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Minutes of Meeting held on Wednesday 5th May 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, Mrs Suzanne Mcsevney
Dorset Council: Mr Roland Tarr

Clerk to the Parish Council: Andrew Harrison. **Apologies:** none

Members of the public: none

2. ELECTIONS

- 2.1. Election of chair - Cllr Webster informed the council that she was willing to be nominated to stand again as chair. There were no other nominations. Proposed Cllr Norman, seconded Cllr Holehouse, carried unanimously.
- 2.2. Election of vice-chair – Cllr Norman informed the council that he was willing to be nominated to stand again as vice-chair. There were no other nominations. Proposed Cllr Holehouse, seconded Cllr Walters, carried unanimously.

3. DECLARATION OF INTERESTS AND REQUESTS FOR DISPENSATIONS.

- 3.1. There were no declarations.

4. MINUTES OF PREVIOUS MEETING of 17th February 2021. The minutes were accepted by the council, to be signed by the Chair at a future date.

5. MATTERS ARISING

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

6. DORSET COUNCIL UPDATE

6.1. Whitcombe stables

Mr Tarr informed the council that the extant planning application was still under consideration, and that the applicant was to be given more time to prepare an environmental statement. Mr Tarr had supplied the Dorset council planning enforcement officer with a full site history, he hoped the uses in breach of planning permission would be stopped but it was possibly not as simple as had first been thought.

Fencing in of right-of way near Shortlands Road

Mr Tarr informed the council that Mr Smith (the member of the public who had enquired about the fencing in of the footpath in question) was now in touch with his ward councillor. Cllr Brant informed the council that he had looked at the fence in question and was not of the opinion that the footpath was being unduly obstructed.

Speed limits

Mr Tarr informed the council that a report had been delivered from the highways department to Dorset council's overview and scrutiny committee stating that speed limits in Dorset were being applied in line with government guidelines. It had since been discovered that new guidelines had been issued which were much more positive, and the report is now to be rewritten and resubmitted to the

committee.

McDonalds – parking

Mr Tarr informed the council that the scheme to restrict parking outside McDonalds had been found to be acceptable, but Dorset council had no money to implement it. The Highways England part of the scheme was still being taken forward. He also noted that the council's countryside rangers were looking to see if they could do a less formal piece of work to discourage parking.

7. PLANNING, ROADS AND FOOTPATHS

- 7.1. Major planning application - land north of Littlemoor Road. There was some discussion around the arrangements for the community infrastructure levy (CIL) and section 106 agreement. The clerk undertook to ask Dorset council about how decisions concerning CIL monies had been made, who had been involved in the decisions and the distribution of the monies.
- 7.2. Major planning application - Whitcombe stables. The Chair informed the council that a reply to the council's earlier letter to John Sellgren had been received from Anna Lee, and that this had been circulated to councillors prior to the meeting.
- 7.3. Planning enforcement matters. There was some discussion of this matter, the clerk undertook to raise the concerns in question with the planning department.
- 7.4. Local plan options consultation. The Chair informed the council that a number of councillors attended the council's working group set up to discuss the local plan, and all councillors received copies of the subsequent emails with our proposed responses. The council's responses were all made prior to the deadline of 15th March and the clerk had receipts for these.
- 7.5. National park for Dorset. The Chair informed the council that Chris Loder MP had issued a statement detailing his opposition to the idea of a national park for Dorset, this had been circulated to councillors prior to the meeting.

There was some discussion. Cllr Walters observed that while a national park authority had its disadvantages and was unelected, the elected Dorset council in its role of planning authority took little notice of the views of parish councils. They would not however be able to ignore a national park authority. He wondered if such an authority could impose a level of control on the planning system that seemed to not currently be present.

Cllr Williams responded that this council's support for a national park and its concomitant authority was possibly not desirable at this time as the constraints of such an arrangement were not known. While there might well be positives in such an arrangement these might well be outweighed. He did not feel this council could lend its support to a national park without knowing more about the proposal.

Cllr Holehouse agreed that while it was possible that a national park authority could be a better planning authority, the lack of accountability was worrying.

Cllr Norman observed that while it was possible, with effort, to change elected councillors there would be no such possibility with a national park authority, but still a chance of persons or bodies with vested interests having an undue influence. He was pleased Mr Loder had made his stance known.

Cllr Williams noted that it would be difficult to form an opinion without any further information which appeared to be lacking.

- 7.6. A352 at Whitcombe. It was generally agreed that this matter had been discussed as part of Mr Tarr's update.

- 7.7. McDonalds – parking and litter. It was generally agreed that this matter had been discussed as part of Mr Tarr's update.

