



MINUTES OF THE COUNCIL MEETING 8 MARCH 2021 ONLINE MEETING

PRESENT: Cllr. Rowland Hibbard (Chairman), Cllr. David Leader (Vice Chairman), Cllr. Tim Bassett, Cllr. David Chumbley, Cllr. Steve Chubb, Cllr. Andrew Frampton, Cllr. Peter Hardwill, Cllr. Bob Harris, Cllr. Fraser Hughes, Cllr. Kevin Madder-Smith, Cllr. Dorothy Rowe, Cllr. Jacqui Sewell, Cllr. Yvonne White.

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

The Meeting commenced at 7.30 pm and was opened by the Chairman. There were twelve members of the public in attendance. Councillor Hibbard welcomed Councillors and members of the public to the online Parish Council Meeting. Councillor Hibbard expressed his apologies for having to cancel the February meeting and thanked the Clerk for her efforts in organising the March meeting.

1. APOLOGIES AND APPROVAL OF ABSENCE

Apologies were received from Councillors Curtis and Bodycombe 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 Frampton expressed an interest in Agenda Items 9 (WD/D/21/000123) and 14.

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.

None.

3. MINUTES OF THE LAST MEETING

The minutes from the online meeting held on 11 January 2021 were confirmed as a true record and unanimously approved by the Council. Councillor Hibbard duly signed the approved minutes.

Councillor Hibbard proposed that Agenda Item 9, Planning be moved in its entirety to this point in the proceedings given the number of people present specifically in relation to Agenda Item 9, WD/D/21/000133, Land South of Fullers. All Councillors agreed.

4. MATTERS ARISING

a. Clarification of VAT Refund Rules

The Clerk reported that she has received guidance from both DAPTC and the Parish Council's Internal Auditor that a local council cannot use its right to a refund of VAT to benefit other bodies and that this was considered to be an unlawful evasion of VAT. The Clerk stated that she had circulated a written guidance sheet from NALC for information and an additional guidance sheet which focussed on wider support for village halls. Councillor Chumbley stated that he had read both documents and stated that in Section D of the latter document there was reference to the Parish Council being able to reclaim VAT when it was involved in jointly funded projects between a parish council and village hall. Councillor Leader stated that this was a crucial issue for village halls and other groups closely linked to the Parish Council and asked that the Parish Council seek further guidance to see if there was a lawful procedure to be able to help community projects. Councillor Sewell stated that the Parish Council should liaise with DAPTC and NALC and lobby government on this issue as now more than ever funds are extremely tight for village halls and community groups. Councillor Chumbley agreed to review this matter again and report back.

5. PUBLIC PARTICIPATION

Councillor Hibbard invited members of the public to address the Council. A member of the public stated that it has now been a year since the launch of the website Broadwindsor.org and after receiving free hosting for the first year, the member of the public stated that she has funded this year's hosting herself. The member of the public stated that she would be seeking payment of £200.00 from the Parish Council to support the project. Councillor Hibbard asked the member of the public to contact the Clerk with information and that the matter would be added to the next agenda.

a. Report from Councillor Simon Christopher, Dorset Council

Councillor Hibbard thanked Councillor Christopher for his report and stated that it had been circulated and asked for any questions. There were no questions. Councillor Christopher left the meeting to attend the Parish Council Meeting for Char Valley at approximately 9.00 pm having listened to the discussions relating to planning matters by members of Broadwindsor Group Parish Council.

b. Report from Dorset Police

In the absence of PCSO Bishop, the Clerk read aloud his report. The report stated that in the early hours of Friday 12 February, a cattle box trailer was stolen from a farm in the Seaborough area. At 10.30 am on Thursday 25 February, Dorset Police received a report of a suspicious vehicle entering a farmyard near Broadwindsor. The van was driven off when a resident went to speak with the driver and drove off towards Beaminster. The report informed of the theft of a tractor from a remote barn in the Mosterton area late on Monday night.

c. Co-option to Broadwindsor Group Parish Council, Seaborough Ward

Councillor Hibbard welcomed both candidates Harriet Galante and Yvonne White to the meeting. Councillor Sewell asked how long each candidate had lived in the area, Yvonne White stated that she had lived in the area for 34 years and Harriet Galante stated that she had lived in the area for 21 years. No other questions were asked. The Clerk asked both candidates if they had any questions to ask Councillors, no questions were asked. The Clerk stated that because more than one expression of interest had been received for the one vacancy, that the Parish Council would have to take a vote and the candidate in receipt of the majority would be co-opted to the Council. The Clerk placed both candidates back in to the 'Waiting Room' and informed that she would return them to the meeting once the vote had taken place. Councillors discussed the strengths of both candidates and their significant knowledge and understanding of the local area. A vote was taken, eleven votes were received for Yvonne White and one vote was received for Harriet Galante. Councillor Chubb stated that there was currently a vacancy on the CLT Committee and that Harriet Galante would be an ideal candidate. Councillor Leader stated that he agreed and would discuss this following the meeting.

