

Clerk to the Council:

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Minutes of the Council Meeting held at the Thorncombe Village Hall on Tuesday 5th June 2018.

Present: Cllr's J Higgs (chairman), S Dunford, S Welford , D Marsh, N Higgins and R Peacock

In Attendance:-The Clerk (Mr J Vanderwolfe), Cllr D Turner (Dorset County Council), Cllr J Sewell (West Dorset District Council), and two members of the public

Draft until Approved

474	Apologies Apologies were received from Cllr's R Arnold (away) and M Stead (work). Agreed to accept these apologies.
475	Declarations No Declarations of Interest under the Code of Conduct were made
476	Minutes The minutes of the meeting held on the 1 st May 2018 were adopted as a true record; and were signed by the chairman. Cllr Higgs to be added to the list of councillors on the planning committee.
477	Matters Arising Mr Hiscock had shown an interest in becoming the webmaster and will be contacted by the clerk. He would be invited to attend the next council meeting. The clerk was asked to write to the Thorncombe First Responders regarding the possible provision of a defibrillator at Holditch Hall.
478	Democratic Period Concerns were expressed that a proposed planning development at Yawlings would be close to the right of way. Concerns were expressed that on a number of occasions the school bus had broken down. There were concerns regarding the safeguarding of the children on the coach. The clerk was asked to write to Dorset Travel with our concerns.

479	<p>County and District Reports</p> <p>Cllr D Turner informed the meeting that the Shadow Cabinet would be formed this week which would include the Interim Chief Executive. The Boundary Commission were looking at the boundary changes in line with the formation of the Unitary Council. At present it looks like there would only be one councillor for the area. Enforcement had given the operators of Higher Farm two weeks to complete all works or legal action will be instigated. .</p> <p>Cllr J Sewell informed the meeting that she will now be informed about housing vacancies on a weekly basis. A person with a local connection to Thorncombe can register; and would then receive the list.</p>
480	<p>Highways, Parish Lengthsman and ROW Issues</p> <p>Whilst there remains a great number of potholes in West Dorset it was acknowledged that some had been filled. There is however a need to check that each pothole is on the system. Simon Roberts, our highways officer, will meet with the chairman for a parish roads inspection on the 20th June. The meeting point will be at Chapel Thatch at 9am. Cllr's Peacock, Higgins and Dunford stated that they hoped to attend this inspection. The clerk informed the meeting that our Lengthsman is being scheduled to attend a Chapter 8 training course with Devon County Council which will include pothole filling training. Possibly Dorset Council could provide some funding for this in the future.</p>
481	<p>Standing Orders and Financial Regulations</p> <p>It was agreed that both of these documents would be reviewed over the next few months.</p>
482	<p>Unitary</p> <p>The clerk provided a short verbal report on the meeting held at Dorchester on the 2nd May. He felt that whilst WDDC should be praised for facilitating the meeting very little outcomes had come out of it. There was a discussion on the recent survey that had been distributed to councils. Whilst the deadline for replies had passed it was agreed that there was little point in the survey anyway, so no reply would be sent.</p>
483	<p>Accounts for Payment</p> <p>The following accounts were agreed for payment: CPRE £36.00 (1346), Dial a Grass Cut £300.00 (1347).</p>
484	<p>Financial Update</p> <p>The budget v actual figures were agreed.</p>
485	<p>Internal Auditor's Report</p> <p>Resolved that the Internal Auditors report be adopted.</p>
486	<p>Accounts for Year Ending 31st March 2018</p> <p>Resolved to adopt the accounts for the year ending 31st March 2018.</p>
487	<p>Commemorative Plaque Quotations</p> <p>A number of quotations had been circulated. Resolved that the Quotation from Signs of the Times at £295 .00 plus Vat be accepted.</p>

488	<p>Councillors' Reports</p> <p>Bus Services: There are some small changes to the number 14 bus from July with a departure time of 9.08am. A £2 fare will be introduced. The token system is now in operation in Chard Tesco's. The possible grant from Tatworth PC is at present on hold due to some problems at the council. The breakfast club profits will go this month towards the bus service</p> <p>Playfield: A table top sale had realised the sum of £132. It was hoped that funding from Section 106 might be available for goal posts might be available in the near future. The council agreed that a letter of support be sent.</p> <p>Community Shop: It was hoped that BAVLAP might be able to provide funding towards the dementia scheme area in the shop. It is understood that at present the shop is running at a small loss because of the large amount of stock on hand. A skittle evening has been arranged at the Thorncombe Sports Club to raise funds for the shop.</p> <p>School: The Head Teacher will be leaving at the end of the summer term. It is understood that a temporary head teacher will be appointed.</p> <p>Cemetery: Cemetery: Dorset Wildlife have stated that the site would be idea for a wild meadow. Agreed that this would be discussed at the next meeting.</p>
489	<p>Planning Applications</p> <p>a) WD/D/18/000841 Yawlins Farm, Holditch: Conversion of an agricultural barn to a dwelling for holiday accommodation: The application contradicts its own Design statement which states 'the aim is to minimise the effect on the existing fabric and character of the existing rural structure'. It requires the removal of a significant amount of the original end wall and would significantly alter the elevation profiles from every angle. We do not consider it respects the location, form or function of the original building and is not a recognized vernacular style, and therefore does not comply with policies SUS3, ENV10, ENV12 of the Local Plan.</p> <p>The proposal goes against the following policies: Any alterations (ENV12) should be well related to and not overpower the original building.</p> <p>SUS3 the proposed form, bulk and design should make a positive contribution to the local character</p> <p>ENV10- should contribute to the enhancement of local identity and distinctiveness. Development should be informed by the character of the site and its surroundings.</p> <p>For this reason Thorncombe Parish Council is unable to support the application and recommends refusal</p> <p>b) WD/D/18/000842 Yawlins Farm, Holditch: demolition of redundant farm buildings and replacement with two semi-detached two bedroom houses for holiday let.</p>

	<p>The proposed development for a dwelling, by reason of its location outside of a Defined Development Boundary in an isolated location with minimal facilities and services, is considered to be unsustainable and would not contribute to the vitality and viability of the rural community. The scheme constitutes new build piecemeal sporadic residential development in the countryside. The location is on a narrow lane lacking footways and is poorly located in relation to safe access to any services and facilities. It would be contrary to policy INT1 and SUS2 of the Local Plan.</p> <p>The propose development fails to meet the social, economic and environmental strands of sustainability as set out in the National Planning Policy Framework and would be contrary to policy INT1 and SUS2.</p> <p>The proposal by reason of its design, scale, mass and use of materials is considered to have an adverse impact on the visual amenities of the locality and the landscape qualities of the AONB. The building would appear intrusive and dominant within the rural setting and is considered to be contrary to policy ENV1, ENV10 and ENV12.</p> <p>c) WD/D/18/000872 Easthay Cottage, 7 Hewood Farm Access Road, Hewood: Repaint windows and front door. Support</p>
490	<p>Planning Determinations</p> <p>a) WD/D/18/00195 Hewood House: Internal & external alterations. Approved</p> <p>b) WD/TP/18/00139 Old Vicarage, Chard Street, Thorncombe works on trees. Granted</p> <p>c) WD/D/18/000541 7 Hewood Farm Access Road, Hewood: shed. Approved.</p>
491	<p>Correspondence Nil</p>
492	<p>Matters of Urgency There were no matters to be dealt with.</p>
493	<p>Next Meeting: Tuesday 3rd July 2018 at 7.30pm</p>

Signed ----- Chairman

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