04/2024
P/HOU/2024/01530	Camelia Cottage Hill Farm The Green Morcombelake	23/04/2024	Support	13/04/2024
P/FUL/2024/00704	Spence Farm Spence Lane Wootton Fitzpaine Dorset DT6 6DF	23/04/2024	See Appendix B.	22/04/2024

b) Responses considered at the meeting:

Application Ref.	Location	Due Date	Agreed Response
P/FUL/2024/02035	Copse Gate Farm Bluntshay Lane Whitchurch Canonicorum DT6 6RN	13/05/2024	CVPC Support this application but with conditions that the new accommodation can only be used for purposes

			associated with the main residence and not used for tourism or holiday lets, or separately sold off. <u>Proposed by Cllr. Creed-Castle and Seconded by Cllr. Ziebland, All in Agreement.</u>
P/FUL/2024/01964	Fivepenny Farm Dwelling 2 Spence Lane Wootton Fitzpaine DT6 6DF	25/05/2024	CVPC supports the conversion of the farm building into a teaching facility and we encourage such use. CVPC objects to the placement of holiday accommodation in an open agricultural field. This is contrary to the principles of protecting and furthering the benefits of the West Dorset National Landscape, whose remit has recently been strengthened to include the 'seek to further' duty which replaces the previous requirement for relevant authorities to 'have regard' to the purpose of a National Landscape. In particular, the protection of National Landscapes directs local planning authorities to take into account the resources available defining the local landscape character assessments. This specifically rejects uncontrolled expansion into existing open fields and restricts the introduction of increased caravan, glamping, and other holiday accommodation. Please note that CVPC are very concerned at any further increase in holiday accommodation as there is already an over-supply of available accommodation in the local area to the detriment of the local residents, existing hospitality businesses, and the local environment. More development also undermines the very reason why this area is attractive to visitors and existing residents. <u>Proposed by Cllr. Creed-Castle and Seconded by Cllr. Lumsden, All in Agreement.</u>

The clerk to send the May planning responses.

- c) **Proposed applications to be discussed at this meeting:** None.
- d) **Enforcement:** Cllr. Noon has started correspondence with Dorset Council.

5462: Finance:

- a) **Payments:** The payments for May 2024, as below, were approved.

Payee	Details	Cheque No./Online	Receipt No.	Amount
Wootton Fitzpaine Village Hall	WF Hall Hire 12/02 & 15/04 & 18/04 2024	Online	0425/01	75
BLAP	BLAP Contribution 24/25	Online	0425/02	126.97
PlayQuest	PlayQuest Whitchurch Playground Equipment	Online	0425/03	1356.00
Ken Hussy	Ken Hussy Whitchurch Playground Inspection	Online	0425/04	37.50
Tamsin Ely	Clerks expenses May 2024	Online	0425/05	86.93
Tamsin Ely	Clerks wage May 2024	Online	0425/06	918.19
Total				£2,600.59

Proposed by Cllr. Johnson and Seconded by Cllr. Cook. All in Agreement.

Cllr. Johnson to send the May payments online.

- b) **Bank Reconciliation** - The clerk had circulated the bank reconciliation and council were happy.
- c) **AGAR** - The clerk updated council that she had completed the accounts for the AGAR and had met the internal auditor the previous week. Council were exempt from completing the full AGAR for 2023-2024.

5463: Parish External Liaison:

- a) **BLAP** - Cllr. Noon updated council that at the recent BLAP meeting, affordable housing was discussed.
Cllr. Noon to arrange a meeting with the new Dorset Community Action appointee for Rural Housing Enablement, Jacqui Cuff. Cllrs. Ziebland and Johnson volunteered to be included.
- b) **DAPTC** - CVPC will need a new representative, Cllr's were asked to think if they may like to volunteer for this for the next meeting.

5464: Flooding:

- a) **Warden** - CVPC are still in need of a flood warden for Wootton.
- b) **Sandbags** - It would be good to purchase 3 boxes; one for each location. The boxes would look neater and the sandbags would last longer if stored well.
Cllr. Busby to finalize a proposal to purchase 3 boxes for the June meeting.

5465: Police Report - The clerk had circulated the report from Lyme Regis Police.

5466: Footpaths

- a) **Definitive Map Modification Order (DMMO) Application - ref T791** - CVPC have received notice of a map modification. It has been circulated within CVPC and to the footpath officer. Dorset Council have confirmed that no action will occur for quite some time.
- b) **Footpath project** - This was discussed and Cllr. Halkes-Wellstead was happy to volunteer to lead the project.

5467: Communications Working Party:

- a) **Char Chat** - The next issue is due out as soon as Cllr. Noon has the short bios for new Cllrs. and also, an article on the St Wites church walks.
Cllrs. Lumsden, Halkes-Wellstead and Frampton to send Cllr. Noon a short bio.

5468: Farming Interests Working Party: Cllr. Johnson had circulated a report and ran through some of the topics.

5469: Local Amenities Working Party:

- **Asset refurbishment/repair/replacement quotes** - Still trying to find out how much the war memorials should be insured for.
Cllr. Busby to investigate her contact for the war memorials.
The clerk offered to ask neighbouring parishes how they value their war memorials.
- a) **Stanton St Gabriel notice board** - Cllr. Carey has now put up the old board ready for use.

5470: Playground/Playfield Working Party:

- a) **Whitchurch Playground** - The order for the new equipment had now been placed.
- b) **Wootton Field and Play Area**
 - The clerk confirmed she now had the notes about the details of ownership from Mrs. Joyce. Cllr. Noon asked the clerk to circulate the notes.
The clerk to circulate the Wootton Fitzpaine playfield notes.
 - The clerk informed council that at the Wootton Fitzpaine APM it was mentioned that the field has a ditch around the edge that requires some maintenance and also overhanging trees.
The clerk to contact Jon Snook to discuss.

