



MINUTES OF THE COUNCIL MEETING 10 JUNE 2019

COMRADES HALL

PRESENT: Cllr. Rowland Hibbard (Chairman), Cllr. David Leader (Vice Chairman), Cllr. Tim Bassett, Cllr. Steve Chubb, Cllr. David Chumbley, Cllr. Lloyd Curtis, Cllr. Andrew Frampton, Cllr. Peter Hardwill, Cllr. Brian Hedditch, Cllr. Susanna Laurie, Cllr. Kevin Madder-Smith, Cllr. Jacqui Sewell.

ATTENDANCE: Cllr. Simon Christopher (Dorset Council), Helen Cudmore (Clerk).

The Meeting commenced at 7.30 pm and was opened by the Chairman. There were twenty-one members of the public present. Councillor Hibbard welcomed Councillors and members of the public to the Meeting.

1. APOLOGIES AND APPROVAL OF ABSENCE

Apologies were received from Councillors Bodycombe, Rowe and Hughes and from PCSO Bishop and unanimously approved by the Parish Council.

2. DISCLOSURES OF INTERESTS, DISPENSATIONS AND REGISTER OF INTERESTS UPDATES

a. To receive disclosures of personal and prejudicial interests from Councillors and employees on matters to be considered at the Meeting.

Councillor Hedditch declared an interest in Agenda Items 8a and 14a.

The Clerk stated that the Parish Council strives to ensure full transparency in all of its actions and given that a number of Councillors were also members of the Community Land Trust, she had contacted the Monitoring Officer at Dorset Council who has the responsibility for ensuring compliancy with the Localism Act and Code of Conduct to check that the Council's procedures were robust and compliant. The Clerk stated that with regard to Agenda Item 8a, she had been given advice that those Councillors without a pecuniary interest did not need to make a declaration and could take part fully in the discussion and vote, should there be a need to take one.

b. To receive requests for dispensations.

None.

c. To grant any requests for dispensation.

None.

d. To receive any updates to the Register of Interests from Councillors.

No updates were received.

3. MINUTES OF THE LAST MEETING

The minutes from the Meeting held on 13 May 2019 were confirmed as a true record and signed by Councillor Hibbard and unanimously approved by the Council.

4. MATTERS ARISING

None.

5. PUBLIC PARTICIPATION

Members of the public were invited to address the Council by Councillor Hibbard. There were no comments made. Councillor Hibbard asked that Agenda Item 8a, planning application WD/D/19/001342 be moved forward and discussed at this time as the majority of the members of public present, were attending to discuss this particular matter. Members of the Council agreed. Councillor Hedditch left the Meeting Room.

WD/D/19/001342, Land North of Netherhay Lane, Drimpton

Councillor Leader provided a background to the planning application which has been summarised below.

- The need for affordable housing for rent had been identified in the Parish Plan of 2012 and later in the development of the Neighbourhood Plan.
- Public meetings were held during 2015 in both Broadwindsor and Drimpton, offering strong support for the establishment of a Community Land Trust (CLT). A steering group was formed in January 2016 and it was agreed that a development of up to fifteen affordable homes for rent or shared ownership for people with a strong connection to the Grouped Parish area should be the key focus.
- A search for a suitable site was carried out during May 2016 across the whole of the Grouped Parish area and a 1.5 acre site at Netherhay was identified. A public meeting was held on 13 September 2016 in Drimpton Village Hall, providing information on the CLT, the search for a suitable site, reasons why other sites had been found to be unsuitable and the reasons for the selection of the site at Netherhay. A straw poll was conducted and out of the 85 people in attendance, 68 were in favour of the proposed site, 12 against with 6 abstentions.
- The CLT widely publicised the proposal through its newsletter, website, reports at each Parish Council Meeting. A household survey carried out in 2017 indicated that 77% of respondents supported more affordable housing, with data for Netherhay and Drimpton showing that 68% of respondents supporting more affordable housing.

- A public consultation meeting was held in Drimpton Village Hall on 28 March 2018, providing suggested design drawings and layouts. Architects were present to respond to queries and approximately 75 people attended the event. Amendments to the design were made in light of public comments received.
- In January 2018, there were 23 individuals, couples and families with a strong connection to the Grouped Parish area in need of affordable housing.

