

MINUTES OF THE BOTHENHAMPTON & WALDITCH PARISH COUNCIL MEETING HELD IN THE VILLAGE HALL, BOHENHAMPTON ON MONDAY 11TH OCTOBER 2004.

Present: Mrs Regan (Chair), Mr Matthews, Mrs England MBE, Mr Dennis.
In attendance: D. R. Barnes (Clerk)

1. APOLOGIES.

Mr Harrison.

2. MINUTES OF THE PREVIOUS MEETING.

The minutes of the previous meeting held on 13th September 2004 having been circulated to all members were corrected then accepted as a true record of the meeting and duly signed.

3. MATTERS ARISING.

Item 8- The Clerk informed the meeting that an appeal for parish councillors had been sent to the Team News for publication, that appropriate notices had been posted up and the Bridport News will be approached to reprint the appeal

4. DEMOCRATIC HALF HOUR.

At 7.10pm the meeting was adjourned to enable members of the public to air their views on matters of local interest. At 7.20pm the meeting re-convened to complete the council's agenda, there being no further matters raised.

5. REPORT BY WDDC COUNCILLORS FOR BOTHENHAMPTON.

Mr Tett informed the meeting that the public consultation on the new site for the Bridport Medical Centre had suggested a location at Gore Cross. He also referred to the concern over the re-routing of the 45 bus service, which may yet include Pasture Way and Maple Gardens.

6. REPORT BY WDDC COUNCILLOR FOR WALDITCH, MR ROBERTS.

Mr Roberts reported that Village Design Statements will be given 'material consideration' under the new planning regulations, though their terms are not legally enforceable. The proposed closure of Bradpole Post Office had caused much public comment; any letters should be copied to 'Postwatch'. Mr Roberts pointed out that, for most of the people he represents, siting the new Medical Centre at Gore Cross is ideal.

7. REPORT BY DCC COUNCILLOR, MR COATSWORTH.

Mr Coatsworth reported that there had been a tremendous response to the proposed closure of Bradpole Post Office, for which he thanked any Bothenhampton/Walditch residents who had participated; the situation is on-going. Mr Coatsworth pointed out that a Medical Centre at Gore Cross would be easily accessible for people from outlying villages. Regarding Mountjoy School, its future is still under review.

At this point, Councillor Miss Brown was asked to speak. She advised that the campaign for bus stops along Sea Road South is still on-going.

8. CO-OPTION OF PARISH COUNCILLORS.

Mrs Regan formally invited Mr Castle of Walditch to put himself forward for co-option, but he declined. However, during the next few months, he may reconsider. No other electors put themselves forward for co-option.

9. PLANNING.

A] Applications received from WDDC/DCC:

WDDC:

1/W/04/001656 - 24 Pasture Way: Demolish existing porch and erect single storey extension: Recommendation to check overall look of facing onto main road.

1/W/04/001625 - 5 Chestnut Road: Erect front porch and rear conservatory: No comment.

1/W/04/001672 - 12 Elwell: Convert loft into living accommodation and erect extension: Recommendation that the balcony be removed from the plans, as it is not in-keeping with any other neighbouring property and would provide a direct view into the bedroom windows of a neighbouring property.

1/W/04/001577 - 8 Glebe Close: Erect front and rear extension to garage and erect rear conservatory and front porch: Recommendation to approve application, once ground floor toilet and utility room are removed from plans, as intended by applicant

. 1/W/04/001595 & 001596 - Manor Cottage, Walditch Road, Walditch: Demolish existing single storey rear extension and erect single storey garden room extension; carry out internal & external alterations: No comment.

DCC: None

B] Decisions by WDDC/DCC:

WDDC:

1/W/04/001413 - 1 South Lawns: Erect two storey extension: Approval granted.

1/W/04/001241 - Willowmead, Lansdowne Road: Erect 3 dwellings, new vehicular access (as amended) and garage for existing dwelling: Mr Matthews and Mrs Regan reported on the site meeting held shortly after the 7th October planning committee meeting in which the proposed development was debated. Mr Matthews explained that he wished to withdraw many of his initial objections to this application as a result of his inspection of the site and discussions with the developer: most of the non-aged trees had by then been removed and the site is much larger than first thought. Concerns about the height of the proposed properties were allayed, as they are bungalows with 'velux', not 'dormer' windows, the former type allowing much less opportunity to 'overlook' other properties. Their overall height does not appear to exceed that of the existing 'Willowmead' bungalow. The widths of the three proposed plots match those of existing neighbouring properties in Lansdowne Road.

