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Minutes of Meeting held on Wednesday 17th February 2021 at 7.00pm – via Zoom

1. PRESENT & APOLOGIES:

Present: Chair – Ms Jenny Webster. Councillors: Mr Charles Norman, Mr Graham Brant, Mr Roger Holehouse, Mr John Trent, Mr Raymond Williams, Mr Alec Walters
Dorset Council: Mr Roland Tarr

Clerk to the Parish Council: Andrew Harrison. **Apologies:** Mrs Suzanne Mcsevney

Members of the public: none

2. DECLARATION OF INTERESTS AND REQUESTS FOR DISPENSATIONS.

2.1. Cllr Williams declared an interest in item 7.3

3. **MINUTES OF PREVIOUS MEETING** of 18th November 2020. Cllr Brant noted that the reference to the expiry of the deadline for delegated planning permission in item 7.1 should read 20th August instead of 20th September. The minutes were otherwise accepted by the council, to be signed by the Chair at a future date.

4. MATTERS ARISING

4.1. It was generally agreed that all matters arising were covered by agenda items.

5. DORSET COUNCIL UPDATE

5.1. Mr Tarr provided a brief update. He had spoken to a number of people about the presence of a viable equestrian business at Whitcombe and that it was not necessary for other uses to be considered there. Cllr Walters observed that there might be a danger of Dorset council looking favourably at the site as some sort of alternative to the controversial proposed development area to the north of Dorchester.

6. PLANNING, ROADS AND FOOTPATHS

6.1. Major planning application - land north of Littlemoor Road. There was some discussion around the granting of planning permission and the arrangements for the community infrastructure levy (CIL) and section 106 agreement. Cllr Brant believed that the S106 agreement was agreed on 4th December along with the granting of planning permission.

Cllr Norman asked if Chris Loder was aware of the parish council's concern around the process, Mr Tarr replied that he was concentrating his efforts with Mr Loder on Whitcombe but would bring it up to see if some ideas could be identified. Mr Tarr continued that there was of course a national issue whereby central government continued to require local government to assure land for housing supply.

Cllr Williams asked if the parish council's views had been shared in the press. Cllr Brant replied that he had written a letter to the Dorset Echo which was published and had attracted some positive comments.

There was some discussion about a judicial review. Mr Tarr reminded councillors that such a review would consider only whether due process had been followed in the determination of the planning application in accordance with the law, and not the planning merit of the site or the proposed development.

- 6.2. Major planning application - Whitcombe stables. The clerk informed the council that the letter to John Sellgren, executive director of place at Dorset council that had been discussed at the last meeting and circulated to councillors, had been sent. Cllr Holehouse noted that this was really a matter of principle and a desire not to see the planning process being circumvented. He felt that it may be necessary for Chris Loder and the secretary of state to be sighted on the issue.

Cllr Walters observed that it was curious such an application be delegated to officers, a course of action that would ideally be reserved for straightforward applications only. He was concerned that further prevarication and delay might see the application approved. Cllr Holehouse replied that it did seem that Dorset council could be setting itself up to fail on this occasion. Cllr Norman also noted that it appeared to be more and more difficult for councillors to call in an application to the planning committee. There was some further discussion with Mr Tarr who outlined his thoughts on how the application might be determined.

- 6.3. Local plan options consultation. Following some discussion on this matter, it was agreed to hold a working group meeting on 10th March via Zoom to discuss the council's response. This would provide councillors with more time to consider the options consultation documents. Proposed Cllr Norman, seconded Cllr Holehouse, carried unanimously.
- 6.4. A352 at Whitcombe. Mr Tarr informed the council that he was still putting the case for a 40mph limit, and that the Dorset council scrutiny committee would be looking at speed limits in general. Cllr Walters noted that slurry tankers and other large vehicles were severely damaging the grass verges through Whitcombe.
- 6.5. McDonalds – parking and litter. Mr Tarr informed the council that funding for the scheme discussed at the last meeting was still not assured and that he continued to work on this. He added that a new franchise operator was now running the site who was keen to be a 'good neighbour'.
- 6.6. Culliford Tree fingerpost. The Chair informed the council that the work at Culliford Tree was now complete and the roundel in place. There was a final invoice to pay of £300 which councillors had agreed via email to pay which would need to be approved later in the meeting.