Resolved: The Parish Council approved by a majority vote to co-opt Yvonne White to Broadwindsor Group Parish Council to represent the Seaborough ward.

Yvonne White duly signed her Declaration of Acceptance of Office form, witnessed by all those present at the meeting and joined the remaining part of the meeting as Councillor. Councillor Hibbard thanked Harriet Galante for her application.

6. CORRESPONDENCE AND NOTICES

a. Seaborough Resident, Request for Road Sign

Councillor Hibbard reported that a member of the public had contacted him seeking Parish Council support for a new road sign to be placed at the east of her property in Seaborough as the perimeter wall along the road was regularly being scraped by large lorries. The member of the public who was present at the meeting stated that she had contacted Dorset Council with the request, and they had advised her to seek support in the first instance from the Parish Council. The member of the public stated that it was becoming quite expensive for her to keep repairing the wall and as it has listed status, it has to be repaired in its current form and cannot be strengthened. The member of the public stated that there is already a 'Road

Narrowing' sign on the western approach and she is requesting one to be installed on the eastern approach so that drivers are forewarned from both directions. Councillor Chubb stated that he has seen the wall and it makes sense for a sign to be installed. Councillor White stated that she has seen previous damage to the wall. There were no objections. Councillor Hibbard asked the Clerk to contact Dorset Council with this request.

b. Dorset Council, Car Parking Charges Review Working Groups

The Clerk reported that she had previously circulated this correspondence. There were no comments.

c. Jurassic Coast Primary Care Network, Request for Contacts

The Clerk reported that she had been contacted by a member of the Social Prescribing Team based at Bridport Medical Centre seeking to establish a key contact within the Grouped Parish. A member of the public expressed their willingness to be a contact and the Clerk stated that she would also send the information to Councillor White.

d. Dorset & Wiltshire Fire and Rescue Authority, Consultation of Draft Community Safety Plan

The Clerk reported that she had previously circulated this correspondence. There were no comments.

e. Dorset Council Community Governance Review

The Clerk reported that Dorset Council will be carrying out a Community Governance Review later in the year and this was an opportunity for any parishes to consider changes to how they are governed, for example, changes to the number of councillors, parish boundaries, parish names etc. The Clerk stated that if a parish is content that the governance arrangements are working well, then they do not need to make any submission. The Clerk stated the process commences in the summer months and will continue into the next year and will include a twelve-week period of consultation. The Clerk stated that she would add this matter to a future agenda.

7. PARISH COUNCIL RESPONSE TO CORONAVIRUS (COVID-19)

a. Community Updates from Councillors

Councillor Hibbard stated that schools have now reopened to all children and Councillor Chumbley confirmed that Broadwindsor School had also welcomed back all children as from Monday. Councillor Sewell stated that village halls will also reopen from April and that she has already posted on social media about this.

b. Future Parish Council Meetings After 7 May 2021

The Clerk reported that she had sent a note to Councillors stating that current regulations allow local authorities to hold meetings remotely up until 7 May 2021. This means that, without any further action from the Government, all local authorities including parish councils must return to face-to-face meetings from 7 May. The Clerk stated that NALC is working with a number of national bodies to press the Government to extend these regulations beyond this date and will continue to stress the urgency and importance of this issue. However, at

this time the Government has no plans to extend these regulations. The Clerk stated that as a Parish Council, we should start preparing for the real possibility of face-to-face meetings from May and that the Council has a duty of care to ensure that council meetings are as safe as possible for staff, Councillors and members of the public. The Clerk stated that she will be looking at this and stated that there is the AGM and Annual Parish Meeting coming up in May.

8. ACCOUNTS

a. To receive the Finance Report

The Clerk referred Members of the Council to a spreadsheet highlighting income and expenditure for the first, second, third and fourth quarters of 2020/2021, which had previously been circulated. The current balance as of the 28 February was £36,547.80. There were no questions.