Councillor Leader concluded by stating that the CLT believe that the proposed small housing scheme will be attractive in appearance, fit with the location and surrounding landscape and will be environmentally pleasing. Councillor Leader stated that the CLT had looked at many other schemes and that the proposed scheme will meet the needs of residents and be built to a high standard. Councillor Leader stated that these homes will only be for local people meeting strict criteria and will always remain just for local people. Councillor Leader stated that it is appreciated that not all residents will support the scheme and that the CLT has and will try to mitigate any concerns as much as is possible.

Councillor Hibbard asked for any comments or questions from members of the public. These comments have been summarised below:

- There was considerable support for the provision of affordable homes in the Grouped Parish area.
- A number of comments were made stating that affordable homes should have access to good local amenities, including good transport links and access to leisure facilities and employment opportunities and some members of the public did not feel that Drimpton could offer this, which would lead to an increased number of cars being used.
- A number of comments were also made stating that Drimpton had its own vibrant village hall, offering a wide choice of recreational activities, an excellent play park, two places of worship, a pub and should be viewed as part of a wider Grouped Parish area which further offers a community shop, school and village hall and that Drimpton had a great deal to offer new residents.
- Comments were also made about the unsuitability of Netherhay Lane to cope with additional traffic and the potential danger to both pedestrians and motorists. A comment was also made about the removal of a large section of hedgerow and ancient trees in an area of Outstanding Natural Beauty and that over 24 metres of bank would have to be removed.
- Whether the scheme offered value for money was asked, Councillor Leader stated that he believed that it did. Councillor Leader stated that the current estimates for the

scheme are between £2.5m and £3m and stated that high quality homes with appropriate landscaping which will stand as real assets for the community does come at a cost. Councillor Chubb stated that this was being funded by the Housing Association and not the Parish Council.

- An objection was raised to the proposal due to the negative impact that such a scheme could have on the environment. The methodology for the disposal of chemicals used in the treatment of sewerage was questioned and concern raised about the possible pollution of the stream. A member of the public asked why geocellular tanks which would be placed underground had been chosen as these could be difficult to maintain. Councillors Leader and Sewell stated that this was not part of the proposal and that they would be happy to meet with the member of the public to provide further clarity.
- A member of the public stated that they had lived in the village all of their lives and had seen it expand and stated that it was important to move forward and plan for the next generation, stating their full support for the scheme.
- A number of comments were made about the reduction of privacy for an existing resident of Netherhay Lane, stating that the proposal would see five back gardens bordering his property which they felt was very unfair and would impact on his well-being. A comment was also made that the proposed houses would not be in keeping with the surrounding bungalows and would lead to light and noise pollution.
- A member of the public commented that the scheme would fit in with the existing population and add to the vibrancy of the village, stating that an inflow of new people over the years has helped make Drimpton the great village that it is today.
- A comment was also made that the application proposed that children would be walked to the school bus through the field, which was thought to be extremely difficult for young families, especially during winter months. This may then lead to additional car journeys being made.
- A member of the public stated that they had no objection to the proposal but was concerned about pollution of the stream and asked whether any consideration had been given on connecting the new homes to the existing sewerage system and making improvements to the system to enable it to function more efficiently.
- A member of the public questioned why a gate providing access to the adjoining field had been included in the plan, stating that it did not serve a purpose and could be there to allow for further development.
- A comment was made that the site was viable agricultural land and should remain so.

- A member of the public questioned the track record of the chosen Housing Association and their ability to maintain the site adequately. Councillor Leader stated that the Housing Association had been chosen based on its track record locally.
- A member of the public stated that there is a real struggle facing young families, with low rates of pay and high house prices, getting on the property ladder is almost impossible. Working families do not qualify for traditional social housing and are often forced into private properties with high rents and no home security. These families are active members of their communities, with children attending the local school.
- A comment was made that the Community Land Trust does not have majority support for the site from the residents of Netherhay and Drimpton.

