BURTON BRADSTOCK PARISH COUNCIL

Chairman: Cllr Dr G Moody Clerk: Mrs M Harding



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

Present: Cllr D Batten, Cllr G Moody, Cllr Dixon, Cllr I Troup, and Cllr M Evan Cllr K Delves, Mrs M Harding (Clerk), Cllr R Coatsworth (DDC) and 22 members of Public.

2015/07-1 Open session for Savills to present information on - land west of Beach Rd on behalf of Rushmore Estate- Mr Chris Odgers (from Urban Design-Savills) and Ruth Mason (Rushmore Est) attended the meeting to show the PC and members of public the preliminary sketches of the proposed development on the Land West of Beach Road. The Rushmore estate is exploring development opportunities. Mr Odgers presented 3 sketches showing the proposal for 40 dwellings. He explained that this would clearly be a challenge as it is outside the DDB, in the AONB, within the Heritage coast and the locality of the footpaths in the area. Because for the high point of the land the development would be at the lower end nearer the village and an informal green space would be made for residents and locals. Access to the development would be from Common Lane. As these are the preliminary sketches the designers have yet to engage with WDDC and developers. Mr Odgers was asked about the timescale and affordable housing elements, it was explained that an application was hoped to be submitted by the end of the year and the WDDC guidelines for affordable housing would be adhered to being 35% so would be in the region of 14 dwellings. The National Trust has yet to be consulted. Many residents raised their concerns about the development backing onto their properties and would object to any development. Also the number of houses was thought not to be in proportion to the current size of the village. Mr Odgers explained that Savills' internal highways team had looked at the access from Common Lane and it appeared to meet requirements. Rushmore Estate owned a strip of land to the south of the Beach Road houses and access could be provided from there and, if helpful to ease congestion, a circulatory system could be considered using Beach Road, this strip and a road through the new development. A housing needs survey would need to be carried out and it was suggested that the 14 properties allocated for affordable should be ring fenced for local need or possibly gifted to a Community Land Trust. Residents were unhappy with the proximity of the garages for these new proposed dwellings to their own properties, it was explained that the required distance is 18m in a back to back position.

Mr Odgers explained that as part of any planning application being submitted a public consultation will be carried out with an exhibit in the village and feedback forms. The Council agreed to display the preliminary plans in the library for residents to view and electronic copies would be available on the PC website. Mr Odgers was thanked for attending the meeting. Many residents left the meeting after this item- 9 members of public stayed

2015/07-2 To receive apologies for absence-Cllr Mayo, Cllr D Venn Cllr A Ross and Cllr J Russell

2015/07-3 Declarations of interest and grants of dispensations –Cllr Moody on a planning item regarding Grove Orchard

2015/07-4 Parishioners' Comments - (15 minutes on agenda items only)

Cllr R Coatsworth spoke on WDDC and explained that the new Local Plan is now advancing well and is being checked for spelling and typos etc in August and will then be returned to the inspector with a view to be adopted in October. Cllr Coatsworth explained that this is the third presentation he had been to where developers were taking advantage of the situation whilst the Local Plan is still being considered as there is still the lack of a 5 year land supply. The WDDC administration is being organized with 3 directors from the partnership with WDDC, W&PBC and ND.

From DCC perspective Highways has been having a major upheaval and will be sorted by the end of July.

Sue Moores commented on the Roberts Trail re printing and a decision as it is now wrong and out of date, there are approx. 1000 copies in the Reading Room. Sue had gathered costs of printing of 500 copies for the Council to consider.

Burton Bradstock Parish Council

Residents commented on the PC meeting being poorly advertised regarding the proposed housing on Land along Beach Road. It was explained that the meeting was advertised in the usual places and on the website and the item was only arranged just prior to the publication of the agenda. This was only the first meeting to show the sketches, there would be further opportunity to comment.

Resolved

- 2015/07-5 To approve the minutes of the Parish Council meeting held on 3rd June 2015 and sign the same -Minutes approved
 - Proposed Cllr D Batten Seconded Cllr D Dixon
- 2015/07-6To approve the minutes of the Planning meeting held on 9th June 2015 and sign the same-
Proposed Clir K DelvesSeconded Clir M EvansResolved
- **2015/07-7** Matters arising from the above minutes for information only and Updated Actions list Item 5 to remove the wire mesh and concrete posts to playing field- Cllr Moody had met with John Lewis and reported that there didn't seem to be any point in removing the concrete posts and then putting in wooden posts for a single strand of wire. So the posts will be retained whilst the hedge is established.

The Volunteers have agreed not to have a lead but to work on the agreed projects in the village and will contact the Clerk and Chair to make any purchases.

Item 6 Gages planning application- this was deferred by the WDDC development committee to a site visit and then a further development committee meeting on 9th July. Information will be provided including photos from various views around the village for that meeting. Cllr Moody and Dixon to agree who will attend.