b. To approve payment of £28.80 for Total Web Solutions (Storage)

c. To approve payment of £145.19 for Total Web Solutions (Annual Hosting)

d. To approve payment of £3.60 for HMRC (NI)

e. To approve payment of £91.22 for the Clerk (Expenses January and February 2021)

f. To approve payment of £40.00 for Mr. A Barber (Allotment Deposit)

g. To approve payment of £30.00 for Broadwindsor Allotment Group (Reimbursement of BAG Fees)

h. To approve payment of £25.00 for H Catton (Allotment Deposit)

i. To approve payment of £25.00 for Mr. Abrahamson (Allotment Deposit)

j. To approve payment of £16.00 for Cllr. Bodycombe (Reimbursement of Welcome Pack Inserts)

k. To approve payment of £721.98 for the Clerk (Purchase of Laptop, Printer and External Hard Drive)

l. To approve payment of £300.00 for Dorset Council (Machine, Operator and Seed for Verges)

m. To note payment of £237.69 for Toby Emmott (Approved under Scheme of Delegation)

Councillor Rowe stated that Dorset Council has agreed to take on a wildflower planting project at the three verges at the crossroads in Broadwindsor and the £300.00 would go towards the cost of preparation and sewing. Councillor Rowe stated that this was a one-off contribution from the Parish Council and that the overall cost would be at a minimum somewhere between £300.00 and £600.00. Councillor Rowe stated that as it will take some time for the flowers to establish, the Parish Council is allowed to sow annual seeds and stated that she would be seeking approval from the Parish Council at a later date to purchase seeds. Councillor Rowe stated that this was an excellent project and hoped that other Councillors would support it. Councillor Hibbard stated that comments had been received from Councillor Hardwill and thanked him for those. Councillor Hibbard stated that the project would bring about a big enhancement to the village, that marvellous comments had been received last year and that he believed that the project should be supported. There were no objections raised.

Councillor Bassett proposed that payments b to m be approved en bloc. This was agreed.

Resolved: Proposed by Councillor Bassett, seconded by Councillor Hardwill and agreed by a show of hands, the Council unanimously approved payments b to m.

n. To consider Clerk's Pay Increment for 2021/2022

This item was discussed at the end of meeting, the Clerk left the meeting for a short period of time. Councillor Hibbard stated that it was usual to offer the Clerk a 3 % pay increase at the start of each financial year, in light of her hard work he proposed that a 5% increase be offered. Councillor Sewell stated that Clerks are paid according to the population of the parish based on a pay scale agreed by NALC and stated that she supported the increase. There were no objections.

Resolved: Proposed by Councillor Hibbard, seconded by Councillor Bassett and agreed by a show of hands, the Council unanimously approved a 5% pay increase for the Clerk.

9. PLANNING APPLICATIONS

a. Applications Received and Circulated for Consultation

WD/D/20/002888, London House, Broadwindsor, DT8 3QD

The Clerk reported that this application had been reviewed by Councillor Rowe and should have been on the February agenda. The Clerk stated that comments had been submitted to Dorset Council and that no concerns had been received.

WD/D/20/003017, Castlewood Farm, Marshwood, DT6 5QQ

Councillor Hardwill stated that he had spoken with neighbours and no objections had been raised. Councillor Hardwill stated that it was an isolated farm and that he could not see any reason not to support the application.

WD/D/20/003296, Broadwindsor Cricket Club

Councillor Rowe reported that she recommended approval for this application, stating that that she had visited the site and driven up the hill towards Beaminster to get a sense of the view from the road with parked cars and she could not foresee any negative impact. Councillor Rowe stated that the proposal was extremely well organised and that the applicant had taken great measures to ensure that the site would not be viewed from the road and that it would be an asset to the community.

WD/D/21/000123, Land South of Fullers, Bridport Road, Broadwindsor

Councillor Hibbard welcomed Paul Hoffmann, Senior Planner at CG Fry and Son Ltd and thanked him for attending the meeting. Councillor Hibbard thanked Paul Hoffmann for answering questions from Councillors following the January meeting. Councillor Leader was invited to put forward questions to Paul Hoffmann. Councillor Leader stated that he and Councillor Rowe had canvassed a large number of people with regard to the proposed development and stated that even those who are against the plans are generally happy that CG Fry and Son Ltd have been chosen as the developer, stating that the company has a reputation of being good and considerate builders. Councillor Leader stated that Redlands

Lane itself was built by CG Fry and Son Ltd and is a very popular road within the community, being well liked and well designed. Councillor Leader stated that he wished to put forward a number of concerns which have been raised by local residents and stated that in terms of landscaping, there should be a lot more native trees within the development, and native shrub planting, especially on the western edge which is visible from Lewesden Hill. There is a desire for a belt of trees to be planted to ensure that the new development is more harmonious with the natural environment.

Paul Hoffmann stated that for the purpose of the planning application various lawns and trees have been proposed. If consent is received Dorset Council will add a planning condition that a full soft landscaping scheme is produced which will provide for a more detailed scheme and will show exactly how the development will be populated. Paul Hoffmann stated the company is very keen to include nice shrub planting at least at the front of the dwellings.

