



Minutes of the Parish Council monthly meeting held on Monday 05 November 2018 at 7:30pm in West Lulworth village hall.

Councillors present: Mr J Davey (Chairman), Mr de Chazal, Mr G Dale, Ms S Jackson, Ms C Matthews, Mr N Miller, Mr M Whittle.

In attendance: County Councillor C Brooks  
District Councillor B Quinn  
Lt Col S Burman  
Miss E Blake (Clerk)  
1 member of the public

### **Apologies**

**18/19/116**

Apologies for absence were received from Councillor (Cllr) de Chazal.

### **Declarations of Interest**

**18/19/117**

Councillor Davey declared an interest in Estate matters, due to employment.

### **Public Questions and Discussions Period**

**18/19/118**

a) Comments were made on the planning application 6/2018 to build a bistro and toilets on current public toilet site. No ridge height was apparent and it was felt that the proposed development would block the skyline to Hambury Tout and block views across the duck pond to the Cove which would separate the duck pond from the setting. The building was considered too tall and would dominate and affect the character of the location. A chestnut tree and hedging currently shielded the site and the proposed removal would make the development more visible. The upper storey would be open on 3 sides and would be visible all around. A 120-seater restaurant would generate more need for toilets. Only two toilets appeared to be 24 hour accessible to the public and it was questioned whether access would be easier as it is tucked back across the terrace. The logistics of the build was questioned as using the other side of the duck pond should not be allowed. It was felt that the local heritage was not being affected. Access to the public toilets was queried further as tremendous footfall could be expected. A query was raised whether they would be designated as public toilets and available in perpetuity. The application had incrementally increased from the modest bistro proposed in 2012. The Planning Inspectorate had given strict guidance to lighting then and the development had now tripled in size and would be losing all the pumping gear and heritage from the pumping station. Cllr Jackson suggested the Design & Access Statement should label the toilets as public toilets. The development was felt to be too big. The toilets would have to stay open for the public to be aware they are there and it was agreed that the toilets would be better sited at the front of the building so they would be independently accessible to the public. The rooftop terrace would be imposing and would inevitably have lighting that would have a negative effect on the AONB area. There would be a lot of noise on three sides due to the terrace and the area is currently quiet and dark. There is no information to show the intention of the bistro and how it will be used, no opening times were provided. A gate from the terrace onto the green area should not be allowed as it

would be inevitable that patrons would spill onto the green which would cause issues of noise and litter.

Cllr Dale put forward that the bistro would not have a significant impact on the number of people coming to the area but felt any licensing would have to be controlled.

Cllr Matthews had heard concerns that the toilets were set back and pushchairs and wheelchairs could struggle to navigate through the tables and chairs out on the terrace. The development was proposed to be built right up to the boundary of the road and it would be more in keeping with other properties in the area to have it set back.

Rooflights were not considered acceptable in an area with a Dark Skies Policy, previous restrictions, such as blinds, had not worked for other developments in the area.

The Chairman summarised the objections: the toilets should be on the roadside for ease of access and to avoid conflict with bistro customers. The toilets should be clearly identified as public toilets and 24-hour access should be maintained. The building was considered too large and would impact on the sense of place within the area. The lighting and large windows should be minimised as there would be an adverse effect on the AONB and West Lulworth has a Dark Skies Policy.

Restrictions should be made on the adverse impact on the green area and the ethos of a Conservation Area, AONB and World Heritage Site. Retention of the pumping station equipment would be welcomed, the architects attending the meeting indicated that some pieces would be incorporated into the design. There should be a small margin between the building and the road to remain in keeping with other properties.

Ms Redman requested that as much greenery is retained as possible.

Morgan Carey left the meeting at 8:09pm

### **Report from County Councillor Cherry Brooks**

**18/19/119**

- a)** County Councillor Cherry Brooks had forwarded road work reports for the upcoming week. Cllr Davey queried the lack of notice and the need for the road works at Durdle Door.
- b)** County Council were tasked with £18.8 million of savings this year. There was a current overspend of £2.7 million but it was expected that they would come in on budget at the end of the financial year. A query was raised on how the savings would be achieved and Cllr Brooks responded that efficiencies were identified which were expected to bring in some cost savings, particularly adult and children's services. Cllr Brooks offered to obtain further information on how savings would be achieved and forward them to the Parish Council.
- c)** The Boundary Review has been finalised and West Lulworth will be in the South-East Purbeck ward, which will be a two-member ward. There have been press releases that suggested single member wards were more accountable.
- d)** Chief Executive Debbie Ward had taken voluntary redundancy because Matt Prosser has now taken over her role.
- e)** Cllr Jackson asked if Cllr Brooks and Highways were still going to opt for seasonal restrictions. Cllr Brooks explained that objections, to the proposed double yellow lines, were received and Highway officers were trying to find a compromise before it went to regulatory committee for a decision. Phase two will then look at what else is needed in the village.