Regarding the amended entrance to the proposed development, deeds show that the owner of the site does own the entrance to it and allows right of way across it for his neighbours. However, Mr Matthews expressed very strong reservations on two remaining points. Firstly, there is a badger sett within 2 metres of the eastern fence of the site, affecting Plot 3, which is a large sett, as there is another entrance further away. English Nature prohibits the use of heavy plant within 10 metres of a sett without a licence. (There are also tree roots that could be damaged). Secondly, the risk of flooding remains a concern - neighbours have built banks to protect themselves. Mrs Regan commented that some of the neighbours would be pleased to benefit from improved boundary fences and that the proposed properties would be situated above the highest known flood level. She commended the developer on his willingness to compromise, for instance he offered to turn Plot 3 around by 90 degrees to achieve a further two metres between the site boundary and the badger sett. Mr Matthews informed the meeting that he will ask to speak at the next WDDC planning committee meeting on 4th November to voice the council's revised corporate view.

DCC: None.

10. FINANCE

A] Statement of Account as at 30 September 2004.

The Clerk informed the meeting of the current position.

B] Accounts for Payment.

Clerk's salary (September).....£242.33

Bothenhampton Village Hall (hire for nature reserve meeting).....£30.00

David Landscapes (grass cutting).....£310.49

David Landscapes (grass cutting).....£370.71

SWEB (street lighting).....£316.06

Forest & Tree Care (tree surgery).....£94.00

Walditch Village Hall (hire).....£15.00

Mr Matthews proposed these accounts should be paid. This was seconded by Mrs Regan and approved by all of the other councillors.

11. REQUESTS FOR GRANTS.

None.

12. PARISH MATTERS.

Footpaths & Roads - Street signs still to be replaced/provided: "Welcome to Bothenhampton - Please drive carefully" & "Main Street" (for Bothenhampton): Clerk to investigate. Mrs Regan proposed that a sign placed near the junction of Crock Lane and Hollow Way warning drivers/pedestrians of toads in the road should be looked into. This was seconded by Mr Matthews and agreed by all of the other councillors. (The toads appear in the month of February). Mrs England again raised the matter of buses having to reverse along Crock lane near its junction with Bowhayes to allow other vehicles to pass. It was decided that DCC should contact the owner of the social housing to request it to recede the bank joining the house frontages to the highway, as the private property owners have done next door. Regarding the "No Parking" sign suggested for the Long Lane junction, the clerk will attempt to gain permission from DCC for its siting.

Street Lighting - Mr Matthews reported that, unfortunately, DCC had been within its rights to refuse to replace the lanterns at Manor Fields as part of its maintenance contract on them: this cost must be borne by the parish council, as it remains the owner of the units. After a brief discussion, Mr Matthews proposed that the clerk should order the replacement works to be carried out (by DCC for the sum of £3,814.72 + VAT) on the proviso that shorter columns would be used, (to match the height of the surrounding bungalows), and DCC would immediately take ownership of them so that, in future, the parish council would not be required to pay for any replacements and the columns would immediately be added to DCC's maintenance contract. This was seconded by Mrs Regan and agreed by all of the other councillors. It was noted that there are sufficient spare funds in the precept to cover this expense due to another expected large cost not having to be met (John Holt Play Area drainage).

Conservation & Open Spaces - Mrs England informed the meeting that she will be attending an environment group meeting shortly and may find out more about the Nature Reserves.

Play Areas - Walditch Village Play Area: Mr Matthews will clarify the position on goalposts with Mr Davies. It was agreed that Mr Matthews will not become a member of the 'joint committee' proposed by Walditch Residents Association. A future Walditch parish councillor might take on this role.

Cemetery Play Area: The clerk informed the meeting that the cost of grass cutting here will be £62.50 per cut.

DAPTC - Chief Executive's Circulars18/04 was referred to by the clerk. He informed the

meeting of the forthcoming consultation meeting between WDDC and parish councils in the western side of the district regarding the new planning procedures. Date/venue: Skyrm Room, Beaminster, October 27th 6.30pm. He indicated that he will endeavour to attend on behalf of the council and invited councillors to accompany him.

13. CORRESPONDENCE.

WDDC: West Dorset District Local Plan Draft Supplementary Planning Guidance: Public Open Space & Recreational Facilities - Developer Contributions. This was circulated for comment. Letter and questionnaire re West Dorset Crime and Disorder Reduction Partnership's Crime Audit.

DCC: Corporate Plan 2004-5: supplement. Update on Parish Maintenance Units (50% reduction achieved in call-outs for urgent repairs). Invitation to attend the Dorset Waste Forum on Tuesday 30 November 10.00am at Ferndown Village Hall.

Other: Invitation from Bothenhampton Village Hall to attend its AGM: Mrs Regan will attend.

BTC: Minutes of the August meeting of the Bridport Area Partnership Committee.

SWRA: Consultation document: Regional Spatial Strategy for the South West 2006-2026.

Central government: Survey re allotments.

SLCC: Invitation to conference.

Letter from Mr Harrison re bonfires at Willowmead development and action taken by Environmental Health Officer.

The next meeting will be held in Bothenhampton Village Hall at 7.00pm on Monday, November 8th at 7.00pm.

There being no further business to discuss, the meeting closed at 8.20pm.

MATTERS RAISED IN THE DEMOCRATIC HALF HOUR:

1. Appeal for councillors to be printed in Bothenhampton and Walditch sections of 'Team News'.