Councillor Leader stated that Fullers residents are keen to see greater landscaping where the larger dwelling in the corner is located. Paul Hoffmann stated that this was something that they could certainly consider and to leave this matter with him.

Councillor Leader stated that concerns have been raised over the proposed layout of the development, being very angular and straight with a more suburban look as opposed to the layout of Redlands Lane which varies in width and bends and twists. Councillor Leader stated that many people wish to see the layout more in tune with its village location rather than a suburban housing estate.

Paul Hoffmann stated that CG Fry and Son Ltd are proud of their product, stating that their homes are attractive and sit well in rural areas. Paul Hoffmann stated that they have looked at the road layout with Dorset Highways and they are satisfied with the plan, it works well with the topography and that this will be the plan that they will go forward with if approval is given.

Councillor Leader asked about the plan for affordable housing on the site, whether dwellings will be available to purchase or to rent. Paul Hoffmann stated that if planning consent is given then all affordable housing will be managed in perpetuity by a housing association, some housing will be available for shared ownership and others for affordable rent. Paul Hoffmann stated that the affordable homes will not be converted to open market homes and will never be sold off.

Councillor Rowe stated that according to the Plan, 110 m of hedgerow is to be planted along the western edge of the site as part of the mitigation for the loss of important wildlife habitats. Councillor Rowe stated that concerns have been expressed because this hedge appears to constitute the western boundary of the site, and therefore will be the boundary for five properties. Councillor Rowe stated that this would inevitably undermine the mitigation and compensation measures and stated that this hedge must not be the responsibility of householders. Councillor Rowe stated that it is requested that a separate

boundary be established along the western edge of the site with the mitigation hedge planted at least 2m away to ensure maximum protection for the displaced wildlife.

Paul Hoffmann stated that this was one of those points which he believed could be easily resolved and stated that the Ecology Report proposes that the new hedge be planted on a metre high earth bund and stated that a timber fence could be installed along the boundary with the hedge behind. Paul Hoffmann stated that he did not have the exact answer at that time but believed that this issue could be easily remedied. Paul Hoffmann stated that as part of the development it is proposed to remove the east/west hedge which is scraggy with many gaps in. Under the approved scheme this hedge is proposed for retention which brings into question the issue that if the hedge does become the boundary between properties and subsequently falls into home ownership, it may be that because it is in a poor state, homeowners may cut it back or remove it. Paul Hoffmann stated that this was the reason that it is being proposed to remove this central hedge. Councillor Rowe thanked Paul Hoffmann for his answer.

Councillor Rowe asked Paul Hoffmann if he could confirm that arrangements will be put in place for the longterm stewardship of the area on the western side of the site. Paul Hoffmann stated that this would form part of a management plan which would be written by their Ecologist. Paul Hoffmann stated that he was not completely sure whether this would then be taken on by a management company which would be set up or by the original landowner. Paul Hoffmann stated that whoever takes this on, the area will be maintained in perpetuity. Councillor Rowe thanked Paul Hoffmann for his answer.

Councillor Rowe stated that the site is elevated above the road level by 2m and that unless the ground is lowered or the new properties set further back, the houses fronting the B3162 will be higher than the existing properties opposite those on Redlands Lane and Lewesden View. Councillor Rowe stated that residents believe this to be unacceptable, that it goes against the requirements of the Neighbourhood Plan BGNP11 and they want assurance that this will be rectified within the full planning application.

Paul Hoffmann stated that he had responded to this question in an earlier email and stated that five of the proposed dwellings are lower than the ridge heights on Redlands Lane and three of the plots are slightly higher. Paul Hoffmann stated that the plan had to work with the topography of the land and that houses have to have certain floor and roof heights and stated that the houses were not going to dominate or look straight into the houses opposite.

Councillor Rowe asked whether the houses will be built back at least 2m from the existing hedge. Paul Hoffmann stated that although he did not have a scaled plan to hand, looking at the plan he did have all houses looked like they were set back by at least 2m. Paul Hoffmann stated that once back in the office, he can print off the plan and provide more accurate information.

Councillor Rowe asked who would have the responsibility to maintain the existing hedges. Paul Hoffmann stated that the management company or landowner with an approved management plan would have responsibility and stated that residents would pay into the scheme. Paul Hoffmann stated that Dorset Council would adopt the main trunk road and everything else, apart from the individual houses would be maintained by the management company or landowner.

Councillor Rowe stated that the proposal to build five four bed houses on the development is widely questioned as it is again a part of the proposal that cuts across the policies contained within the Neighbourhood Plan, BGNP 9. The Plan focuses on delivering smaller and more affordable homes, starter homes and homes for older residents including those with limited mobility. Councillor Rowe stated that therefore four bedroomed houses are not providing the type of houses needed in the village and it is requested that the plans are modified accordingly.