Councillor Chubb stated that an independent sewerage system was being proposed for the site, water will be treated onsite and the water discharged from this will be clean. Councillor Chubb stated that a license would have to be issued from the Environment Agency and that this would not be granted if such a system were deemed to be unsafe. Councillor Leader stated that discussions had been held with the Environment Agency and a license will be applied for and that the proposed system was acceptable to them. Councillor Chubb stated that he had spoken to some of the residents in Drimpton affected by the current sewerage problems and that he was aware that a number of residents had made great efforts to liaise with the relevant authorities to try and resolve the matter. Councillor Sewell stated that the affordable homes development in Marshwood has the same sewerage system as the one proposed and that it was functioning well.

Councillor Leader stated that a gate had been included in the plan on advice given at the planning stage and that it was not there for any hidden reason. Councillor Leader stated that the CLT had no interest in further development. Councillor Sewell stated that the land had been included within the Strategic Housing Land Availability Assessment (SHLAA). Councillor Sewell stated that such an access gate had also been included on the Marshwood development and Councillor Chubb stated that the same had been included on the Powerstock affordable housing scheme and that it was common practice.

Councillor Chubb stated that this was a real opportunity to support local people who cannot afford to buy in the area but wish to remain here and stated again that these homes would only be for those with a strong connection to the Grouped Parish.

A letter of support from the Dorset Council Housing Enabling Officer was read aloud by a member of the CLT, stating their full support for the scheme. The Clerk read aloud a communication received from a Drimpton resident outlining concerns about the proposed development, which have been incorporated into the above points.

Councillor Bassett stated that comments submitted to the Parish Council will be put forward to Dorset Council as part of the consultation process. Councillor Leader stated that the CLT would look again at the matter raised regarding the orientation of the homes. Councillor Hibbard thanked members of the public for attending the meeting, for their participation in the discussion and for their comments.

A member of the public asked to make a comment with regard to a different matter, Councillor Hibbard agreed. The member of the public stated that verges do not need to be cut at this time and that it is important for them to be left to cultivate wildflowers and a home for wildlife. The member of the public stated that obstructions to the highway are most often caused by private landowners and stated that the Highways Authority can take action if necessary and charge the private landowner for any works carried out to ensure highway safety.

a. Report from Dorset Council Councillor

Councillor Christopher apologised for being late to the Meeting. Councillor Christopher stated that he would not determine any planning applications in this area however large or small on the basis of pre-determination and stated that this was under the instructions of the person who has the planning portfolio, David Walsh. Councillor Christopher stated that there was only one major planning application for four hundred houses at Littlemoor and that he was attending a site visit on 4 July. Councillor Christopher stated that he had had discussions with Mr. Madgwick of Highways regarding traffic issues both present and perhaps future in Redlands Lane. Councillor Christopher stated that he also had a commitment on the part of the Communities Highways Officer Mr. Simon Roberts that he has put in a request for Broadwindsor Square and Back Street to be resurfaced and stated that Mr. Roberts had inspected the area, and commented that there were no defects.

Councillor Christopher stated that as a new Dorset Councillor, he had received many days of induction and had found it most interesting learning more about NHS care in the County, in particular the pressures faced by GP Practices and their problems of recruiting doctors. Councillor Christopher stated that in the County of Dorset there are 135 surgeries/practices, with 85 soon to be reduced to 84 separate businesses and that more and more doctors do not want the issues and problems of being employers and dealing with staff or dealing with property issues. Councillor Christopher stated that it is likely that will see more changes and it may well be that some of our smaller communities may find their doctors surgeries under pressure.

Councillor Christopher stated that he and his wife had most enjoyed the Broadwindsor Fun Day. Councillor Sewell asked that an additional Redlands Lane sign be provided by Dorset Council in order that both entrances were clearly identified, stating that it was requested some twelve years ago. Councillor Chubb stated that he was disappointed to learn that the resurfacing of Broadwindsor Square was not listed for completion this year. Councillor Christopher left the Meeting.

b. Report from Dorset Police

In the absence of PCSO Bishop, the Clerk read aloud his report. The report stated that on Sunday 2 June two unknown males in a white Citroen Birlingo van attended a farm premises in Blackdown. The males did not stop, but it is believed that they attended a couple of weeks ago looking for scrap. The report stated that if anyone notices any suspicious behaviour, to report it to Dorset Police on 101, or via www.dorset.police.uk and if anyone attends a property looking to buy any scrap or batteries, they must have a waste carriers licence. If they refuse or just leave, PCSO Bishop recommended to take as many details as possible and contact the Environment Agency. The report concluded by stating that PCSO Bishop would be at the Post Office on Tuesday 11 June at 11.00 am.

