

BURTON BRADSTOCK PARISH COUNCIL

Chairman: Cllr M Evans

Clerk: Mrs M Harding



Minutes of the Parish Council meeting held on 7th June 2017

At 7.30pm at The Reading Room

Present: Cllr M Evans, Cllr D Dixon, Cllr D Batten, Cllr A Bailey, Cllr D Venn,
Cllr R Kayes (DCC) Cllr J Russell (WDDC) Mrs. M Harding (Clerk) and 15 members of Public

Minute

Action

2017/06-1 To receive apologies for absence- Alan Ross and Dave Venn arrived later

2017/06-2 To receive declarations of Interest and grants of dispensation –none

2017/06-3 Parishioners' Comments - (15 minutes on agenda items only) -

Mr Rob Duff made representation on behalf of the owners of Anchor House. Mr Duff explained the reasoning behind the house as a single sustainable dwelling. All the materials are recyclable with a modern look. A pre application was sought and advice was taken on board from WDDC. The areas of concern being the AONB, trees, housing policies and that the dwelling would be outside the DDB. The proposal is economic, puts more people in the village so meets the social test and has a neutral impact on the area. Mr Duff also explained there was an issue over the height and that it is dug down so therefore not higher than the neighbouring property this may be an error on the planning website.

Mr Hill (neighbouring property) commented on the issues over the roof height and that Kennon will be overlooked and the glass fronts will look over Kennon Lodge.

Cllr Moody asked about the 2 gable ends and the reasoning for this, it was explained that this was part of the design and the pitch roof is to deal with water flow. It was explained that it will not be liable for CIL as it would be classed as a self-build.

Mr Martin Cox registered his concerns about the issues of noise levels at Bredy Farm from the recent festival. What started as a low level noise is now out of proportion to the event. The noise is unacceptable and is affecting his business and campers are very unhappy as the music continued from 8.45am to 23.45 just when families are trying to sleep.

Cllr Andrew Bailey supported this view as he and his holiday guests had also been affected.

Items for Decision:

2017/06-4 To approve the minutes of the Parish Council meeting held on 3rd May 2017 and sign the same-

Proposed Cllr M Evans

Seconded Cllr D Batten

Ros Kayes was welcomed to the meeting as the new County Councillor for the area.

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2017/06-5 Matters arising from the above minutes for information only and ongoing actions

- a. Cllr A Bailey had been gathering quotes for a plaque to thank sponsors for the Corncrake trees, Cllr G Moody offered to make the plaque in ceramic during the summer. Thanks were given the Cllr Moody.
- b. Allotment meeting will be held on 20th June to talk about rents and paths.
- c. The ordering of volunteer tools is ongoing.
- d. Russell Goff from DCC Countryside has been discussing the Drain with Highways colleagues regarding H & S issues and this may mean we further work on the Drain to enable access to all, funding will be looked into.

GRM/AB

ME/DD

2017/06-6 Correspondence- items for decision

- a. Proposed use by EA of Burton Bradstock land- Corncrake-Cllr Dixon has attempted to contact Mr Worley of the EA to further discuss what work is to be carried out and to ensure the land is restored and possibly to ask for some yellow rattle in return. The Council have no objections assuming that Cllr Dixon has been able to agree the terms.

DD

Proposed D Batten Seconded Cllr M Evans

- b. Parking outside the WDDC Toilets- Cllr Dixon has spoken to the garage and shop after carrying out a survey of the vehicles parking in the PC layby. Both the garage and the shop are aware they have an issue with staff parking and are actively looking into parking places on site. Cllr Dixon explained that both the Garage and shop would like an official letter from the PC in order to put this in place and speak to staff. A letter will be sent with information on the vehicles. This will be then monitored in case further action is required.

DD/Clerk

- c. A quote for the repair to the PO thatch has been received at a cost of £185 plus vat. This was agreed as an exception to SO's

Proposed Cllr Moody Seconded Cllr M Evans

- d. Noise complaints at Bredy farm-

Cllr Meek declared an interest in this item as he is having his wedding on the site but did comment that until this last event he had personally not been affected.

Cllr Bailey explained that the festivals started in 2015 using a TEN licence, Mr Harris the owner has been spoken to about the noise issues and he assured locals that action had been taken but the incident a few weeks ago was the worst it has been and with more events planned this is a concern. A report was made to enforcement regarding the lack of planning for the stage, the Council are still waiting for this application to arrive but the PC were advised to contact environmental health on the issue of noise, this was done and a site visit was carried out. The officer was happy with the site and the measures put in place also the officer was happy that the TEN licence has not been breached. The officer also encouraged those who complained to contact her so that this can be monitored and a noise recorder will be placed in time for the next events. Cllr Bailey had collected names and address of at least 20 residents affected at the time of the meeting.

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Cllr Bailey explained that the TEN licence is not really appropriate for this kind of event as it was intended for village fetes etc. for the use of music and selling alcohol.

Cllr Russell explained that the head of planning has got involved and asked that the planning application is dealt with asap. The senior enforcement officer has not had a response from the owner to his letters.

Cllr Kayes offered assistance and suggested that the PC lobby through the appropriate channels for the residents and businesses affected by these events. Expressing that the TEN is unsuitable for this purpose as it is being abused, more complaints will carry weight.

SM/Clerk

Cllr Meek (after his wedding) agreed to approach Mr Harris on this issue.

The Parish Council will also write to Mr Harris raising their concerns on the issues of noise and disruption to many residents and businesses in the village, having received many complaints. The PC will also write with its concerns to EA and WDDC especially as there are further events planned.