Item 6 – Hay making on Corncrake- the Clerk has contacted the contractor W B Vincent who will make and take the Hay away for free.

Item 10- Grover Road Pillar- The Clerk had contacted the Conservation Officer who had asked for pictures and details of the repair, this information was passed to C G Fry who are carrying out the repair.

Item 10- enforcement issue at The Forge- the officer has written to the owner. Mr Holt thanked the PC for their help and will keep an eye on the situation.

Actions- Parking outside the toilets- Dave Dixon and Darren Batten were going to speak to the owners of the problem cars, Irene Troup agreed to help.

Proposed Cllr G Moody Seconded Cllr K Delves Resolved

2015/07-8 Correspondence Items received for decision

Replacement of water heater in RR- the Clerk is waiting on another quote.

Corncrake- The management group had discussed the amount of grass being Rye Grass and turning it into a Hay meadow. Soil samples had been done and the levels of phosphate are marginal so the advice is to put yellow rattle down to compete with the Rye Grass. The cost is £200 /kg, harrowing and sowing would be required. The PC could look at the Palmers fund and section 106 funds and this will be for discussion at the September meeting. The new trees need watering, suggestion that volunteers are asked to help.

Proposed Cllr D DixonSeconded Cllr M EvansResolvedThe Roberts Trail booklet- The Council were concerned with having too many copies of the bookletprinted, it would be better to have an online version that can be printed on request. The library do notwant to handle money in relation to selling copies. The Council agreed that there should be an onlineversion and limited copies are printed. Sue Moores would check that BB online are also happy with thearrangement.

Proposed Cllr D batten Seconded Cllr G Moody Resolved

2015/07-9 To consider any planning applications that cannot be dealt with at the monthly planning meetings

i. **WD/CA/15/000190,** ON GRASS VERGE (TO THE REAR OF 1 ANNINGS LANE) IN GROVE ORCHARD-*Pollard 1No Field Maple*. No objections

Burton Bradstock Parish Council

Seconded Cllr M Evans Resolved

2015/07-10 Finance & General Purposes

Proposed Cllr K Delves

- i. To receive the Finance Report including recommendations by F & GP and approve payments
 - Proposed Cllr G Moody Seconded Cllr D batten Resolved
- ii. Allotment rent increase- will be in line with the June CPI but no reductions.
- iii. The Risk register has been updated and will be circulated for Sept meeting
- iv. Financial regulations- to be reaffirmed
- v. Standing Orders-The Council no longer have a choice as to whether it allows recording at meetings and minor changes are needed for this.
- vi. Model Publication scheme-to be reaffirmed as no changes to charges for PC info.
- vii. Prayers at meetings-The Council now has the option to have prayers at meetings, the Council considered this and will not be adding prayers to the PC agenda.
- Items ii to vii inclusive Proposed Cllr I Troup Seconded Cllr G Moody Resolved

viii. Asset Register

The old PC laptop/ printer and ancillary equipment will be offered initially to the Library or sold (GRM), the easel will be offered to the Village hall (DV), the projector screen offered to the school (DD) also there will be a general tidy up of tables in the office Reading Room to de clutter.

ix. HSBC the accounts within HSBC are now redundant as the Council have moved to Lloyds for day to day banking online and invested into a fixed rate bond until Jan 2016 the Council resolved to close these accounts Proposed Cllr G Moody

Seconded Cllr D Batten

x. SLCC subs-The Clerk asked the Council pay a third share of the subscription for SLCC Proposed Cllr G Moody Seconded Cllr D Batten

2015/07-11 Items for report in the BVN/Website (All)

Parish plan groups/lead Cllrs, volunteers for watering the trees, if anyone has any spare Yellow rattle seeds, information re the preliminary plans for the Beach Road proposed development.

2015/07-12 Correspondence items received for information (MH)

Item 13- complaint about Bredy Farm event- a TEN notice is in place and the Police are aware of the event.

Item 16- Drain and Barriers- the information has been passed to Mrs Tolputt and the issue has been reported to DCC including photos, the Council had previously agreed to keep the barriers and paint them.

Rod Jones has offered to be on the Transport and Community Energy volunteer groups.

K Delves reported that the EA have sent out an email regarding the Flood warning signs and 6 would be required for the village.

The Cliff Road issue regarding the turning area will be dealt with at a future meeting by GRM.

2015/07-13 Parishioners' open comments (15 minutes maximum allowed)

Sue Moores reported that there are funding opportunities with the Bridport Car Boot sales; these may not be available to Parish councils.

B James commented that it would be a nice idea to print the Roberts trail and asked if there are any updates on the yellow lines- the PC are still waiting for a site meeting with DCC, finally Barbara commented that she felt the village did not need a further 40 houses.

Cllr Batten reported that some patching works have been done along beach Road by NT.

The meeting closed at 9.01 pm for closed session on the Post Office