

BURTON BRADSTOCK PARISH COUNCIL

Chairman: Cllr D Venn

Clerk: Mrs M Harding



Minutes of the Parish Council meeting held on 1st April 2015

Present: Cllr D Dixon, Cllr G Moody, Cllr K Delves Cllr A Ross and Cllr M Evans

Mrs Michele Harding (Clerk), Cllr John Russell (WDDC) Cllr Ron Coatsworth (DDC) and 7 members of Public.

2015/04-1 To receive apologies for absence- Cllr D Batten, Cllr D Venn, Cllr I Troup and Cllr Gill Mayo.

2015/04-2 To receive declarations of interest and grants of dispensation: None

2015/04-3 Parishioner's comments- (15 minutes on agenda items for decision only):

B James spoke about a request she had made to Highways to reinstate of yellow lines by the garage as this was not completed when the crossing points were put in, this has been agreed through Denise Thorner from DCC Traffic Management. Barbara also asked if yellow lines could be put in along Barr lane but she explained that this would have to be a new order that could take up to 2 years to be approved. Cllr Coatsworth commented that this was normal for this process to take 2 years if supported.

The Council was asked if the planning application for a dwelling on Gages Lane was being discussed this evening, it was explained that the matter would be considered at the planning meeting on 15th April

2015/04-4 To approve the minutes of the Parish Council meeting held on 4th March 2015 and sign the same. Councillor Dixon commented that at the March meeting the policy wording was not actually read out at the meeting, this would be removed from the minutes but recorded in the April minutes under matters arising. The Council approved the minutes with the above changes.

Proposed Cllr G Moody

Seconded Cllr A Ross

Resolved

2015/04-5 Matters' arising from above minutes for information only and the Action List -

Item 2015-/03-10d-15 Beach Road Cllr Moody explained about the policy regarding affordable housing in the Draft West Dorset Local Plan states *"Care has to be taken that the extension or replacement of existing buildings does not simply lead to a significant increase in less affordable, larger dwellings at the expense of cheaper, smaller properties. It is important to ensure that a range of dwelling types and sizes is available in rural areas and a healthy social mix"*

The Council therefore did not OBJECT to the development proposal for 15 Beach Road but did provide a comment relating to maintaining a range of dwelling types to ensure our community retains a healthy social mix.

Subsequently a comment was received from WDDC *"The policy referred to in the WDDC & WPBC joint plan applies to development outside of Defined Development Boundaries. Beach Road is within the Burton Bradstock DDB and so the aim to retain affordable open market housing doesn't apply in the same way. That extensions should be designed to not overpower original dwellings is still relevant in terms of policy to this application, and is covered by separate policies (DA5, DA7 of the existing plan, and ENV12 of the joint plan)"*

Action list: Footpath along the Drain- Mrs Tolput had written to the Council to ask if any further progress had been made as it was reported last June as there had been issues where residents had been injured and the Council was concerned that the barriers needed attention or updating. Nothing further from Highways-Clerk to follow up.

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Cllr Moody reported that there was also an issue relating to the ownership and responsibility of the wall especially the bulging area on Grove Orchard side of the drain. It was thought that the owners of the properties would have details of their responsibility on their title deeds.

2015/04-6 Correspondence items received for decision-

WDDC Consultations- the CIL and Local plan consultations would be considered at the planning meeting on 15th April when Councillors have not had a chance to read the consultations comments if required to be sent by 23rd April.

2015/04-7 To consider any planning applications that cannot be dealt with at the monthly planning meetings

- a. **WD/TP/15/000094**-Tree works at Norburton Hall Shipton Lane – the application had been approved prior to the Council making comment but the applicant had assured the Council that a tree planting program has already started to replace trees to be felled. The Council raised no objections to the application.

Proposed Cllr G Moody

Secoded Cllr M Evans

Resolved

2015/04-8 Finance & General Purposes-

- a. **To receive the Finance Report and approve payments (MH)**

The Clerk had previously circulated the report, the previous months updated report had been circulated. The Council approved the payments and finance report for April.

Proposed Cllr G Moody

Secoded Cllr M Evans

Resolved

- b. **To consider to repair or remove the fence between the toilet block and the Corncrake ditch**

John Lewis had provided a report showing the broken fence, he explained that this was one of the issues in the Best Kept village comments from last year. The issue is that removing the fence would leave the drop to the ditch exposed and could be a hazard. The Council proposed to remove the fence and concrete posts then in time the hedge would be laid.

Proposed Cllr G Moody

Secoded Cllr A Ross

Resolved

The Council proposed to install a temporary fence with a single strand of wire up to the cost of £150.00 in order to provide a barrier and reduce the risk. JL to action

Proposed Cllr G Moody

Secoded Cllr K Delves

Resolved

- c. **To consider the Post Office external repairs and redecorations**

John Lewis had prepared a report of works required and Cllr Moody and Cllr Delves had reported on the works to be recommended by the Council.