Paul Hoffmann stated that less than 20% of the houses on the site will be four bedroom properties and that he was of the opinion that planning should not exclude certain members of society including those who need larger dwellings. Paul Hoffmann stated that the plan is for predominantly two and three bedroom properties and he very much hopes that this will meet the needs of Broadwindsor. Paul Hoffmann stated that on this matter, he would be satisfied to say that this is the plan going forward and that he believed it will be acceptable for this site.

Councillor Rowe asked about the Neighbourhood Plan which stated that development should focus on delivering smaller and more affordable homes. Paul Hoffmann stated that with any aspect of a planning framework, if a scheme is not compliant in one section of the document, it does not mean that it has failed the entire document. Paul Hoffmann stated that a scheme should be looked at on balance and what benefits the scheme will deliver. In terms of the Neighbourhood Plan, Paul Hoffmann stated that it allocated the site for 22 dwellings and that is what the scheme will deliver, the majority of which are two and three bedroom, which the Plan asked for and with the inclusion of affordable houses, again which was highlighted in the Neighbourhood Plan. Paul Hoffmann stated that on balance, the scheme was compliant with the Neighbourhood Plan. Councillor Rowe thanked Paul Hoffmann for his considered answers and for taking these concerns forward.

Councillor Sewell stated that the Neighbourhood Plan allocated up to ten houses for this site, Paul Hoffmann questioned this number. Councillor Hibbard stated that approval for the planning application had been awarded before the Neighbourhood Plan was formally signed off.

Sandra Burrows, a member of the public was invited to address her questions to Paul Hoffmann. Sandra Burrows stated that she wished to add to the point made by Councillor Rowe, why were four bedroom detached houses being built on the site when the Neighbourhood Plan, which clearly sets out that the areas housing needs are for two and

three bedroom homes and that larger homes require special justification. Sandra Burrows stated that five, four bedroom homes cannot be justified on a development of 22 homes.

Paul Hoffmann stated that he must revert back to the previous answer provided to Councillor Rowe and asked whether Broadwindsor currently had any four and five bedroom properties, Sandra Burrows stated that it did have but that the Neighbourhood Plan clearly states that there is not a need for any more. Paul Hoffmann stated that Broadwindsor is a fairly decent size settlement with existing dwellings of that size, which shows that there is a current need for that size of house. Paul Hoffmann stated that of the 22 dwellings, only five are being proposed as 4 bedroom, not five or six bedroom and that he did not believe that the proposal was showing disregard to the Neighbourhood Plan. Paul Hoffmann stated that he did understand the point being made but that this was the plan that was being proposed and that he believed that it would serve the settlement well.

Sandra Burrows stated that she was not disputing the fact that there was going to be a development but was disputing that four of the proposed houses were outside of the identified need and stated that the plan was ignoring Neighbourhood Plan Policy BGNP9. Paul Hoffmann read aloud BGNP9 "The type and size of open market housing should primarily provide two and three bedroom homes." Paul Hoffmann stated that the Plan used the word primarily and not exclusively and stated that primarily the scheme delivers this objective. Sandra Burrows stated that the Neighbourhood Plan stated that four bedroom homes require special dispensation, Paul Hoffmann asked what would justify a four bedroom home, Sandra Burrows replied that if a home was big enough for homeworking for example. Sandra Burrows stated that you need to build homes that people need and those people who need homes do not need four bedroom homes. Paul Hoffmann stated that this was quite a statement. Councillor Hibbard stated that this was a point that would not be resolved at the meeting and it was not for Paul Hoffmann to decide. Councillor Hibbard stated that ultimately it will be for Dorset Council Planning Officers to consider and that this issue will be included within the Parish Council's submission to Dorset Council.

Councillor Hibbard asked for any other questions from members of the public. Jess Burns addressed the meeting and stated that she lives at 12 Fullers, located in the north west corner, the only house with a proposed new home immediately behind them, one of the four bedroom properties. Jess Burns stated that the property would be very close, very hard on the boundary and whilst she objected to the provision of four bedroom properties in principle, if there is to be a property located there, there needs to be something like a wider boundary strip between the embankment and the hedgerow on the northern boundary to mitigate the loss of amenity. Jess Burns stated that such a size of dwelling would most likely generate a considerable amount of noise which would totally be in odds with what is currently enjoyed. Jess Burns stated that there would be a substantial negative impact on amenity and would ask that a wider planted strip which would reduce the noise and potential for overlooking be considered. Jess Burns stated that the land was a metre higher than her

garden and stated that Paul Hoffmann would be very welcome to visit her garden to see the differential.

