

SHIPTON GORGE PARISH COUNCIL
MINUTES OF MEETING HELD
WEDNESDAY 12TH May 2004

Introduction

In the absence of Cllrs Hewlett and Boughton, Cllr Langran chaired the meeting.

Open Forum:

No topics were raised.

Present:

Cllrs. Robert Langran, Robert Cornish, Charles Errington, Brian Lavelle, David Smith, John Epplestone

In attendance:

County Councillor Ron Coatsworth, District Councillor Mark Parsons, +1

186. Apologies:

Cllrs Richard Hewlett, Mary Boughton, Gillian Maxfield

187. Voting for Chairman and Vice Chairman

Councillor Hewlett was elected as chairman for the next year.

Councillor Boughton was elected as vice-chairman for the next year.

Both these position were proposed by CE and seconded by DS.

188.Registration of Interest forms (Review)

Clerk outlined that there were no fundamental changes to registration. The only exception being that freemasons must register since they belong to a charity.

Councillors were reminded that if they were members of a charity they should register but putting a donation into a charity box does not constitute membership.

Clerk to obtain amendment forms.

189 Minutes of last meeting and Annual Parish meeting

Minutes of last PC meeting (10th March) were approved and duly signed by the chairman.

The Annual Parish meeting minutes were agreed and duly signed with the following amendments.

Para. 180 third sub para. "by the underspend from the previous year" to be replaced by "out of reserves"

Para 184 second sentence. "A box will be given to householders every two weeks" to be replaced with "A box will be collected every two weeks"

190.Appointment of Committees and Positions of Responsibility

The Chairman stated only the chaired positions would be discussed the make up of the two committees would be discussed at the next meeting. The following were unanimously agreed: -

Playing Field Chair - Cllr Boughton (Proposed CE Seconded DS)

Planning Chair – Cllr Cornish (Proposed CE Seconded DS)

Highways – Cllr Lavelle (Proposed DS Seconded CE)

DAPTC – Cllr Epplestone (Proposed BL Seconded CE)

Rights of Way – Cllr Langran (Proposed DS Seconded BL)

Village Hall – Cllr Hewlett (Proposed DS Seconded BL)

191.Clerks Report

1. The insurers have paid all that is due to the PC. In all they paid £1395.64. The financial loss to the PC was only the excess of £75. (Although additional security costs approach £300)
2. The bars are now in place across the playing field shed doors.
3. CRB checks on Grayham Rosamond have been completed.
4. Letters been sent thanking police, Burton Bradstock School and Jerry Cranmer (the speaker on recycling) for their attendance at the annual PC meeting
5. Numerous letters sent reference the Parish Plan
6. Letter to WDDC Chief Executive (David Clarke) reference playing field bin
7. Letter and several phone calls to Lloyds Bank reference PC accounts
8. Margaret Fisher has expressed an interest in LEA governorship for Burton School. She has met the headmaster, Mark Stratta. Margaret has completed forms required by the LEA.
9. Clerk of Burton Bradstock has been contacted reference clash of meeting dates.
10. Discussion with insurers on increasing premium to cover additional equipment in shed and revised mower valuation. (Note the standard excess is now £100)

192.Parish Plan

The Clerk stated practically all the letters have gone out. CE stated the plan was for the community detailing what they wanted and did not want. Feedback from the letters is just being received.

193.Village Website

The website is now up and running and approved minutes are now available on line. CE stated more data is needed to improve the site further.

194.Insurance

The Clerk stated that the renewal had been received and the premium was only £16 greater than the previous year. The Clerk has approach the insurers to increase the cover on the mower and to cover other equipment in the shed. (Post meeting note the insurance has been paid with a premium of £247 an increase of £24 over the previous year. This premium is within the amount allowed in the precept.)

195.Bank Bureaucracy

The Clerk explained that the bureaucracy that is now involved, due to 11/9, is now significant. The clerk is still not recognised by the bank. A new mandate form now has to be approved by the PC and new forms for signatories have also to be completed. The PC approved the Bank Mandate. The Clerk was actioned to distribute the signatory forms to those involved. (RH, MB, BC, RL and JE)

196.Village Parking

The Clerk notified the PC that MB had received a complaint about parking opposite Peas Hill from a parishioner. This issue is not new and it was decided to refer this to the next meeting.

197. Reports.

Planning

1. Application No. 1/W/03/001633 – Bonscombe Farm. Application is still undetermined.

2. Application No. 1/W/04/000335 – Home Cottage, Brook Street. New application to erect a two-storey extension. Committee/Public meeting took place on

the 17th March to discuss this application. Both the committee and public members present were totally opposed to the revised plans for the same reasons that were given to the original application. The Parish Council recommended refusal. The applicant subsequently withdrew his application on the 2nd April 2004.

3. Application No. 1/W/04/000323 – Dairy House, Shipton Road. New application to make alterations to convert redundant farm buildings into 4No units of holiday accommodation. Construct new vehicular access.

Committee/Public meeting took place on the 10th March to discuss this application. Neither the committee nor members of the public present had any real concerns over this issue, other than whether or not the new access would create a hazard being close to a bend in the road. The committee recommended approval but registered their concerns over the road safety aspect.

4. Application No. 1/W/04/000054 – Wayside, Brook Street. Committee/public meeting took place on the 17th March to discuss the revised plans put forward by the applicant.

Copy of report sent to WDDC follows:

“Once again a public meeting was called to consider the amended plans received for the above referenced planning application on Wayside, Brook Street, Shipton Gorge. This planning application has been a very contentious subject from day one and last night's meeting was no exception. Whilst it is accepted that the applicant has done everything possible to meet the recommendations made previously, and it has to be said that there are a number of plus points when considering the plans, namely:

Removal of the concrete slab garage that currently exists.