External repairs and redecorations: The Council was recommended to seek quotes / tenders for the external repair and redecoration of the premises including the clearing of redundant cabling and ironmongery and redecoration of the wall fronting on Mill Street.

Plumbing & sanitary ware: The Council discussed the Plumbing report; it was felt to be unsatisfactory as it contained inadequate and insufficient information. Cllr Delves will draft a

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letter to be sent A P Chants to this effect. The Council agreed that once further information has been gathered from Chants and the Council is able to clarify what is required then this will be discussed with the Village Society as the works may be capital.

The Council was recommended to:

- i. Investigation into the hot water contamination;
- ii. The final list of works is discussed with the Village Hall Trustees;
- iii. Quotes/ tenders for the final list of works be sought

The quotes will be for consideration at the May meeting and will be considered in 2 parts.

The Council discussed the Electrical report and the confusion over the inspection of the roof space and providing a completion certificate. The PO was carrying out installation works and will be providing a certificate, once this has been received the 2 certificates will be compared to see what works are still required and will be considered at a future meeting.

Proposed Cllr G Moody

Seconded Cllr A Ross

Resolved

2015/04-9 To consider the Charles Road/ Barrowfield Parking issues (GRM/DB)

Cllr Moody reported that there had been a good response to the consultation on parking at the junction of Barrowfield & Charles Road. 38 responses were received from 78 postings

BBPC Consultation on parking at the junction of Barrowfield & Charles Road						
	Is this an issue for you?		Option 1	Option 2	Option 3	Barr Lane problem
	Yes	No	Yellow Lines	Do Nothing	Other	
Total	22	16	17	15	5	10
Resident(s)	22	11	17	11	5	10
Second Home	0	3	0	3	0	0
Visitor	0	1	0	1	0	0
Business	0	1	0	0	0	0

The “Other” responses comprised of:

- residents should use their garages – 2
- observing the legal parking distance from junctions -1
- repaint white lines and reinforce that parking too close to a junction is illegal - 1
- the yellow lines would cause a problem further up Barrowfield - 1

Further comments were received regarding the yellow lines just moving the problem somewhere else and that parking assisted with traffic calming. The Council noted the comments of PCSO Dave Ash’s at the last PC meeting and that there is no legal “no parking” distance at junctions.

It was also noted that 10 respondents, all residents, identified the lack of good sight lines at the junction of Charles Road and Barr Lane as a problem and wanted additional yellow lining there, including the reinstatement of yellow lining on Charles Road not fully replaced after surfacing work. In the light of the consultation and experience of the issues, the Council recommends that:

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DCC is requested to:

- i. Yellow line both sides of Barrowfield from the junction with Charles Road to the western side of the gate to the telephone exchange; - after looking at this a suggestion that only the South side to be yellow lined would be a solution.
- ii. Reinstate fully the yellow lines on Charles Road
- iii. Yellow line the north side of Barr Lane from the junction with Charles Road to the western end of the driveway to the first house (1A).
- iv. The PC writes to residents thanking them for their responses and informing them of the PC's decisions.

Cllr M Evans agreed that this was a good compromise to yellow line only one side of Barrowfield. Cllr Evans also offered to deliver the letters to residents

Proposed Cllr G Moody

Seconded Cllr K Delves

Resolved

2015/04-10 To consider the Chairman for the beginning of the Annual Parish Council meeting-Thursday 14th May 2015- Cllr D Batten was nominated. Cllr Moody suggested that the Chairman of the meeting should check over the minutes of the meeting he has Chaired and then hand over duties to the next Chairman.

Proposed Cllr D Dixon

Seconded Cllr G Moody

Resolved

2015/04-11 Items for report in the BVN/Website (All)

Tree planting, elections, also the tree planting will also go into the DAPTC Spring newsletter

2015/04-12 Correspondence items received for information (MH) –was circulated

2015/04-13 Parishioners' open comments (15 minutes maximum allowed)

B James- Congratulated the Parish Council on the new PO and New Farm shop and that the PC should send a letter of good wishes to Gill Mayo and Family. Barbara also commented on the works at Brynvella farm and how tidy it is now. Barbara also suggested a contractor for exterior works to the PO. The Council commented that contractors will be taken from the approved list.

J Lewis- reported that the works to the RR roof is complete and the new fans are now working. John also commented that the Library is unable to put a planter outside as it will be on the highway. The Volunteers haven't yet discussed the planting scheme around the bus shelter but may have to look at this for next year and apply for funds. John asked the Council if a reply to Hags could be sent asking for a more suitable composite material for the slides in a coastal area at cost. Clerk to respond.

John also reported on the surveys carried out on the ditch and drains in Shipton Lane. These may have to be repeated as there is no way of checking the initial figures were correct. As Annings lane to the river was not included. When there is further info this will be reported through Alan Ross the Flood rep for the Council.

P Tomkins asked about the policy in the draft local plan regarding the planning at 15 Beach Road, The Council informed Peter of the policy number.

B James reported that a new sign will be placed at Cliff Road requested by Barbara.

The meeting closed at 8.36 pm

Chairman Cllr D Batten

20th May 2015