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Minutes of Meeting held on Wednesday 17th August 2022 at 7.00pm – at Elworthy Church Hall, Winterborne Monkton

1. PRESENT & APOLOGIES:

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

Clerk to the Parish Council: Andrew Harrison. **Apologies:** Mr John Trent

Members of the public: none

2. DECLARATION OF INTERESTS AND REQUESTS FOR DISPENSATIONS.

2.1. No declarations were made.

3. PUBLIC PARTICIPATION – no members of the public were present.

4. MINUTES OF PREVIOUS MEETING of 11th May 2022. The minutes were accepted by the council and signed by the Chair.

5. MATTERS ARISING

5.1. It was generally agreed that any matters arising were covered under the agenda.

6. DORSET COUNCIL UPDATE

6.1. Mr Tarr informed the council that all matters in his update were covered under the agenda.

7. PLANNING, ROADS AND FOOTPATHS

7.1. Major planning application - land north of Littlemoor Road. The chair informed the council that a planning application had been brought forward to deal with a detail amendment to one of the clauses in the earlier planning permission. There was some discussion of this in the context of the council's standing objection, and it was generally agreed that the proposed change did not materially affect this.

There was some discussion of the council's standing objection, in particular the effect of development over Kimmeridge clay on the flood plain. Mr Tarr said he would be meeting Dorset council's flood officer in due course and would raise this with him. Cllr Brant observed that an economic downturn could mean development on the site becoming delayed.

7.2. Major planning application - Whitcombe stables. The clerk informed the council that following his last conversation with Aidan Meredith, senior enforcement officer at Dorset council, Mr Meredith had informed the clerk that he had served and received back planning contravention notices on the site. While he was of the view that there was an identified breach of planning conditions, his intention was to monitor this for the time being rather than take further action, the basis for this being a planning application that was due to be brought forward that might seek to regularise the situation.

There was some discussion of the matter with a general view that Mr Meredith's intended course of action be challenged. Cllr Norman stated that it was surely not acceptable that the planning breach had not been addressed given the time elapsed since the council had first raised the issue with Dorset council. Cllr Holehouse noted that the various properties had now gained address polygons on Dorset council's online *Dorset Explorer* map. Cllr Brant noted that the issue was tied up in a much wider one

around Dorset council's decision making processes where too many decisions were delegated to officers, sometimes in the context of significant local opposition.

Mr Tarr asked that he be sent an email setting out in writing the council's unhappiness at Mr Meredith's response.

- 7.3. Dorset Council planning forum meeting for town and parish councils. The clerk informed the council that there would be a further in-person meeting for town and parish councillors to meet with Dorset councillors and senior officers, on 6th September. Cllr Brant indicated that he would be willing to attend with another councillor (later confirmed to be Cllr Holehouse).
- 7.4. A352 at Whitcombe. Cllr Walters noted that there had been an accident a month ago near Whitcombe Barn Lane. Mr Tarr informed the council that Mr David Sidwick, the police and crime commissioner had spoken recently to Dorset councillors and had offered to spend a day in a ward to be able to better understand local issues. Mr Tarr indicated that he would take Mr Sidwick up on this offer and discuss this stretch of the A352.
- 7.5. Dorset local plan. The clerk informed the council that the local plan process had been adjusted to take into account the volume of feedback, amounting to over 9000 responses, and a desire for the council to adopt a new approach. The timetable had therefore been significantly extended, with a planned adoption date in 2026. The Dorset local plan would also be part of a national pilot for new legislation around local plans, removing the obligation for Dorset to put in place the conditions for housing development to cater for unmet needs within the BCP council area.
- 7.6. South Winterborne stream – discharge of sewage. There was some discussion. Cllr Norman observed that there was no reason why a pond could not be installed at Martinstown to hold sewage until the pumps have capacity to remove it.

8. PLANNING APPLICATIONS

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

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

- 8.1. **P/OUT/2021/02032** - Outline Permission to demolish existing barn and erect 1no. dwelling (All matters reserved), LAND AND BUILDING WEST OF KINGSAM, ICEN LANE WEYMOUTH DT3 5PY. The clerk informed the council that this application had previously been refused by Dorset council, and the applicant had appealed the decision. The appeal would be heard by the Planning Inspectorate, with any further representations needing to be submitted by 6th September (planning inspectorate ref APP/D1265/W/22/3298003). The clerk undertook to write to the inspector in a similar manner to the last planning appeal.
- 8.2. **P/VOC/2022/04602** - 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 - Variation of condition 17 of planning approval WD/D/16/000739. (An application to change the wording of condition 17 of original application - D/D/16/000739 & WP/16/00253/OUT to allow the optional provision of housing within the local centre.) It was generally agreed that this had been discussed as part of item 7.1.
- 8.3. **P/FUL/2022/01847** – Change of use of agricultural land to cattery (sui generis), including construction of timber clad wooden structure comprising store and 16 individual pens, COOMBE FARM, CHAPEL LANE, WEYMOUTH DT3 5NB. WFPC objected on 13th April, application granted on 28th July. [\[link\]](#)

- 8.4. **P/FUL/2022/00864** – Erect semi-permanent siting of marquee, service tent and w/c trailer for events, CAME HOUSE, CAME PARK ROAD, DORCHESTER DT2 8NU. No objection from WFPC, application undetermined. [[link](#)]
- 8.5. **P/RES/2021/04983** - Application for approval of reserved matters for access, layout, scale, appearance and landscaping in relation to outline applications WD/D/16/000739 and WP/16/00253/OUT, LAND TO THE NORTH OF LITTLEMOOR ROAD. WFPC commented on 10th January, application undetermined. [[link](#)]
- 8.6. **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](#)]
- 8.7. **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](#)]
- 8.8. **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 – Mr Tarr informed the council that a CGR for Weymouth's boundary with Winterborne Farringdon and Chickerell would now be held separately, it having been necessary to complete the less contentious elements of the original CGR. Cllr Holehouse noted that it provided time to exchange views with the other affected councils, adding that he did not disagree with the bulk of what Weymouth town council were proposing.
- 9.2. Ironman [[link](#)] – The clerk explained that Ironman would be held on Sunday 18th September with the usual cycle route.
- 9.3. Tour of Britain [[link](#)] – The clerk informed the council that stage seven of the Tour of Britain would take place between West Bay and Ferndown on Saturday 10th September. Within or adjacent to the council's area, the race would take place along Littlemoor Road, Coombe Valley Road, Chalky Road, Higher Came, Winterborne Herringston then along Herringston Road into Dorchester. It would leave Dorchester on the A352, passing Whitcombe then onto Broadmayne. (Note – this event did not take place, having been cancelled following the death of Her Majesty Queen Elizabeth II the previous day).
- 9.4. Bincombe memorial garden. There was some miscellaneous discussion of this matter.

10. INTEREST AND INFORMATION

- 10.1. There was some discussion about a building development adjacent to the Willows at Bincombe. Bincombe councillors undertook to investigate further with the clerk to raise a planning enforcement query if this was thought necessary.

11. TREASURERS REPORT

- 11.1. Accounts 1st May – 31st July – these were circulated to councillors prior to the meeting.

- 11.2. Payment – DAPTC – annual subscription of £224.02. Proposed Cllr Norman, seconded Cllr Mcsevney, carried unanimously.

12. **DATE OF NEXT MEETING – Wednesday 16th November.**

The meeting closed at 20:40 (8.40pm).

<p><u>The next meeting will take place on Wednesday 16th November at Upwey and Broadwey Memorial Hall, commencing 19:00 (7pm)</u></p>
