

PUNCKNOWLE & SWYRE PARISH COUNCIL

Minutes of a Meeting held in the Village Hall on Tuesday 2nd November 2021 at 7.30 p.m.

MEMBERS PRESENT AT THE MEETING:

Councillors G. Fry (Chairman), J. Marsh (Vice Chairman), M Buckland, J Hunt, B Pye, S Oliver, E Sinclair, T. Taylor, Dorset Councillor Mark Roberts.

IN ATTENDANCE: S. Bowsher (Parish Clerk), and five members of the public.

1. PUBLIC TIME

The Council is asked to note that Public Time is not part of the formal meeting of the Council and minutes cannot be produced. (Public Bodies (admission to meetings) Act 1960 s 1 extended by the LGA Act 1972 s 100.

Dorset Councillor Mark Roberts provided an update on the challenges that Dorset Council faces as it considers its future budget where large savings will be necessary, and non-mandatory services may well be under scrutiny. Flood prevention works are commencing at Goose Hill in Portesham under The Wessex Regional Flood and Coastal Committee which Councillor Roberts serves on.

2. APOLOGIES FOR ABSENCE

Apologies were received from PCSO Alex Bishop, and Dave Bird, Footpaths Officer.

3. DECLARATIONS OF INTEREST

None

4. MINUTES OF PREVIOUS MEETINGS

It was **RESOLVED** that the Minutes of the Council's Meeting held on 5th October be agreed and signed as a correct record. Proposed J Marsh, J Hunt. All those who had been present at the meeting in favour.

5. MATTERS ARISING FROM THE MINUTES

None

6. UPDATE REGARDING CAR PARK, PARKING AND OTHER ISSUES AT WEST BEXINGTON

The deadline for the return of the questionnaire regarding double yellow lines was 31 October, and the findings will be reported at the next meeting. Dorset Councillor Mark Roberts has met with Police and Crime Commissioner, David Sidwick, and he has offered to come to a parish council meeting to talk and listen to concerns about the issues at West Bexington.

7. CHAIRPERSON'S REPORT

7.1 The Bridport Local Area Partnership (BLAP) has presented a letter to its members about its shortfall in funding after Dorset Council announced that they will no longer fund area partnerships. It was agreed that BLAP provides a useful service and **RESOLVED** to provide funding of £62.64 for the year 2022/2023. Proposed JM, seconded S Oliver, AIF.

7.2 The Community Governance Review public consultation ended 28 October. Under the Scheme of Delegation, the clerk and chairman submitted a response to Dorset Council on 28 October, on behalf of the Parish Council, stating that no changes were required, in

particular, to the boundary at West Bexington. It was **RESOLVED** that the council supports this submission, proposed S Oliver, seconded J Marsh, AIF.

8. CLERK'S REPORT

- 8.1** It was **RESOLVED** to adopt the updated Scheme of Publication. Proposed J Marsh, seconded J Hunt, AIF.
- 8.2** It was **RESOLVED** to adopt the Terms of Reference for the Finance and Staffing Working Group. Proposed J Marsh, seconded J Hunt, AIF. PG Fry and S Oliver to be added to this working group.
- 8.3** Members have now all uploaded digital Registers of Interest to Dorset Council. These will also be added to the Parish Council website.
- 8.4** A planning training day will be held for members on 30th November at 7.30pm with a view to sharing our knowledge about planning policy. Hall booking to be confirmed.
- 8.5** Information item: The SID team at Dorset Council have been in touch to say that they have approved a new lower cost device. Where the existing pole is in place the cost will be in the region of half the previous model, at around £1,300.
- 8.6** The new waste bin has been received and Councillor Fry has offered to install it, saving in the region of £50 for the Council. The clerk will complete the paperwork for collections to commence as soon as it is in place.
- 8.7** There has been no progress on producing the newsletter
- 8.8** It was **RESOLVED** to support the purchase of the SLCC Clerk's Manual at a reduced price to SLCC members of £47.50 (versus £67.50). Proposed J Hunt, seconded T Taylor, AIF.