7. PLANNING APPLICATIONS

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

<https://planning.dorset.gov.uk/online-applications/>

- 7.1. **WD/D/20/002993** - Change of use of agricultural land to Cattery (Sui Generis) including construction of 18.7m x 3.3m x 2.13m high wooden structure comprising store and 16 individual pens (full) - COOMBE FARM, CHAPEL LANE, UPWEY, BINCOMBE, WEYMOUTH, DT3 5NB. Objection due to impact on the AONB, refused by Dorset council on 26th March. [[link](#)]
- 7.2. **WD/D/20/002998** – Erect an agricultural building (prior approval not required – notification only) - DEWFLOCK FARM, HERRINGSTON LANE, WINTERBORNE MONKTON, DORCHESTER, DT2 8NP. [[link](#)]
- 7.3. **WD/D/20/003044** - Agricultural to flexible commercial use: Conversion of former stable and cart shed to a farm shop and cafe with former dairy to be converted to a WC (prior approval not required – notification only) - HERRINGSTON DAIRY, ROAD PAST HERRINGSTON DAIRY, WINTERBORNE HERRINGSTON. [[link](#)]
- 7.4. **WD/D/20/002142** and **WD/D/20/002143** - Internal and external alterations, and formation of holiday lets to coach house, OLD CAME RECTORY, WINTERBORNE CAME, DORCHESTER, DT2 8NX. There was some discussion of this application. No objection, but noting the historical significance of the house to Dorset's history and that this required a careful approach. Application undetermined. [[2142](#)]

[link](#) [2143 link]

- 7.5. **WD/D/20/002173** - Change of use of agricultural land to use to allow for the siting of two additional shepherd huts to be used as holiday letting accommodation, THE WILLOWS, ICEN LANE, BINCOMBE, WEYMOUTH, DT3 5PY. No objection from WFPC, application undetermined.
- 7.6. **WD/D/20/002118** – Change of use of existing stables to dwelling, THE WILLOWS, ICEN LANE, BINCOMBE, WEYMOUTH, DT3 5PY. No objection from WFPC, approved 26th April. [[link](#)]
- 7.7. **WD/D/20/000864** - Modification of Section 106 Agreement dated 23 May 2018 on planning approval WD/D/17/001808, DEWFLOCK FARM, WINTERBORNE MONKTON, DORCHESTER, DT2 8NP. No objection from WFPC providing previous conditions had been met, application undetermined. [[link](#)]
- 7.8. **WD/D/19/003081** - Convert existing redundant agricultural traditional barn to form 3 no. dwellings - Variation of condition 1 of planning approval WD/D/17/001808, DEWFLOCK FARM, WINTERBORNE MONKTON, DORCHESTER, DT2 8NP. No objection from WFPC providing previous conditions had been met, application undetermined. [[link](#)]
- 7.9. **WD/D/19/001772** - Change of use to holiday village to consist of use of existing buildings as holiday accommodation, restaurant and spa and use of land for parking. Outline application for the erection of extensions to existing buildings, new build holiday accommodation, cycle hire/store and indoor leisure facility (with details of access, layout and scale, all other matters are reserved), WHITCOMBE MONYMUSK RACING STABLES, WHITCOMBE DOWN ROAD, WHITCOMBE, DORCHESTER, DT2 8NY. WFPC objected, application undetermined. [[link](#)]
- 7.10. **WD/D/16/000739** - Outline application for a mixed use development comprising: up to 500 dwellings, including affordable housing; up to 7.8 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. Application approved on 8th December 2020. [[link](#)]

8. OTHER BUSINESS

- 8.1. Dorset community governance review. Cllr Holehouse informed the council that Dorset council would be required to hold a community governance review at some point in 2021. Such a review could potentially consider local governance arrangements including but not limited to the name, boundaries and wards of a parish council. He believed there to be a number of considerations for Winterborne Farringdon and its boundaries, especially with Weymouth to the south.
- 8.2. Coronavirus – the clerk gave a brief update on the vaccination rollout in Dorset.
- 8.3. Full fibre broadband - the clerk informed the council that he had been advised that full fibre broadband was now available at addresses in the postcode areas DT3 5PU, 5PX, 5PP and 5PT.

9. INTEREST AND INFORMATION

- 9.1. No matters of interest or information were raised.

10. TREASURERS REPORT

- 10.1. Accounts 1st November - 31st January – these were circulated to councillors prior to the meeting, there had been no transactions in this reporting period.

- 10.2. Precept for financial year 2021-22 – this had been submitted to Dorset council.
- 10.3. Payment - Roger Bond - restoration of Culliford Tree fingerpost - £300.00. Proposed Cllr Brant, seconded Cllr Norman, carried unanimously.
- 10.4. Payment – Andrew Harrison - clerk wages - £1759.20. Proposed Cllr Norman, seconded Cllr Holehouse, carried unanimously.
- 10.5. Payment - HMRC - clerk PAYE - £439.80. Proposed Cllr Norman, seconded Cllr Trent, carried unanimously.
11. **PUBLIC PARTICIPATION** – no members of the public were present.
12. **DATE OF NEXT MEETING – 5th May 2021 (rearranged)**

The meeting closed at 2048 (8.48pm).

<p><u>Due to restrictions in relation to the coronavirus outbreak the next meeting of the parish council will be held online using Zoom</u></p>
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