8. PLANNING APPLICATIONS

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

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

- 8.1. **WP/21/00073/FUL** – Erection of two storey rear extension, single storey side and front extension, 21 COOMBE VALLEY ROAD, WEYMOUTH DT3 6NJ. Adjoining parish consultation, no objection from Bincombe, application undetermined. [[link](#)]
- 8.2. **P/PALH/2021/00654** – Erect single storey rear extension extending 5.50 metres beyond the rear wall of the original dwellinghouse, 4.00 metres maximum height and 2.25 metres height at the eaves, 2 MAIDEN CASTLE FARM COTTAGES, MAIDEN CASTLE FARM AND COTTAGES ACCESS, DORCHESTER ST2 9PR. Prior approval not required application, no objection from Monkton. [[link](#)]
- 8.3. **WD/D/21/000120** – Installation of Nutriox dosing system and associated works, MCDONALDS RESTAURANTS LTD, BRIDPORT ROAD, DORCHESTER DT2 9DL. No objection from Monkton, application undetermined. [[link](#)]
- 8.4. **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. WFPC objected due to AONB impact, refused by DC on 26th March. [[link](#)]
- 8.5. **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. No objection from WFPC, application undetermined. [[2142 link](#)] [[2143 link](#)]
- 8.6. **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. [[link](#)]
- 8.7. **WD/D/20/002118** – Change of use of existing stables to dwelling, THE WILLOWS, ICEN LANE, BINCOMBE, WEYMOUTH, DT3 5PY. No objection from WFPC, granted by DC on 26th April. [[link](#)]
- 8.8. **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](#)]
- 8.9. **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](#)]
- 8.10. **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](#)]

9. OTHER BUSINESS

- 9.1. Dorset community governance review. Cllr Holehouse set out the considerations and talking points. It was generally agreed that while it would not be desirable for new development north of Littlemoor road to form part of the council's area, it would also not be desirable for the entirety of the parish of Bincombe to be lost, either in it becoming a standalone parish in its own right or becoming part of Weymouth.

There was some discussion. Cllr Williams noted that it would be a nonsense for a development of the size proposed to be part of a small rural parish. Cllr Norman enquired whether the viability of the rest of the group would be threatened by Bincombe leaving – Cllr Holehouse believed it would. Cllr Brant suggested that it might be possible to move the boundary in such a way that would not disrupt the houses already in Bincombe parish but would allow the new development to become part of Weymouth.

It was generally agreed that this option should be explored further. Cllr Brant undertook to arrange a meeting with Cllr O'Leary from Weymouth to discuss the matter further.

- 9.2. Future arrangements for meetings – the clerk reminded the council that the meeting had been moved forward by two weeks to allow for the expiry on 7th May of the emergency legislation in section 78 of the Coronavirus Act 2020 which allowed councils to meet “without all of the persons, or without any of the persons, being together in the same place”. On and after 7th May, councils would once again need to meet in person with no recourse to videoconferencing under the auspices of the Local Government Act 1972.

He informed the council that the Association of Democratic Services Officers, the group Lawyers in Local Government and Hertfordshire county council made a joint application to the high court for an interpretation of whether the 1972 act could permit remote meetings in England on and after 7th May. This was unfortunately dismissed.

While the government has undertaken to look at whether local councils can use videoconferencing in the future, this meant that the council would need to meet in person in August. It was generally agreed to meet in the main hall at Upwey and Broadwey Memorial Hall should it be available to ensure adequate space and ventilation. Cllr Brant undertook to book the hall should it be available.

10. INTEREST AND INFORMATION

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

11. TREASURERS REPORT

- 11.1. Accounts 1st February – 30th April – these were circulated to councillors prior to the meeting.
- 11.2. Annual accounts 2020-21 – the clerk presented the accounts for the previous financial year. Proposed Cllr Brant, seconded Cllr Holehouse, carried unanimously.
- 11.3. Annual return – governance statement. The clerk presented the governance statement for the previous financial year. Proposed Cllr Norman, seconded Cllr Mcsevney, carried unanimously.
- 11.4. Annual return – accounting statement. The clerk presented the governance statement for the previous financial year. Proposed Cllr Walters, seconded Cllr Norman, carried unanimously.
- 11.5. Payment – BHIB Insurance - £275.22. The clerk informed the council that the insurance premium was unchanged from the previous year. Proposed Cllr Norman, seconded Cllr Mcsevney.

12. **PUBLIC PARTICIPATION** – no members of the public were present.

13. **DATE OF NEXT MEETING** – **18th August 2021**

The meeting closed at 2054 (8.54pm).

<u>The next meeting will take place at Upwey and Broadwey Memorial Hall</u>
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