Jess Burns stated that the height of the ridge lines on Plot 8 of the development would be considerably higher than those in Fullers and stated that whilst she appreciated the comment about the many interpretations of planning law, she would interpret that the maximum height on the development should not be higher than those properties around the site.

Paul Hoffmann stated that he had looked at the elevation of Plot 8, Jess Burns stated that she appreciated that there were no windows but overlooking did not just mean someone looking out of their window. Jess Burns stated that the level of the proposed garden was significantly different than the level of her garden and that she enjoyed the amenity to the end of her garden, not just when she stepped out of her door. Jess Burns stated that she would be overlooked by anyone in the new garden and that allowance must be taken for the negative impact that this will have on the amenity, stating that it was very real and genuine impact.

Paul Hoffmann stated that the boundary there was quite sparse in places, Jess Burns stated that this was a much-loved hedgerow and she enjoyed this boundary. Paul Hoffmann stated that he was not proposing to remove this hedge, but to look to reinforce it possibly with additional planting. Paul Hoffmann stated that they had ensured that there would not be any windows overlooking the property and he was confident that someone sitting in the new garden would not be overlooking her garden and with regard to noise, he stated that this is the situation when you live near to other people. Jess Burns stated that this was the very point that she was raising, with regard to planning amenity – noise and being overlooked, you have to compare the current amenity which at present does not involve the level of noise which would be generated by the new dwelling. Jess Burns stated that currently she is surrounded by a number of bungalows and modest three bedroom homes occupied mainly by couples and that without any doubt there is a potential for a negative impact on amenity and that the plans need to be looked at again.

Paul Hoffmann asked whether a reinforced hedgerow or a timber fence behind the existing hedge would serve better purpose to help reduce noise than a strip of landscaping. Paul Hoffmann stated that he understood the point being made but in terms of planning policy which states that you should not significantly affect residential amenity, a planning application which sees a residential development next to another residential development, and with gardens backing onto other gardens, would be seen as perfectly acceptable by Dorset Council. Paul Hoffmann stated that there would be a large set back between the house and the boundary and that they could reinforce the hedge and erect a fence but was unsure what difference an additional 1m or 2m would make. Councillor Hibbard thanked Jess Burns for her comments and stated that they would be included in the Parish Council's submission to Dorset Council.

Councillor Hibbard asked for any other questions from members of the public. Julie Steele stated that she lives right on the edge of where a four bedroom property is planned which seems on plan to be very close to her property and stated that she is worried about the loss of her amenity by people being able to look in as she has windows facing on to the Bridport Road. Julie Steele stated that she is concerned that there does not seem to be any plan most notably because of the topography of the site, to lower the height of the proposed houses. Julie Steele stated that as she understood the plan, houses would be set back by at least 2m. Paul Hoffmann stated that he was asked this question by Councillor Rowe earlier in the meeting and although he did not have a scaled plan to hand, from the plan he was looking at, it would seem that all houses would be set back by at least 2m from the hedge. Paul Hoffmann stated that the new houses will not be two or three metres higher than existing houses, and that you won't be able to look directly into a habitable window.

Julie Steele stated that she believed that thatched properties tended to have a higher apex, and although the ridge height may be the same, the height of her rooms may be lower. Paul Hoffmann stated that he did not have a list of which properties had higher or lower ridge lines but stated that he would look into this and get back to her.

Councillor Sewell stated that there are a number of holiday lets as second homes in Redlands Lane and that potentially the four bedroom properties if sold as this could create additional vehicles and that there would not be any control over this. Councillor Sewell stated that the local school was nearing full capacity. Paul Hoffmann stated that potentially the four bedroom properties could be sold as second homes but stated that of all the houses they sell each year, only a very few are second homes. Councillor Sewell stated that there was a desire for the homes to be lived in by local people. Paul Hoffmann stated that the affordable homes would be lived in by people with a local connection but as with every development, open market properties can be bought by anyone and you cannot control that.

Councillor Sewell stated that the affordable homes will not be protected from the right to buy, if you have been a resident for six months you can exchange with anyone from anywhere. Councillor Sewell stated that the only way to retain the local connection would be to let the Community Land Trust take the properties on. Paul Hoffmann stated that was not necessarily so and stated that there would be a Section 106 document which will have a local connection clause in and that there is a very good chance that it will state local connection in perpetuity. Councillor Hibbard stated that at this time, the developer has not approved a housing association and it may be more beneficial to wait until a more appropriate time to have this discussion to negate any difficulties which might occur.