The creation of a turning area that will enable vehicles to drive out from the site rather than reversing onto the street.

The creation of off street parking for the owner and visitors to the property.

Local materials, i.e. natural stone being proposed on the new build.

However, as a result of the strong views made known by a number of the public present at the meeting, the committee have been left with no option but to once again recommend refusal of the plans. The public view was they totally opposed the proposed building, due mainly to the two-storey aspect in such a prominent position, on what is otherwise an open space with a backdrop of trees and greenery. When one refers to the Policies called up in the Local Plan, it remains contrary to SP1, L1, CD1 and CD5.

After much deliberation by the committee a conclusion was reached, based on the concerns of the public members, that the upper storey to the garage was the main stumbling block. It was agreed that a single storey garage of the proportions proposed, with appropriate landscaping, would be much more in keeping with the surrounding area.

As a Parish Council we see that it is our duty to represent the views of the parishioners and by filing this report we believe we have reflected their views fairly and accurately.”

The above application subsequently went to committee and was refused 4 to 3 against.

5. Application No. 1/W/04/000054 – Wayside, Brook Street. Demolish existing garage and shed and erect replacement single storey garage. Construct new parking and turning area.

Committee/public meeting arranged for the 12th May to discuss this application. The committee recommended approval at the meeting with no objections.

6. Letter ref: SR/04/0138 dated 26th April 2004, received from WDDC Legal Services Manager with attached “Notice Of Refusal Of A Certificate Of Lawful Use or development – Touring Caravan At Cumberlands Cottage, Icen Way, Shipton Gorge.”

The above refers to an application ref: 1/W/04/413, dated 18th February 2004, totally unknown to the Parish Council, this relates to the “siting of touring caravan used for ancillary residential purposes”.

Having contacted WDDC Planning, BC was informed by Mr Perry, the Case Officer who dealt with this matter that under the circumstances the Parish Council would not automatically be informed of such a request. He was very helpful and explained the situation. The plot of land is under new ownership and the owners applied for siting of a touring caravan on the grounds that one already existed on the site. This was refused on the grounds that the presence of the touring caravan on the land is in breach of planning control. Such breach has not subsisted for a period of 10 years from the date the breach commenced (i.e. 1st July 1996). Apparently the owners either accept the findings and remove the caravan or they can go to appeal. If they appeal then the Parish Council will be informed and asked for their comments.

7. Application No. 1/W/04/000763 – Home Cottage, Brook Street. New application to erect extension. – This application was registered by WDDC on the 26th April 2004 and to date (6th May 2004) the Parish Council have received nothing on this particular application. Comments are required by the 28th May. BC has spoken to WDDC Planning and informed them that we have not received any correspondence and they are looking into the matter. BC requested an extension to the return date, but the person on the phone was unable to grant this. This situation is being monitored by BC and the clerk

BC stated the WDDC website mentions erection of new sheds at Bonscombe Farm this was thought to perhaps relate to the football pitch. **BC** undertook to investigate.

General Finance

The Clerk tabled 2003/2004 accounts and a reconciliation of them. These were agreed. A spreadsheet of the 2004/2005 accounts was tabled.

New cheques issued since the last meeting are: -

CHEQUE No	RECIPIENT	AMMOUNT
349	Ensign IT services	£200
350	J A Fisher	£18.80
351	G Rosamond	£44
352	OHE Horticulture	£1329
353	F Johnson (The Forge)	£200
354	J A Fisher (padlocks)	£35.98
355	F Johnson (The Forge)	£50.99

Playing Field

The clerk presented the playing field report: -

1. All security measures are in place that meets the insurers requirements.
2. The climbing frame has been repaired
3. The main gate latch has been lengthened and an armoured padlock fitted
4. Armoured padlocks are now fitted to the door and security bars.
5. Additional security measures are in place inside the shed
6. The roundabout has been repaired by replacing one of the wooden panels
7. The waste bin is now being emptied once a week.
8. Grayham, weather permitting is cutting the grass.
9. The playing field sign in Port Lane is now in place. It will require Grayham to periodically cut the hedge back to ensure the sign is visible.
10. RoSPA are due this month
11. Western Power have cut back some of the trees that were close to their power lines.

Western Power have given a budgetary price of £700 to £800 to get electricity to the playing field. They have been asked to give a full estimate.

DS had brought the playing field checklist book to the meeting. (MB please note!)

DAPTC

Nothing to report

Rights of Way

RL stated that he had no objections to recent proposals (see item 10 dated 8/04/04 of correspondence log) and these proposals are now likely to be passed.

Village Hall

DS reported that the hiring of the hall was at a record level and that the legacy from Harold Jenks had enabled a new stage to be purchased.

Highways

BL reported that the PMU scheduled for April did not happen. Other priorities such as replacing stolen signs had priority.

There was concern on an overhanging tree at Innsacre. One tree had fallen down recently. The **Clerk** undertook to talk to Geoffrey Howlett. (Post meeting note Geoffrey has had the tree inspected and it is deemed safe however he has undertaken to have it removed during the summer. It does look unsafe!)

Concern was again expressed on the mud on Icen Lane. Since it is a hazard, it is a police matter. However it was decided to approach the farmer to advise him of the PC's concern. If that does not solve the matter, then a letter from the PC and ultimately police involvement is the only way forward. **RL** undertook to talk to the farmer. (Post meeting note RL has spoken to Janice Symes, he is not confident it will be simply resolved)

CE advised he had informed the WDDC on the fly tipping that has recently occurred off Shipton Road.

198. Correspondence

There were no queries or requests for any correspondence. (All councillors have a copy of the correspondence log a few days before the meeting.)

199. Dates of next Meetings

The next meeting will be on **14th July 2004**

Clerk to place notice in BVN detailing meeting dates.