Proposed Cllr M Evans Seconded Cllr G Moody

Cllr Venn arrived at 8.10pm

2017/06-7 To consider any planning applications received by the Council

- a. **WD/D/17/0001066**- Field East of BB- Erect temporary structure for artists studio for 3 month period, - No objections
Proposed Cllr G Moody Seconded Cllr D Batten
- b. **WD/D/17/001127**- Anchor House, erection of single dwelling house- the Councillors had by agreement held a site visit and had gathered their pro's and con's for the proposal.
- i. The site sits in the AONB Policy no ENV1
 - ii. The site is outside of the DDB so contravenes policy SUS2
 - iii. As in the Burton Bradstock Parish plan it does not provide affordable housing only market housing
 - iv. The dwelling is too close to/ overbearing on Highfield (the uphill neighbouring property)
 - v. Dwelling footprint is too big for the size of the plot so it is massing on site.
 - vi. The Dwelling overlooks neighbouring properties
 - vii. The Materials not in keeping with the area
 - viii. There is No contribution to the community
 - ix. Not sustainable – there is no footpath on this community road, which is busy especially in summer.
 - x. The proposed moving of hedge back from roadside (to provide sight-lines) urbanises this rural road
- Therefore the Parish Council cannot support this application.
- Proposed Cllr G Moody Seconded Cllr D Dixon**
5 Votes for and 1 abstention to this proposal
- c. **Tree works**- Cllr Dixon as tree officer will look at the current tree works and comment if required.

DD

2017/06-8 Finance & General Purposes

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a. To receive the Finance report receipts and payments and F & GP recommendations

All payments were approved in line with internal controls; Cllr Evans had completed his monthly account checks.

Proposed Cllr G Moody Seconded Cllr M Evans

F & GP report and recommendations:

1. To make a donation to Axe Valley Ring and Ride- it was decided not to make a donation on this occasion as they have adequate reserves but to send the Grant awarding policy for any future years

Proposed Cllr G Moody Seconded Cllr M Evans

2. To update the Model Publications scheme- no major updates required

Proposed Cllr D Batten Seconded Cllr G Moody

3. To update the risk register- some minor updates

Proposed Cllr A Bailey Seconded Cllr D Batten

Clerk

4. To update the approved contractor list- clerk to carry this out over the course of the summer to bring to the PC in September

5. To approve the Parish Council financial support of £5000 each year for 3 years towards the play area project.

A report had been produced of the progress so far with the play area and circulated to support this request.

Cllr Moody spoke against this item as he felt that there was no programme for the future and concerns that the £5000 would be extended each year going forward, he also felt that this was not a wish in the Parish plan, further consultation is required and suggested that the PC discuss this at the July meeting.

Cllr Evans spoke for the proposal and explained that there has been extensive consultation. Cllr Evans explained that the PP is working document to be added to. The quotes gathered show that the project in a worst case scenario could cost £100,000. The PC could carry on discussing this but the idea is to get some early wins for the older children with the Zip wire, shelter and additionally the slides and updates to the Hags equipment.

Councillors then considered whether to put the full £15,000 in now but this may have a detrimental effect on future funding.

Play area
Group

Cllr Bailey proposed that the PC support the play area project and commit to £5000 this year to get the project started, gathering further funding from S106, other sources and planning permissions.

The first stage being the Zip wire, Shelter and Hags equipment alterations, then subject to a plan support this for a further 2 years at £5000 per year.

Proposed Cllr A Bailey Seconded Cllr D Batten

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b. To consider report on village repairs and maintenance

Item to be discussed in closed session along with the repairs and maintenance contract.

c. To consider the recommendations from the play area group-

A report from the last Play area group meeting had been circulated and discussed under the F & GP item. The 4 play area companies where quotes have been gathered all offer something but the group couldn't decide on one company but after speaking to Bridport TC regarding the west bay play area, the group could take play items from each of the companies and draw up their own design. Then gather the necessary permissions and aim to use local contractors where possible.

2017/06-9 Items for report in the BVN/website

Cllr Batten has written a piece on being a Councillor for this edition, each Cllr will be asked to write a piece over the coming months

DB/Clerk

Items for information:

2017/06-10 Correspondence items received for information - None

2017/06-11 Parishioners' open comments (15 minutes maximum allowed)

- a. Anna Lovell from Bride Valley spoke on the impending withdrawal of the 210 bus and asked the Council to support and promote the Bride valley ring and ride service. The Council will put this in the BVN and on the website and Facebook page.
- b. Martin Cox commented on the debate around a TEN licence and on the planning allowed on the 28 day permission. From a business point of view there needs to be complaints made as this has a knock on effect for the village especially if this affects the number of tourists that visit the area. Martin also commented in the maintenance and liability of a zip wire as they have just taken theirs out.
- c. Peter Tompkins commented that the fact that there are a lot of second/holiday homes in the village and with the volunteers trying to keep the village tidy and litter free, can we not ask for a contribution from these home owners in order to pay for the tools required by volunteers. Peter has spoken to a holiday home owner who was keen to support this.
- d. Peter Tompkins also commented on the Best Village Competition and that the PC had been contacted by the organisers regarding the cemetery and churchyard which as a public space is included in the judging and given that the PCC are not able to maintain the grass as they were due to funding issues. The clerk will let the judging team know this is the case.

2017/06-12 Items for the Parish Council meeting on 5th July 2017 –TBA

2017/06-13 Close meeting to discuss the R & M contract

Meeting closed at 9.20pm