Councillor Rowe thanked Paul Hoffmann for listening to the concerns raised and for his considered responses and stated that she hoped that he would take these forward. Councillor Rowe stated that there are further comments but they will be included in the Council's submission to Dorset Council. Paul Hoffmann thanked the Parish Council for inviting him to the meeting.

The Clerk stated that the following members of the public had submitted comments relating to this application to the Parish Council, these had been circulated to Councillors and would be included within the Parish Council's submission to Dorset Council. The Clerk read aloud the names - Sandra Burrows, Steven Burrows, Julie Steele, Jess Burns, Peter Burns, Elspeth Allan, Jackie Riley, Adrian Gray, Isabel Masey, John Fisher and Linda Sherman.

Paul Hoffmann left the meeting.

Councillor Hughes asked whether the Parish Council is expected at this stage to make a recommendation. The Clerk stated that the deadline for the submission of the Council's corporate view was 10 March and that the Parish Council can agree to support, object or comment on the application. Councillor Sewell stated that the Clerk will need to bring together the comments received from members of the public and stated that she had reviewed the Neighbourhood Plan again and page 28 states up to 10 dwellings. Councillor Rowe stated that there are many caveats and objections from members of the public and asked how will the Parish Council know what is going forward and whether it will be considered. Councillor Sewell stated that as the application currently stands, she could not support it, but that may not be the case if compromises are made on certain issues. Councillor Hardwill stated that the planning committee will make their decision and will take on board comments received. Councillor Hardwill stated that he thought it to be an excellent development and was sorry to see the pressure placed on only having 2 and 3 bedroom properties, he believed that in order to maintain the standard of the village there needs to be a mix. Councillor Hardwill stated that so many houses slope in upstairs due to planning restrictions and stated that houses need sensible roof heights. Councillor Hardwill stated that CG Fry and Son Ltd were an excellent developer and he was very supportive of the application.

Councillor Rowe stated that she thought that the comments and objections received were well thought out and carefully considered and stated that her view as a resident and Councillor was that if the development was going to go ahead then we must get the very best we can, change what needs to be changed and ensure that it is right for the community. Councillor Rowe stated that there are more issues that need to be taken forward such as lighting and conservation, and the Parish Council must ensure that these comments are considered. Councillor Rowe stated that she was very impressed with the consideration and time taken by residents to make sure that the development is right. Councillor Rowe stated that she was not objecting per say, she just wants to ensure that all the points raised are taken notice of and considered before a final decision is made.

Councillor Chubb stated that he agreed with the comments from Councillor Rowe and stated that as individuals you can have your own views but as a Parish Council we must take the concerns and comments from members of the public forward and present them to Dorset Council and that Dorset Council needs to listen to them and take them on board. Councillor Chubb stated that when the houses are built, which he believes they will be, the Parish Council

must have done everything it can do within its powers to ensure that everyone is happy with what gets built.

Councillor Leader stated that this application had very much divided opinion but has received outline planning approval whether you agree or not. Councillor Leader further stated that the argument now revolves around what is built and how it is built. Councillor Leader stated that from his point of view given the fact that C G Fry and Son Ltd is such a good builder, with a connected history to the village and Dorset in general, he will support the application if the issues which have been meaningfully raised are taken on board by the developers and Dorset Council and stated that this was a conditional support.

Councillor Sewell stated that it was the job of the Dorset Councillor to act as a conduit to put forward the views of residents. Councillor Chubb stated that he did not want Councillor Christopher's opinion but would like his advice on how to go forward and do the best for parishioners and stated that the same questions should be sent to him aswell as to Dorset Council.

The Clerk stated that she will collate all the comments received and circulate to Councillors for approval prior to submitting to Dorset Council. Councillor Rowe asked that the report that she and Councillor Leader had put together which incorporated comments from residents form the basis of the submission as it covers a number of other issues, the Clerk agreed that it would. Councillor Leader stated that he proposed that the Council support the application subject to the matters raised being considered. Councillor Hibbard stated that he was happy with this proposal and asked if there were any objections, there were none.

b. Other Applications

WD/D/21/000065, High Croft, Broadwindsor, DT8 3QT

The Clerk stated that this application was seeking approval to convert an outbuilding to a dwelling and that Councillor Sewell was the lead for this consultation. Councillor Sewell stated that she had spoken with the people who live in the adjacent property and no objections had been received. Councillor Sewell stated that she had also spoken with the applicant and that this was a much-needed project to provide family care support and was a good example of bringing back into use a redundant building. Councillor Sewell reported that one concern had been made that residents did not wish for the property to become a holiday let in the future. Councillor Hibbard thanked Councillor Sewell for the report and stated that this concern would be included in the Council's submission to Dorset Council.

