

Clerk to the Council:

J.F. Vanderwolfe FILCM, Chartered MCIPD

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Minutes of the Council Meeting held at the Thorncombe Village Hall on Tuesday 1st December 2015 at 7.30pm

Present: Cllr's R Arnold (Chairman), S Dunford, S Welford, N Higgins, R Peacock, D Marsh, J Higgs, C Sowerbutts and M Stead

In Attendance:-The Clerk (Mr J Vanderwolfe), Cllr D Turner (Dorset County Council), Cllr J Sewell (West Dorset District Council), one member of the press and approximately 40 members of the public.

079	Apologies No apologies received
080	Declarations of Interest Cllr C Sowerbutts declared a Disclosable Pecuniary Interest in planning application WD/D/15/001863 as his business is involved with the application, and informed the meeting that he would leave the room prior to any discussion on this item. Cllr S Welford declared a personal interest in planning application WD/D/15/002496 because she was a neighbour of the applicant. Because she had registered an objection to the application she would leave the room prior to any discussion on this application taking place.
081	Minutes The minutes of the meeting held on the 3 rd November 2015 were adopted as a true record; and were signed by the chairman

082	<p>Matters Arising</p> <p>The clerk informed the meeting that he had received a letter from the secretary of St Mary's, Thorncombe PCC in relation to use of the car park by residents. The matter was being referred to the diocesan legal department to check on the terms of the deeds of the land when it was transferred to them as a car park.</p>
083	<p>Police and Neighbourhood Watch Report</p> <p>No report received from the police. Cllr M Stead stated that there were no Neighbourhood Watch items to report.,</p>
084	<p>Democratic Period</p> <p>The chairman informed the meeting that whilst he understood that most of the members of the public were probably present to discuss the two planning applications on the agenda this evening, he wanted to provide an opportunity first for any other item to be discussed. Cllr Sowerbutts informed the meeting that he had received a complaint form a landowner regarding the work recently carried out on land belonging to Frys. He stated that the complainant was stating that permission had not been given to access this land. He also referred to decisions made by this council regarding rights of way. The chairman stated that it was a pity that this complaint had not been made through the official channels in time for it to have been placed on the agenda. Agreed that the item would be placed on the February 2016 agenda.</p> <p>Mrs Humphries, speaking on behalf of the developer for Sadborrow Solar Farm, informed the meeting that they had today spent time with officers from WDDC investigating a number of viewpoints that would be affected by the proposed development and were actively looking at ways in which screening could be improved. She went on to say that whilst no objections had been received from highways concerning the heavy traffic, serious concerns expressed by local people as to how the traffic would be managed during the construction stage had been taken on board, and traffic lights would now be provided at Birdsmoor Gate during peak periods of the operation . A spokesperson for the 'stop Sadborrow Solar Farm campaign was concerned that if this application was passed Thorncombe would land up like Hawkchurch, which has a great number of solar farms. She stated that she was not against solar farms, but felt that they should be restricted to brown field sites or on domestic buildings. A parishioner asked why a bat survey had not been undertaken, and was informed that it had been deemed not to be necessary as it was in open land. Another speaker stated that whilst he was pleased that improvements were to be made regarding traffic management during the construction stage he remained highly concerned about the problems that would arise with increased traffic on narrow roads and lanes, and in particular the Birdsmoor Gate junction. Concerns were expressed about the cost of installation and whether there was a need for another solar farm. Concerns that any screening would take between five and ten years to mature. A gentleman spoke in favour of the project, making the point that he was a conservationist, but felt that the proposal would not harm the environment. Another person stated that has this is a well-used area for walkers they would not be attracted to the area by this solar farm. There were concerns relating to</p>

