

Clerk to WFPC: Andrew Harrison, PO Box 15, WEYMOUTH, DT4 8DS
Tel 01305 815866 Fax 01305 791062
Email andrewharrison@ajharrison.org.uk

Minutes of Meeting held on Wednesday 16th November 2016 at Monkton Village Hall at 7.00pm

1. PRESENT & APOLOGIES:

Present: Chair – Ms Jenny Webster. Vice Chair: Mr Derek Read. Councillors: Mr Charles Norman, Mr Alec Walters, Mr Roger Holehouse, Mrs Suzanne McSevney, Mrs Yvonne Doble, Mr Graham Brant. Dorset County Council: - West Dorset District Council:- Mr Robert Freeman
Clerk to the Parish Council: Andrew Harrison. **Apologies:** Mr Raymond Williams, Mr Andy Canning.

2. DECLARATION OF INTERESTS AND REQUESTS FOR DISPENSATIONS.

2.1. Cllr Holehouse declared an interest in item 7.1 as he was a near neighbour of the applicant.

3. MINUTES OF PREVIOUS MEETING of 17th August 2016. The minutes were accepted by the Council and signed as being correct by the Chair.

4. MATTERS ARISING

4.1. It was generally agreed that there were no matters arising from the minutes that would not be dealt with under agenda items.

5. COUNTY AND DISTRICT UPDATE

5.1. Mr Freeman informed the Council that while investigation towards the formation of unitary authorities in Dorset was proceeding apace, there was little news at this time.

He also informed the Council that a board had been formed to organise the disbursement of significant S106 monies from the Poundbury construction, totalling some £1.5m for the benefit of Dorchester and the surrounding wards.

The Council thanked Mr Freeman for his attendance. The Chair informed the Council that Mr Canning was unwell and consequently not able to attend.

6. PLANNING, ROADS AND FOOTPATHS

6.1. Local plan update. The Chair informed the Council that the Clerk had received two letters from West Dorset District Council concerning the future status of the local plan, and asked the Clerk to explain the content.

6.1.1. The first letter concerned the ‘five year housing land supply’ whereby all local authorities must supply an assessment of the number of homes that are realistically likely to be built over the next five years. Across West Dorset and Weymouth & Portland the supply was 4.9 years.

Until this shortfall was rectified there was the potential for planning decisions to go against the local plan as ‘less weight can be given to local plan policies’. The letter went on: “national policy states that planning applications should be allowed ‘unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies (in the National Planning Policy Framework) taken as a whole.’”

This would mean in practice that officers would assess planning applications against national policy, and be more likely to recommend approval of housing sites not allocated in the local plan until the five year housing land supply figure once again exceeds five years.

- 6.1.2. The second letter reminded parish councils that in his report on the examination of what had become the adopted local plan, the planning inspector highlighted the need to undertake a review of the plan to bolster the supply of housing to identify sites to meet the need up to 2036, and that the review should be completed by 2021.

To begin this process, the local authorities had undertaken a search to identify suitable development opportunities in Dorchester, Weymouth & Portland (including Littlemoor and Chickerell), Beaminster, Bridport, Lyme Regis, Sherborne and Crossways. The options paper had been published on 15th November for consideration by the relevant WDDC/WPBC committees with consultation planned for February 2017 and further consultation later in the year. Currently they were aiming to submit changes to the local plan informed by this process at some point in 2018.

The sites of interest to the Council were D4 (to the south east of Dorchester and wholly within the boundary of the Council), D6 (to the west of Dorchester and very partially within the boundary of the Council) and W3 (between the railway line and the A354 to the east of Upwey, in the area of Chapel Land and Old Station Road and wholly within the boundary of the Council).

The Clerk then set out a number of sites raised in the options paper, and there was some discussion of the two letters. Concerning the first letter, Mr Freeman explained that if WDDC rejected a planning application then the applicant can appeal, and the appeal would find in favour of the appellant if it was found that WDDC had prioritised local plans over the national planning framework. Cllr Walters noted that the District as a whole was currently very vulnerable to unwelcome planning applications. Mr Freeman replied that there was anticipation of an improvement in the new year.

Cllr Norman noted that development to the north of Dorchester could mean a completion of the Dorchester bypass, while Cllr Brant noted that site W3 was creeping toward the area of Coombe Farm. The matter was held over until the next meeting when the consultation period was anticipated to be beginning.

- 6.2. Bincombe play area. The Chair read an update received by email from Mr Canning: "I have spoken with DCC Highways and property about the original site of the proposed play area in Bincombe Valley and can confirm that there is no appetite to sell the land for use as a play area and a general feeling that this site would be unsafe and is therefore inappropriate. If a play area is to be provided for this area it will have to be located elsewhere."
- 6.3. A352 at Whitcombe. The Chair explained that Mr Canning and Mr Potter from DCC had contacted the Clerk to inform the Council that the statistics from September had been processed. Cllr Walters confirmed that he was attending a meeting with Mr Potter to discuss the statistics, along with a representative from Broadmayne Parish Council who also had an interest in the trial.
- 6.4. WDDC – paperless planning project. The Clerk updated the Council on this project, stating that it was intended to go live in March.
- 6.5. DCC Highways – working together – the Clerk explained that Dorset Highways had set out options for parish and town councils to consider implementing to enable non-essential and minor maintenance items to be carried out in their areas. As part of this programme, they also presented their definition of 'core essential work' and non-essential functions. A number of these were based around increased frequency of certain tasks than would be achieved through the Highways normal maintenance schedule, or enhanced services to cover things like non-essential signs. They outlined three methods by which these non-essential works might be achieved, (i) through use of volunteers, (ii) by the council appointing its own contractor or carrying out the work in-house or (iii) by the Council appointing (and paying for) Dorset Highways to carry out the works.