5471: Climate and Ecological Emergency Working Party/River Char Community Project (RCCP) - No update.

5472: Planning Working Party:

- a) **Holiday let response text** - to be discussed at the next planning working group meeting.
The clerk to put on the June agenda.

5473: Transport Working Party:

- a) **Write to Minister of Transport** - It had been suggested that Cllr. Noon write to the Minister of Transport to voice concerns about speed limit on A35 in Morcombelake. All agreed.

5474: Staffing Committee: No update.

5475: Cllr. Christopher, Dorset Council: No update.

5476: New Parish councils confirmed nominations and elections: The new council had been confirmed with 2 vacancies remaining for Wootton Fitzpaine.

5477: APM meetings: The APM meetings had been held and the Cllr's. briefly summarised each meeting.

5478: Other issues that have been circulated for discussion:

- **Report on Monkton Wyld Court evening 4th May** - Monkton Wyld Court evening was discussed. The Council expressed concern over the possible outcomes of the Charity's recent actions but did not have sufficient information to take action. **Cllr Hawkes-Wellstead to make contact with a previous trustee to see if there was more information available.**

5479: Public and other matters - To consider any matters that Cllrs. wish to raise that has not already been circulated: None

5480: Councillor training: The clerk had circulated links to available training, councillors were encouraged to have a look and let the clerk know what training they would like to complete.

5481: Date of next meeting: Finance Meeting - 3rd June 2024 - James Hargreaves Community Hall
Full council meeting - 10th June 2024 - Whitchurch Canonorum Village Hall

5482: Meeting Closed: 21.48.

Appendix A

CVPC objects to the expansion of the property onto open fields, the removal of good quality agricultural buildings, the increase in traffic resulting from the proposal, the potential subdivision of the site and possible loss of agricultural accommodation, and the construction of a new residential property in open space within the West Dorset National Landscape.

Specifically:

- 1) Development of holiday lodges in the agricultural field north of the existing buildings. This is contrary to the principles of protecting and furthering the benefits of the West Dorset National Landscape, whose remit has recently been strengthened to include the 'seek to further' duty which replaces the previous requirement for relevant authorities to 'have regard' to the purpose of a National Landscape. In particular, the protection of National Landscapes directs local planning authorities to take into account the resources available defining the local landscape character assessments - in this case the 'Marshwood Vale Landscape Character' documentation. This specifically rejects uncontrolled expansion into existing open fields and restricts the introduction of increased caravan, glamping, and other holiday accommodation.
- 2) There are buildings on this site which are not fit for any purpose. However, both building #2 and building #4 are of substantial construction and we would encourage re-use rather than demolition of these agricultural buildings.
- 3) The conversion of both the existing farmhouse and building #4 the brick barn, for holiday accommodation will increase the amount of traffic on narrow country lanes which are already in poor repair and busy, with few passing places. The creation of a new, separate entrance within 20 metres of the existing entrance, on a bend in the road, will introduce unnecessary dangers and difficulties, as well as removing a good length of valuable hedgerow.
- 4) The proposed sectioning off of the existing farmhouse creates an opportunity for subsequent sale as a new residential property. We suggest that there is an agricultural tie placed on the old farmhouse to maintain the stock of agricultural residences in the Marshwood Vale.
- 5) The demolition of the two Dutch barns seems reasonable as they are over-sized and probably redundant for any agricultural work on a holding of this size. However, using this as a basis for introducing a new residential property, in a position away from the existing buildings, not only contravenes the objectives of the National Landscapes, but also affects the character of the landscape away from established settlements. If a new residential property square metreage is considered an acceptable 'swap' for agricultural square metreage, then it should be constructed on the same footprint as a cluster with existing buildings to conform with the Landscape Character Assessments of the Marshwood Vale and Char Valley. To quote: "The landscape is judged to have a strong character. The area has a distinct agricultural character dominated by the consistent patterns of trimmed hedgerow with equally spaced hedgerow oaks, with small scattered hamlets and farmsteads of vernacular materials. Land use has remained largely pastoral, underpinning the strong association with traditional dairy practices, with little evidence of recent change."

We are also concerned with the presumption of permitted development (PD) as a proposed baseline and we are disappointed that the claimed PD is being used by the applicants as a perceived threat that should this application fail then they will build an hotel. We question whether PD on the scale proposed is a valid assumption in the West Dorset National Landscape and therefore valid as a baseline. Both Class Q and Class R are routes available to development but neither have clear cut paths to approval in remote positions in National Landscapes and we suggest that they should not be seen as supporting a baseline position of this scale.

Please note that CVPC are very concerned at any further increase in holiday accommodation as there is already an over-supply of available accommodation in the local area to the detriment of the local residents, existing hospitality businesses, and the local environment. More development also undermines the very reason why this area is attractive to visitors and existing residents.

Appendix B

In general we have no objection regarding the location of the two shepherds huts to adjoin the indoor swimming pool and gym building and from the refurbishment of the building.

However, we request the following:

The large floor to ceiling windows facing the Char valley have automated blinds which activate at dusk to prevent light pollution which would be clearly seen from some distance.

Also, presumably there will be a health and safety requirement for light outside for any persons walking around, we request that all these lights are on movement sensors - again to prevent unnecessary light pollution.

This represents yet another incremental change, and we continue to highlight the cumulative impact of such a large number of applications on this site.

These minutes and reports are available on the CVPC website www.charvalley.org

Please note that meetings may be recorded by CVPC, therefore by attending the Council Meeting and/or speaking during the Public Forum you are consenting to being recorded. If you have any queries regarding this, please contact the Clerk.

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