### **Report from District Councillor Barry Quinn**

**17/18/120**

- a) District Councillor Quinn reported that the Governance Task & Finish Group have been working on structures for the operation of the new council, including interactions with parish and town councils. There is a need to look at how planning will work in the future but it is unlikely that there will only be one planning committee at a county wide level. Cllr Davey asked how parish councils could liaise with that structure and Cllr Quinn responded that there is already a structure in place for the Dorset Association of Parish and Town Councils (DAPTC) area meetings to engage with the Shadow Executive and the Shadow Council. DAPTC attend the Shadow Executive meetings. There are also Health and Wellbeing boards and panels around the area, that provide a forum for interaction with parish and town councils.
- b) Cllr Quinn had liaised with Dorset Waste Partnership to address the issues with bin collections at the Cove.
- c) The Bestival drop-in engagement meeting at Lulworth Castle will be taking place tomorrow between 6pm and 8pm.
- d) Cllr Matthews asked about the AILS stakeholder meeting as West Lulworth is not represented. Cllr Quinn clarified that it is a workshop to consider options for the Magnox site but he would make enquiries about who can attend.
- e) Cllr Miller asked about progressing requests to land owners to maintain their hedges and trees that were obstructing highways and footpaths. Cllr Brooks advised that letters should be sent to properties that had an issue and then it could be reported on the Dorset For You website.

*Cllrs Brooks and Quinn and Lt Col Burman left the meeting at 8:48pm.*

### **Minutes**

**18/19/121**

The minutes from Monday 3 September 2018 and Monday 1 October were agreed as being accurate representations of the meetings and were duly signed by the Chairman subject to the following amendment in the September minutes, page 987: amend "ad" to "and" in the first sentence.

### **Matters Arising from The Previous Minutes**

**18/19/122**

There were no matters arising from the previous minutes.

### **Planning Applications/ Updates on Previous Applications**

**18/19/123**

- a) 6/2018/0548 Toilets & Pumphouse, Main Road, West Lulworth, Wareham, BH20 5RQ: An application to demolish existing toilets and pumphouse and replace with improved toilet facilities, restaurant and outside terrace
- b) 6/2018/0563 Boat House, Rudds Hotel, Main Road, West Lulworth, Wareham, BH20 5RQ: Confirmation that works carried out to convert the building known as The Boat House into habitable room for hotel use constitutes a material commencement of building operations approved under planning permission 6/2004/0819.
- c) **WITHDRAWN**: 6/2018/0351 An application to create a slurry lagoon at Newburgh Farm, Winfrith Newburgh, Dorchester, Dorset, DT2 8DE
- d) Temporary Event Notification received for an end of season party to take place at Durdle Door holiday park on Saturday 3 November 2018 between 17.00 and 00.00

### **Tree Works Applications / Updates on Previous Applications**

**18/19/124**

TWA/2018/205 Lovat House, Britwell Drive, West Lulworth, BH20 5RS: Re-submission of an application to fell, prune and/or crown lift 21 trees. It was suggested that there may be bats within the trees and it was therefore agreed that the application should be referred back to the Tree Officer.

It was noted that many trees have been felled in recent years and tree work applications could be considered more easily if they had photographic evidence.