There was some discussion of this matter, and general agreement that there was little requirement within the Council area for non-essential works. It was noted that DCC would attempt in future to pass on the cost of non-essential functions.

- 6.6. DCC – Dorset Highways performance, quarter two. The Chair outlined the contents of this document, which were noted. This report covered Dorset Highways' performance between July and September.

7. PLANNING APPLICATIONS

Full details of planning applications and decisions can be viewed at:

<http://webapps.westdorset-weymouth.gov.uk>

- 7.1. WD/D/16/001869 – Increase height of chimney stack from 1.5m to 1.8m, 4 WHITCOMBE FARM COTTAGES, WHITCOMBE, DORCHESTER, DT2 8NY. The Chair permitted Cllr Holehouse, who had registered an interest in the application, to speak. Cllr Holehouse explained that the house was fitted with a log burner, but had a thatched roof which created a spark hazard. The applicant's insurers were requesting that a higher stack be installed to a minimum of 1.8m as required by fire regulations. There were no objections.
- 7.2. WD/D/16/001728 – prior notification application for proposed road, DEWFLOCK FARM, WINTERBORNE MONKTON, DORCHESTER, DT2 8NP. A number of local residents, attending the meeting as members of the public, were permitted to speak in relation to this matter by the Chair. They raised concerns about the width of the road and speed of the existing traffic, and that the access road would cross two soakaways.

As one of the local councillors for Monkton, Cllr Norman explained the nature of prior notification applications and that as they did not require planning permission there was unfortunately no recourse through the development control process regarding the concerns raised. He concluded that concerns regarding the soakaways should probably be dealt with through solicitors or land agents.

There was some further discussion around use of the road for licensed events. Mr Freeman informed those present that along with Cllr Doble he had made enquiries as to the use of the site for events and found it to be compliant with the licensing, holding events on a maximum of twenty-eight days in any one year. He advised residents with concerns regarding noise or vehicle use to keep a diary which could be used by environmental health officers if required.

- 7.3. WD/D/16/000739 - Outline application for a mixed use development comprising: up to 500 dwellings, including affordable housing; up to 8 ha of employment land (to include a new hotel, residential care home, car show rooms and other employment land); land for a new primary school; a new local centre; public open spaces, new accesses and roads, and associated infrastructure (Outline), LAND TO THE NORTH OF LITTLEMOOR ROAD, WEYMOUTH. This matter was still under consideration and no further update had been received,
- 7.4. WD/D/16/001396 - Change of use of land last used for equestrian purposes to campsite (Full), THE WILLOWS, ICEN LANE, BINCOMBE, WEYMOUTH DT3 5PY. The Chair explained that the application was recommended for approval on the basis that it was "extremely unlikely that a refusal on highway grounds would be sustained at appeal", and that while the site encroached into the AONB it was sufficiently screened, and the proposed shepherd's huts sufficiently modest for this to not be a problem. The application was to be discussed at the forthcoming WDDC planning committee meeting.

8. OTHER BUSINESS

- 8.1. Local government reorganisation. Cllr Brant reported to the Council that he had attended the reshaping workshop with Cllr Holehouse. The workshop was facilitated by DAPTC, but run by a firm contracted by DCC called Opinion Research Services. He also attended a further meeting, organised by DCC, on

10th November. He reported that the view of DCC in the events was that their way was the only way forward, and that the surveys and other consultation material contained a great many loaded questions. There was an expectation in the new structure that towns and parishes would take on more services.

The Clerk informed the Council that he had responded to the consultation as instructed. As all the options in the survey presented the same end for WFPC (to come under a Dorset unitary authority) the Council submitted no response to the questions concerning the specific options, but did respond to a question about positive or negative impacts for parishes in working with unitary authorities.

"We are concerned about the repeated mention given to the increased role of parish and town councils in the provision of local services in a new authority structure. Small parishes, like Winterborne Farringdon, are not resourced to provide any services and under the current financial arrangements would require a direct increase in the precept paid by local residents. While we are aware that there is an appetite within many larger parish and town councils to take on services this should not be seen as a blanket aspiration across all the parishes."

The Clerk was requested to write to Oliver Letwin setting out the Council's concerns regarding the devolution of services to towns and parishes.

- 8.2. Weymouth Ironman 2016 – The Chair explained that the event would return in 2017 but in a smaller form. Cllr Walters informed the Council that at Whitcombe the road was opened towards Dorchester while cyclists were told it was closed. Mr Freeman added that the stewards were not from Dorset and had no local knowledge. The Clerk was requested to write to the organisers setting out the Council's observations.
- 8.3. DCC – reorganisation of children's services. The Chair outlined the contents of this document, which were noted.
- 8.4. Dorset CCG – clinical services review. The Chair outlined the contents of this document, which were noted.
- 8.5. Healthwatch Dorset – newsletter. The Chair outlined the contents of this document, which were noted.

9. INTEREST AND INFORMATION

- 9.1. No matters were raised.

10. TREASURERS REPORT

- 10.1. Accounts 1st August – 31st October – these were circulated to councillors prior to the meeting.
- 10.2. Precept 2017-18, £2600. The Clerk explained that the requirement was unchanged from the previous year, but the precept total would be £150 less than the 16-17 precept which had been raised to cover a one-off expenditure in the previous year. Proposed Cllr Walters, seconded Cllr Norman, carried unanimously.
- 10.3. Conclusion of Audit. The Clerk informed the Council that the auditors had confirmed there were no issues arising from their audit of the Council's accounts for the 16-16 financial year.

- 11. **PUBLIC PARTICIPATION**. Several members of the public were present for the discussion of item 7.2 but all had left.

12. DATE OF NEXT MEETING – 15th February 2017

The meeting closed at 8.25pm.