WD/D/21/000076, Hursey Barn, Hursey, Dorset, DT8 3LN

The Clerk stated that this application had just been received and that Councillor Chumbley had agreed to lead the consultation. The Clerk stated that the application was seeking approval to erect a single storey conservatory to a south east side elevation. Councillor Chumbley stated that he would report back to the Clerk.

c. Results

The Clerk reported the following result:

WD/D/20/001135, Land at Oathill Farm Holiday and Touring Park, Oathill Farm, Oathill Farm Lane, Oathill, Crewkerne, TA18 8PZ (Certificate of Lawful Use or Development): Refused

Councillor Sewell asked the Clerk if the Parish Council had ever received the application for consideration, the Clerk stated that she did not recall it but would check and report back.

10. DORSET COUNCIL LOCAL PLAN CONSULTATION

Councillor Sewell reported that she had forwarded her thoughts on the Local Plan to Councillors and stated that the Plan contained many anomalies such as the omission of Crewkerne Railway Station and the claim that in West Dorset 94.4% of households are within 30 minutes by public transport to an employment centre, which she stated was a ridiculous claim. Councillor Sewell stated that she was still waiting to hear from Councillor Christopher and Councillor Jill Haynes to provide evidence to support this claim. Councillor Chubb stated that the Parish Council should submit its comments to Dorset Council and wait to see if they listen and amend the Plan accordingly. Councillor Sewell stated that comments would go to an Inspector. The Clerk stated that if other Councillors had any additional comments to make, then they should forward them to her and that she would submit them to Dorset Council by the deadline of 15 March.

11. CENSUS 2021

Due to time constraints, this item was deferred until the next meeting.

12. MOBILE PHONE COVERAGE IN THE GROUPE PARISH AREA

Due to time constraints, this item was deferred until the next meeting.

13. REVIEW OF STANDING ORDERS

a. Review of Standing Order 2015

b. Review of Financial Regulations 2015/Revised 2020

Due to time constraints, this item was deferred until the next meeting.

14. BROADWINDSOR CRICKET CLUB

a. Update on Fundraising and Plans

Due to time constraints, this item was deferred until the next meeting.

15. CLIMATE CHANGE EMERGENCY

a. Working Group Update

Due to time constraints, this item was deferred until the next meeting.

16. ALLOTMENTS

a. 2021 Renewals

The Clerk reported that she is preparing the annual allotment renewals and had included within the supplementary papers a copy of the current contract and asked if there were any changes that the Council wishes to make. No amendments were put forward.

b. Contract amendment request from BAG to increase permitted polytunnel size to 12ft x 6ft

The Clerk reported that she had received a request from the Broadwindsor Allotment Group (BAG) to amend section 5m of the contract to allow for an increase in the permitted size of a polytunnel from 10ft x 6ft to 12ft x 6ft. This request was being made as during the winter the lighter type of polytunnel became insecure and started to blow away during high winds and that the slightly larger size would be more robust with better anchoring. Councillors stated that they were happy to approve this as long as there was no increase in the height of the polytunnel.

17. HIGHWAYS

a. Report from the Footpaths Officer

b. Verge Management in the Grouped Parish Area

c. Common Water Lane Update

d. Hursey Common Sports Field, Grass Cutting Contract

e. Highways Reporting Protocol

f. Scoop the Poop Poster

Due to time constraints, this item was deferred until the next meeting.

Councillor Sewell asked the Clerk if she could contact Dorset Council and ask that the Parish Council receives prior notification of when the street cleaner is due to visit. The Clerk agreed.

18. AFFORDABLE HOUSING

a. Report from the Broadwindsor Group Parish Community Land Trust

Due to time constraints, this item was deferred until the next meeting.

19. MATTERS OF INTEREST AND INFORMATION

a. Items for next Agenda from Members of the Council

None.

b. Items for next Agenda from Members of the Public

None.

20. PUBLIC PARTICIPATION

Members of the public were invited to address the Council by Councillor Hibbard. A member of the public asked whether the wildflower project would resow the seeds from the flowers themselves rather than incur additional costs of purchasing new seeds. Councillor Rowe stated that this would have been the case previously but the project is entering a new era and this might have applied if the project had been continuing as it had done in the past. Councillor Rowe stated that this will be a bigger project and Dorset Council has agreed to prepare and sow seeds and create a wildflower verge, and because this will take some time to establish Dorset Council has agreed that the Parish Council can sow some annual wildflower seeds to ensure that there is still a colourful display this year.

21. DATE OF NEXT MEETING

The Clerk confirmed that the date of the next online Parish Council meeting would be Monday 12 April 2021.

22. CLOSE

The Council Meeting was formally closed at 9.45 pm, Councillor Hibbard thanked everyone for attending.