6. CORRESPONDENCE AND NOTICES

a. DAPTC, Annual General Meeting Procedure for Proposals

The Clerk stated that an email regarding procedures for submitting proposals to the DAPTC Annual General Meeting had been previously circulated. There were no comments.

7. ACCOUNTS

a. The Finance Report

The Clerk referred Members of the Council to a spreadsheet highlighting income and expenditure for the first quarter of 2019/2020, which had previously been circulated. The current balance as of the 31 May 2019 was £19,130.31. There were no questions.

b. To approve payment of £13.42 for HMRC (NI)

c. To approve payment of £98.12 for Focus (HS) Limited (Internal Audit)

d. To consider a grant to the Beaminster Eco Group

Councillor Sewell proposed that all payments be approved en bloc, this was agreed.

Resolved: Proposed by Councillor Sewell, seconded by Councillor Chubb and agreed by a show of hands, the Council unanimously approved payments b and c.

With regard to item d, the Clerk was asked to make further enquiries with Beaminster Eco Group as to the potential use of a grant. There was concern that supporting such an organisation may lead to requests for grants from lots of other groups. The Clerk was asked to add this matter to the agenda for July.

8. PLANNING APPLICATIONS

a. Applications Received and Circulated for Consultation

WD/D/19/001343, Land North of Netherhay Lane, Drimpton

Councillor Hedditch left the Meeting Room. Councillor Hibbard stated that although the deadline for comments to Dorset Council was 2 July, the collective view of the Council must be agreed at an actual meeting and therefore further discussion would now take place. Councillor Hardwill stated that the Parish Council had always supported the Community Land Trust and could not see any reason for this position to change. Councillor Sewell stated that all procedures had been correctly followed by the Community Land Trust and Councillor Hibbard stated that it would be a dereliction of duty not to support the application. Councillor

Curtis stated that no site would ever be perfect but he felt assured that all potential sites had been looked at and this was the most suitable for the Grouped Parish.

Resolved: Proposed by Councillor Laurie, seconded by Councillor Bassett and agreed by a show of hands, the Council unanimously agreed to support planning application WD/D/19/001343, Land North of Netherhay Lane, Drimpton.

WD/D/19/000774, Old Village Hall, Seaborough, DT8 3QY (Amendment to Application)

The Clerk reported that this application had been reviewed previously by the Council and that an amendment had been made to the proposal. Councillor Laurie who had been the original lead Councillor stated that she did not have any further comments to make.

b. Other Applications

None.

c. Results

The Clerk reported the following results:

WD/D/19/001279, Broadwindsor Craft and Design Centre, Redlands Lane, Broadwindsor, DT8 3PX: Approved (Grant of Non-Material Amendment)

WD/D/18/002762, London House, The Square, Broadwindsor, DT8 3QD: Approved (Listed Building Consent)

9. GROUP PARISH WELCOME PACK

Councillor Leader reported that a meeting had been held and that work was in progress and would be reported back at the next meeting.

10. GENERAL DATA PROTECTION REGULATIONS

The Clerk reported that there were no updates.

11. NEIGHBOURHOOD PLAN

a. Report from the Broadwindsor Group Parish Neighbourhood Plan Steering Committee

Councillor Hibbard reported that there were no further updates at this time.

12. ALLOTMENTS

a. Japanese Knotweed Outbreak

Councillor Madder-Smith stated that there had been an outbreak of Japanese Knotweed and the Clerk stated that she had duly informed Dorset Council and their Landscape Team had offered to spray the infected area on the Allotment. The Clerk stated that she was unsure as to whether this had been actioned, and would check. Councillor Laurie asked if there was a particular time of the year which was best for treating Japanese Knotweed, Councillor Sewell stated that there was a legal obligation for it to be reported and treated. Councillor Curtis asked that people be vigilant for Ragwort at this time. Sheila Hawkins stated that BAG had raised £40.00 from selling plants at the recent Broadwindsor Fun Day. Councillor Hibbard thanked all those involved with the Fun Day, stating that it was a great community event.

