

**SHIPTON GORGE PARISH COUNCIL
MINUTES OF MEETING HELD
WEDNESDAY 9TH MARCH 2005**

Present:

Cllrs. Richard Hewlett, Charles Errington, Robert Langran, Robert Cornish, and David Smith, Brian Lavelle, Mary Boughton and Gillian Maxfield

In attendance:

County Councillor Ron Coatsworth, District Councillor Mark Parsons and thirty-five parishioners. Philip Fry of C G Fry Ltd

247. Apologies:

Cllr. John Epplestone

248 Minutes of last meetings

Minutes of PC meetings, 9th March and 1st March were approved and duly signed by the chairman.

249 Clerk's Report

1. The planning rules with reference to new farm gateways are included in "General Permitted Development Order 1995" which is on the Internet.
2. The mower is with OHE for its free service the clerk is not pressing for its immediate return.
3. An overall review has been done of the accounts ready for the audit.
4. VAT will be claimed back at beginning of next financial year. (Currently £146)
5. A spreadsheet detailing planning applications will be issued every Parish Council meeting and will be placed on the website.
6. The clerk has logged with "Clarence" that four DCC finials are missing from signposts. Richard Stubbs from Traffic Management advised on this approach.
7. The playing field bin was not emptied for two weeks. Jerry Cranmer (West Dorset Service Manager) is aware. A further email has been sent today that the bin has still not been emptied.

250 Matters Arising

Clerk to check if the PC needs to register under the Data Protection Act.

251 Presentation by Philip Fry on proposed development of Heathfield

RH introduced Philip Fry, who outlined the proposal for the Heathfield site. Two three-bedroom units are proposed with two single garages with their drives in Church Lane. External materials to be natural stone and slate roof. Consideration had been given to having low ridge height to lessen the visual impact. Two schemes were tabled the basic difference being that one scheme had the units set back by 1.5 meters and the stone wall retained. BC had a concern since cars using the garages would need to reverse into Church Lane. MB was pleased that consideration had been given to reducing the ridge height and thought that the scheme with the units set back and retaining the wall was better. Philip Fry stated that the wall would need to be reduced

in height. Once planning was approved it was the intention to proceed immediately. **BC** to respond to Philip Fry during the following week.

252. Annual General Meeting

This meeting traditionally takes place in April. It had been agreed that the Parish Plan would be the topic of interest for the meeting. **CE** and **MB** should be able to present the results of the questionnaire that is due for imminent publication. Recently added is a section on affordable housing. **MB** and **CE** will organise a speaker.

Date is provisionally set as 27th April. (Post meeting note: - date now confirmed)

253. Parish Plan

Progress has been made in formulating a questionnaire, which will be issued soon. Councillors volunteered to assist in the distribution and the filling in of the forms. **CE**, **MB** and the clerk will do the analysis of the overall survey.

254 Reports.

Planning

A spreadsheet is now prepared which outlines the status of recent applications. This spreadsheet will be on the website.

The main planning concern is currently the proposed development by Magna of the land behind Peas Hill. **RH** summarised the salient points, which will form the basis of a letter to Magna: -

1. This is an interim response pending consultation. A survey of all residents is planned with the results expected during April.
2. The village appears to be in favour of a development, which provides a significant proportion of affordable housing, with both rented and purchase options. However the proportions mentioned in the recent public meeting seemed unacceptable.
3. The village wishes Magna to ensure that infrastructure for the development and its existing homes are of a sufficient standard before any development commences. This includes
 - a. Sewerage services from Wessex Water
 - b. Water services from Wessex water, including water pressure
 - c. Electricity supplies and reliability from Western Power distribution
 - d. Gas supplies from Transco
 - e. Telephone services.
4. No further street lighting is to be permitted
5. Suitable ducting etc to be installed to avoid the need for any surface or above ground service connection
6. Adequate additional car parking to ensure road safety concerns on Peas Hill are alleviated rather than exacerbated
No profit on this development (direct or indirectly) should be used outside Shipton Gorge. Once capital costs covered by sales no further sales should be allowed.
7. **GUARANTEES** regarding Shipton Gorge residents and former residents will have absolute priority
8. A scheme for truly affordable housing is called for. Would Magna consider a radical proposal where the houses were owned by a village trust and managed by Magna?
9. An alternative proposal involving different access which does not involve the demolition of one of the existing houses should be considered
10. Magna manages Chardsmead Court, but leases are sold at a proportion of market value and must be sold back at that same proportion of market value and cannot be sold on the open market. Can this approach be considered also?