	<p>the protection of Lambert's Castle. It was pointed out that there were some 236 comments on the website, most, but not all, being opposed to the proposal.</p>
<p>085</p>	<p>Planning</p> <p>a) WD/D/15/001863 Land East of Sadborow Lane: Solar Photovalaic Panels and associated works. Cllr Dunford asked if the grading of the land had now been agreed; and was informed that it is 3B. He then made the point that this was moderate quality land, not poor land. He stated that he had noted that the parish was divided about this application, some in favour; and others not. He felt that it would have been better if there had been earlier consultation from the landowner rather than informing everyone after the application had been submitted. There were questions from councillors as to whether this application was actually necessary as there was an understanding that there was very little capacity left to receive more power.</p> <p>Motion that the Council does not support the application. On going to the vote 4 councillors were against the proposal, 2 were in favour; and 1 abstained. The motion not to support the application was therefore carried</p> <p>The application, if passed, would result in the loss of good agricultural land. This Council questions the need for this facility as it understands that 91% of the Government target has been reached and that there is little capacity left for additional facilities. Because of the location of the site it will have a detrimental visual impact on the environment and in particular Lambert's Castle, which is an historical site that attracts a great deal of tourist. Whilst some screening would be introduced this would take many years to mature, and we believe would still have a detrimental impact on a very scenic part of rural Dorset. There are a number of public rights of way, of which one passes through the site. These routes are used by walkers wishing to see the wonderful countryside, and this application, if passed, would have a detrimental effect on that. Whilst it is understood that some improvements have been put forward to improve the traffic management plan during the construction phase, there remains strong concerns that the increased traffic flow will cause major problems to the very narrow network of roads and lanes, and in particular to Birdsmoor Gate Crossroads, which is being looked into at present by the highway authority because of problems with existing traffic flows. We also believe that this development would go against the basic principles of the new West Dorset District Council Local Plan, and therefore, for the reasons given above cannot support the application,; and therefore recommend refusal</p> <p>b) WD/D/25/002496 2 Fore Street, Thorncombe. Rear Extension</p> <p>Prior to the councillors discussing this application the applicants explained why they were making the application. The clerk clarified that unless a dwelling was listed or in a Conservation Area it does not require planning permission to be converted from multiple dwellings into a single one, but would require Building Regulations submission, therefore the meeting needed to concentrate on the actual application which was for an extension. It was noted that there were three objectors to the proposal. Concerns were expressed regarding the extension being over powering, loss of light to number 4 Fore Street and the loss of privacy. There were also concerns regarding the materials being used for the roof. Resolved not to support this application.</p>

	<p>The council is concerned that the proposed extension would be overpowering to adjacent properties. There are concerns that should this application be accepted that it would restrict the light to number 4 by an unacceptable amount and would also result in an unacceptable loss of privacy. There are also concerns in relation to the proposed material proposed for the roof which we feel would not be in general keeping with the area. For these reasons the council is unable to support the application.</p>
086	<p>Finances</p> <p>a) Following accounts agreed for payment: C Sowerbutts £48.23 (1245). b) Financial Update: The financial update was agreed.</p>
087	<p>Highways</p> <p>All bins have been filled ready for the winter, but one bin needs numbering. There have been some fly tipping problems again in the area. The point was once again made to use the Dorset for you website to report any highway defects</p>
088	<p>Councillors' Reports</p> <p>ROW: Cllr Higgins stated that he had written to landowners before undertaking any recent work. This issue to be discussed in more detail at a later date. Thorncombe now has an additional path which was formally in Hawkchurch and should have been moved across about 50 years ago. A new gate and fencing has been installed on footpath 40, behind Gribb View, using funds donated by the Thorncombe Village Trust.</p> <p>Transport: A new weekly bus service is now operating to Bridport</p> <p>Website: The Domain registration has now been renewed for the next two years. The planning portal link is now live and some contact details have been updated.</p> <p>Shop: A fault with the EPOS system has been rectified, which now shows a larger turnover. Christmas goods now in stock.</p> <p>Playing Field: There will be a public meeting on the 2nd December. Funds were received from the breakfast club and a quiz night is being organised. Agreed that the £100 allocated from grants towards the playfield can now go into their account. The new lease is being prepared but there is a question as to whether registration with Land Registry is required if the term of the lease is more than seven years.</p> <p>Working Together: A document produced by a number of town clerks in West Dorset had been circulated prior to the meeting. Whilst it was agreed that there is a need to work, when possible, more closely with the principle councils, it was generally felt that the document was aimed, in the main, at the larger councils rather than the smaller parishes. The document was therefore noted.</p>
089	<p>Correspondence</p> <p>Letter from St Mary's PCC regarding the cemetery land. Agreed that a meeting with the PCC would be arranged early in the new year.</p>
090	<p>Dates of Next Meetings</p> <p>Finance & General Purposes Friday 18th December, Holditch Hall, 6.30pm Council Meeting –basic agenda meeting -5th January 2016 at 7.30pm</p>