9. SWYRE BUS SHELTER

Contact has been made with utility companies and a call out has been requested by Scottish and Southern Electricity to help locate a ducted cable which may influence the siting of the shelter. Research has indicated that there will be sufficient protection from the weather if the shelter faces the road.

- 10.** Councillor E Sinclair had been making enquiries about the ownership of the land where a mill pond had previously existed at West Bexington. He will pursue his enquiries.

11. REPRESENTATIVES' REPORTS

- i. Homewatch and Community Police Report.**
Our PCSO reported that there are no specific local issues this month.
- ii. Allotments**
There will be a meeting of the Napper Charity this evening.
- iii. Footpaths**
After the exceptional intense rain fall on Sunday it is anticipated that many footpaths will have been affected. Any issues can be reported directly to Highways on the Dorset Council website or to the clerk. Thanks to D Bird for his work and especially in clearing the gully along Clay Lane.
- iv. Playing Field Committee**
The push and pull bars have been removed by Councillor Fry as recommended in the July safety report.

- v. **Transport**
It is anticipated that WATAG will shortly resume meetings.
- vi. **Village Hall.**
The Village Hall AGM will be held on 8 November. The Trustees of the hall are approaching the Parochial Church Council in regard to the issue of repairing the hall extension which is expected to cost a considerable amount. The commercial dish washer needs to be replaced.
- vii. **Bridport Local Area Partnership**
Please see item 7.1
- viii. **DAPTC**
The DAPTC are producing a weekly newsletter and offer a range of training webinars.
- ix. **Puncknowle, Swyre & West Bexington Web Site**
This will be reviewed and updated over the next few weeks.
- x. **Emergency Planning**
After the exceptional rainfall some local properties have been flooded and there has been damage to roads and walls. Some discussion about the expectation that flooding issues are likely to continue. Some drains would not have been able to take the rain fall at a sufficient rate last Sunday. The issue of drain clearance was raised and how the parish council might assist. A volunteer group was suggested. Residents are urged to be proactive and think about how they can protect their properties.
- xi. **Finance**
Members will meet with the Finance and Staffing working group on 23 November to consider the budget for next year.

12. PLANNING

Applications on which the Parish Council is being consulted:

Please note that in Planning Matters the Council acts as consultee of the Principal Authority, the Principal Authority being the deciding body.

- 12.1 **Application Number P/HOU/2021/03026**
Old Beams, 14, Church Street, Puncknowle, DT2 9BN. Erect Shed
This was considered last month (P/LBC/2021/03026) and permission has now been granted.
- 12.2 **Application Number P/FUL/2021/03789**
The Old Rectory, Rectory Lane, Puncknowle, DT2 9BW
To allow the use of the former stables as holiday accommodation.
After some discussion the following was agreed:
The Parish Council **RESOLVED** to submit the following: The Parish Council object because of the detrimental impact that this change of use will have on the listed buildings adjacent to it. We fully support the conservation officer's comments on this case. Also, we are aware that it is already being advertised for letting without prior permission. Proposed S Oliver, seconded P G Fry, AIF.
- 12.3 **Application Number P/HOU/2021/03751**
The Old Rectory, Rectory Lane, Puncknowle, DT2 9BW
Erect swimming pool and gym building and carry out associated hard and soft landscaping works (remove existing tennis court and enclosure).
After lengthy discussion the members **RESOLVED** to object. Proposed J Hunt, seconded S Oliver, AIF. A full list of the comments submitted is appended to these minutes.
- 12.4 **Application Number P/PABA/2021/04112**

West End Farm, Litton Cheney DT2 9DH
Erection of new agricultural building.
The Principal Authority have said that prior permission is not required.

12.5 Decisions

12.6 Other Planning Issues:

It is noted that the Planning Application P/HOU/2021/00786 has been withdrawn.
For Looke Farm-House Looke Lane Litton Cheney Dorset DT2 9BA. Restoration of
Farmhouse, minor alterations, and single storey extension to side.