11. Construction materials to be appropriate to location
12. Existing residents should be offered hard standing free / garage for additional rent (payment for those sold)
13. Vehicular access between Quarry Close and Peas Hill to be stopped pedestrian access only.

RH questioned whether this development was suitable since Shipton has no shops, post office and local schools are at capacity.

It was believed that Magna were considering a 50/50 split of rented/sale. If this was the case it is believed Magna would seek grant aid and in that case allocation of those for rent will be open to other area not just locals.

Clerk to write to Wessex Water on capacity of current water and sewage system to cope with this proposed development.

General Finance

A spreadsheet of the 2004/2005 accounts was tabled. The Clerk outlined the predicted spend to the end of the financial year. Currently the contingency is estimated at £178 and there is £105 in reserve. New cheques issued since the last meeting are: -

CHEQUE No	RECIPIENT	AMMOUNT
374	R Sorrell (hedge trimming)	£82.25
375	D H Townsend (welding)	£76.38
376	CMS Ltd (stationery)	£15.76
377	G Rosamond	£29.40
378	Getdotted	£23.49

Playing Field

MB apologised that weekly checks had lapsed but stated new sheets and a rota had been produced for the next 12 months. The seat to the east of the field needs repairing, the swing needs painting (clerk and DS to do) and the goal posts will also be moved this year. Two of the seat swings are splitting and need replacing. **Clerk** to contact Wicksteads. The emptying of the waste bin has become an issue again. The hedge has been cut. Generally MB considered the playing field was in a good condition.

DAPTC

Update deferred until next meeting.

Rights of Way

Some trees had been cleared on the No 6 footpath.

Village Hall

The hall is well supported. A further Artreach event is being planned.

Highways

BL attended a PMU workshop. A lot of work has been done around the village recently. The small triangle of land at Bonscome lane/Shipton Road junction has been reduced in size following repair work. BL asked everyone to be vigilant for people dumping rubbish.

Village Website

The site is in the process of being updated. There is a need to get more current events on the site.

255. Donations to Charities

The decision on donations was deferred.

256. Correspondence

A list of relevant correspondence has been circulated to councillors. The national agreement on clerk's pay and contract was passed to MB for consideration.

257. Dates of next Meetings

The next meeting will be on **11th May 2005**

Open Forum

The views expressed by RH on the proposed Magna development were met with approval.

On the Heathfield proposed development the following points were made: -

1. Backing of cars onto Church Lane was a concern. Potential damage to the drain from Copleston.
2. The gradient of the new garage drives was of concern.
3. Problems associated with damage to the verges and possibly more parking of cars near the Hall and Church.
4. Roof pitch to be 30 degrees not 45 as believed shown on plans.
5. Concerns were raised over the amount of excavation required for the garage base and whether or not rock strata could be a problem in this area or anywhere else on the plot.
6. Consideration should be given to one dwelling only.

RC will be responding to Philip Fry and will include parishioner's comments.

A parishioner thought that Cuckoo Lane was overgrown and needed some clearing work. RH replied that the character of the lane would radically alter if it were brought up to highway standards. RH considered it was better not to raise the matter with the authorities.

It was pointed out that the "No HGV" sign at Barr Lane/Smacombe Lane junction had not been replaced. **Clerk** to talk to the highways department.