### **Finance**

**18/19/125**

a) The implementation of a five-year financial plan was considered and it was agreed that future project ideas, such as updating of street furniture and Speedwatch costs, should be brought forward. The costs of devolution are an unknown quantity and some costs are being passed on to parish and town councils.

b) The estimated parish precept was discussed and an increase of 5% was proposed and agreed.

c) The interim letter for the Limited Assurance Review was received and read out to the meeting and noted.

d) **Resolved** that the following were approved for payment:

Staff wages (October)	£425.01
PKF Limited Assurance Review fee	£288.00

e) The following receipts were noted:

Best Village award	£100.00
Interest (October)	£0.18

### **New Items for Discussion or Report**

**18/19/126**

a) The Boundary Commission report on new electoral ward boundaries had been received. West Lulworth is now part of South West Purbeck which will be a two member ward in 2019.

b) Nominations are requested for the Purbeck Volunteer of the Year Award. Councillors were asked to consider persons who contribute to the parish and notify the Clerk.

c) The consultation on the Bere Regis Neighbourhood Plan was noted.

d) DAPTC AGM motions were considered and all were supported. Cllrs Davey and Jackson will attend the AGM on behalf of the Parish Council. The Motions can be viewed in the Appendix of these minutes.

### **Ongoing Actions/ Updates from Previous Meetings**

**18/19/127**

Cllr Miller informed the meeting that there is significant overgrowth on the footpath leading up from West Road. Garden waste has been tipped at the top of the path.

### **Feedback from Meetings**

**18/19/128**

a) Cllr Mathews had attended the Magnox Site Stakeholder meeting. No accidents have been recorded. They are taking the fuel away from the reactor core and will be using a robot to remove it. There is £4,500 funding which must be distributed by March 2019. An AILS workshop has been

set up to consider the decommissioning of the pipeline but there is currently no representation for West Lulworth, Cllr Quinn will enquire about Cllr Matthews attending.

b) Cllr Jackson had received the completed traffic surveys from Ms Laura Miller and gave a brief description of preferred options.

c) Cllr Jackson will be attending PDC to discuss the Second Homes Policy.

### **Training**

**18/19/129**

Training dates were notified to Councillors.

### **Highways**

**18/19/130**

a) Cllr Davey will be attending the Dorset County Council Regulatory Committee meeting in December to put forward the Parish Council request for double yellow lines extending from Durdle Door to Church Road.

b) Support for the re-designation of the Cove bus stop to a taxi rank was agreed.

### **Footpaths**

**18/19/131**

a) The fencing type at the Hazard footpath was agreed as a sheep wire fence with one line of barbed wire on the livestock side and a post and rail fence on the path side.

b) Grass cutting contracts were considered.

**Resolved** that the Contractor for grass cutting is notified to commence works in spring.

### **Playgrounds**

**18/19/132**

Quotes have been received for the playground flooring and new toddler swing. Cllr Miller informed the meeting that a new fence was required and replacement boards for the slide.

Cllr Matthews suggested obtaining funding to replace the slide equipment.

### **Correspondence**

**18/19/133**

a) An invitation to the CPRE AGM was received but no councillor was available to attend.

b) Details of the home library service had been provided and would be placed on the notice board.

c) Lulworth Rangers had notified the date for the annual off-road biking event in September 2019.

### **Any Other Business**

Cllr Whittle pointed out that the planters require maintenance and Cllr Matthews suggested sponsorship could ensure the upkeep. The notice boards also require maintenance and cork interiors.

The telephone boxes require some refurbishment and the post box in the wall was thought to be in need of maintenance.

### **Dates of the Next Parish Council Meeting**

**18/19/135**

The next Parish Council meeting will be held on Monday 3 December 2018 at 7:30pm at West Lulworth Village Hall.

With no further business, the meeting was closed by the Chairman at 10:15pm.

Chairman: ..... Date: .....

## APPENDIX

### Motions for DAPTC AGM

1. **Beaminster Town Council:** propose that DAPTC urge NALC to lobby the Government to restore funding to Local Authorities to enable them to support (subsidise) bus services and other forms of public transport in rural areas
2. **Bryanston Parish Council:** For consideration of planning applications, can we propose that parish (and town) councils should be supported in being actively involved in all consultations between developers and planners, and directly involved in the resulting decision-making.
3. **Chideock Parish Council:** asks NALC to urgently lobby central government to completely overhaul how adult and child social care services are funded.
4. **Lyme Regis Town Council:** would like NALC to continue to pursue the means for Town and Parish Councils to receive a percentage (e.g.5%) of Business Rates paid by businesses, within their town and parished areas.
5. **Silton Parish Meeting:** Chairmen of Parish Meetings to be provided with their own copies of their Parish Electoral Registers.
6. **Studland Parish Council:** request that NALC lobby for legislation to require applicants for tree felling in Conservation Areas to supply reasons for such work in their applications.