13. HIGHWAYS

a. Report from the Footpaths Officer

In the absence of Councillor Rowe, this item was deferred until the next Meeting.

b. Verge Management in the Grouped Parish Area

In the absence of Councillor Rowe, this item was deferred until the next Meeting.

c. Dog Fouling

There were no updates.

d. Redlands Lane

Councillor Hibbard stated that a meeting had been arranged between Dorset Council and members of the Parish Council on 12 June and that in addition to discussing the concerns of Redlands Lane residents, the problem of inadequate lighting at Yarn Barton would also be discussed. Councillor Chubb asked that a request be made to remove the 'New Road Layout' sign in Drimpton as previously mentioned by Councillor Sewell. Councillor Hedditch stated that before any resurfacing of Crewkerne Road takes place, that the drainage issues should be addressed. Councillor Chubb reiterated the need for the resurfacing of Broadwindsor Square and Councillor Curtis stated that the road near the Cross Keys was also in a terrible state.

e. Parking in Fullers

A member of the public asked to address the Council on this matter, Councillor Hibbard agreed. The member of the public stated that she was a private tenant living opposite Magna Housing properties and that there was a dispute amongst some neighbours regarding parking and that it was now reaching the point where access to Fullers was being restricted. The member of the public stated that certain people were being inconsiderate and deliberately causing trouble. The member of the public asked whether Magna Housing could convert some unused land into designated parking bays in an attempt to alleviate some of the current difficulties. The member of the public stated that she had contacted Magna Housing and that nothing had been done. Councillor Leader stated that he had been approached by a number of Fullers residents who were concerned about this matter and suggested a meeting between Magna Housing and the Parish Council. It was suggested that PCSO Bishop and the Highways Authority also be invited to attend. Councillor Hardwill asked if there was a Residents Group, the member of the public stated that there was not. Councillor Chubb stated that it is possible to check whether a vehicle is taxed and holds a current MOT online.

14. AFFORDABLE HOUSING

a. Report from the Broadwindsor Group Parish Community Land Trust

Councillor Leader reported that this item had been discussed under Agenda Item 8a.

15. LEISURE

a. Update of the Multi-Use Games Area Project

Councillor Leader reported that the MUGA was being well used by both the School and members of the public and that early teething issues such as stray balls being kicked into nearby gardens and been resolved. Councillor Leader stated that the full lease had now been received and that the final piece of funding from the Fields In Trust should be received shortly.

Councillor Chumbley stated that there was an issue of a gap in the fencing which allowed small balls such as a tennis ball to pass through which has prompted people to enter the School grounds to retrieve the ball. Councillor Leader stated that he was aware of this and that this problem would be rectified. Councillor Chubb suggested a football match between Broadwindsor and Drimpton!

16. MATTERS OF INTEREST AND INFORMATION

a. Items for next Agenda from Members of the Council

Councillor Sewell asked that with the publication of the new White Paper, rural transport be added to the July agenda.

b. Items for next Agenda from Members of the Public

No comments were made.

17. PUBLIC PARTICIPATION

Members of the public were invited to address the Council by Councillor Hibbard. A member of the public stated that he had invited all interested parties in the Axe catchment area to look at how to prevent run off going into the river. The member of the public stated that the Highways Authority was always reluctant to attend and stated that the drainage system is in place but blocked. Councillor Laurie stated that with much effort it took ten months for the drains to be cleared in Seaborough.

A member of the public stated that they regularly walked along Burstock Lane and had noticed that all of the gullies were full up and were in need to clearing. The member of the public also stated that the ditch in Burstock Lane was always being driven into and that when this blocks, it causes a flood at Drimpton Cross.

18. CLOSE

The Council Meeting was formally closed at 9.19 pm. Councillor Hibbard thanked everyone for attending.