13. HIGHWAYS ISSUES

Dorset Council are aware of the road surface issues in Hazel Lane. Flood damage to roads and blocked gullies should be reported to Dorset Council Highways.

14. CORRESPONDENCE RECEIVED

The schedule of correspondence received in October was reviewed.

15. FINANCE

15.1 It was RESOLVED that the items listed below be authorised for payment: -

Mrs S Bowsher (Clerk's salary October)	£319.50
Mrs D Sinclair (Website management)	£ 25.00
DAPTC Planning Training 7 Oct Invoice 0488	£39.00
Chesil Beach Garden Services Invoice 1957 Oct grass cutting	£ 160.00
Total Cheques	£543.50

Proposed J Hunt, Seconded M Buckland, AIF

**Includes Employer's PAYE tax submitted to HMRC where appropriate.*

- 15.2 The half year precept has been paid.
- 15.3 The bank reconciliation and spending against budget was circulated to the members.
- 15.4 Reserves will be examined as part of the budget review.
- 15.5 Members will meet on 23 November to consider the budget.

14. INFORMATION ITEMS

Works by Dorset Highways will commence to repair a section of the road at the bottom of Rectory Lane from 22-24 November. The road will be closed during this time.

Wessex Water will be closing part of Church Street for Water-Mains replacement between 4-21 January. Parking along Church Street will be affected.

15 DATE OF NEXT MEETING

The next meeting at the village hall will be held on Tuesday 7th December 2021 at 7.30 pm.

The meeting ended at 10.10 pm.

Signed:

Dated:

Appendix

Planning Application, The Old Rectory P/HOU/2021/0375
The Old Rectory, Rectory Lane, Puncknowle, DT2 9BW

Erect swimming pool and gym building and carry out associated hard and soft landscaping works (remove existing tennis court and enclosure).

GROUNDS FOR OBJECTION FROM PUNCKNOWLE AND SWYRE PARISH COUNCIL item 12.3

The Parish Council object to this application, with reference to the following policies:

INT1 Not a 'sustainable development': a substantial new building with associated issues of energy/resource use, waste and water management; damage to existing green infrastructure and likely damage to veteran trees (NB, 13 trees with TPO's are not fully reflected in the drawings); negative impact for environment, historic assets, and public amenity (including ROW- this will be clearly seen from an adjacent public footpath), but no public benefit.

Contravenes INT1 ENV2 ENV4 ENV10 ENV12 ENV16

ENV2 Adverse effects on mature trees and hedge species, including 2 veteran trees (due to extent of works and excavations). This effect is also a Material Planning Consideration. There is no Tree Survey nor hedge or woodland survey.

ENV 4 Adverse effects on the setting of the Listed Buildings; on the ancient field boundary pattern; on trees and tree groups specifically mentioned in the Conservation Area Assessment.

ENV10 Not in keeping with local identity and distinctiveness. Puncknowle is a mix of traditional and discreet domestic buildings and functional agricultural buildings. This proposal fits with neither. This is a large free-standing new-build in the rural context of a traditional field pattern.

ENV12 Not complementing existing rural character (extent of glazing, effects of lighting and reflection (glazing and solar panels), 'suburban' style of stepped wall design, loss of rural views from ROW)

ENV16 Adverse impact on local amenity, especially heavily used public footpaths (ROW 14/30; 14/31 and to a lesser extent 14/2) blocking or dominating views which currently overlook the adjoining countryside and the wider landscape; also compromising the use and quiet enjoyment of the adjoining fields, especially that to the north which is substantially overlooked by the projecting window of the swimming pool building. All these views would be additionally compromised by artificial lighting at dusk/night-time which contravenes the Dorset AONB Policy to protect the dark skies of the AONB.

Additional comments:

- No levels shown or precise boundary of working area: needs clarification;
- No Tree/Woodland/Hedge Surveys- we believe these should be carried out;
- No visibility or Visual Impact survey;
- No external lighting proposals;
- No indication of stone type or building style;
- No indication of waste or water management-we would like to know how it is proposed to manage water drainage on a property which already discharges water on to a public highway.