

WEST LULWORTH PARISH COUNCIL

Minutes of the Parish Council Meeting held at West Lulworth Village Hall
on Monday February 4th 2013 at 7.30p.m.

Councillors

Present: Mr P Simpson (Chairman)
Mrs M Colvin
Mr J Davey
Mrs V King
Mr D Knight
Mr N Miller
Mrs E Rudd
Mr M Whittle

In attendance: County Cllr Lovell
District Cllr Quinn
4 members of the public
Mrs Julie Wright (Clerk)

12/13/179 **Public Discussion Period**

- a) Mr Hammond reported that the storm drain and the ditch at Farm Lane are blocked. The drain needs jetting (it has become blocked with all the stones coming down the hill) and the ditch requires clearing. These items have been reported to Highways.
 - b) Mr Halsall reported that when highways resurfaced the Main Road to the Cove they blocked the drain at the junction with Bindon Road with tarmac. These needs clearing. It was reported that Highways are currently working on raising the drain covers where the resurfacing has taken place.
- Action:** Mr Whittle will report this blocked drain.

12/13/180 **Potential Affordable Housing Sites**

Mrs Chris McDermott, PDC Senior Housing Officer, reported on the Affordable Housing Need in the village. From the latest survey there were ten households looking for Affordable Housing. On the housing needs register there are twenty two on the list for affordable housing.

Mr Rob Aspray of Hastoe Housing Association.

Hastoe Housing Association was formed fifty years ago, currently have around 5,000 properties. The development team are based in Dorchester. The association is a not for profit specialist in affordable housing in rural communities including sensitive area (e.g. Exmoor National Park) and have developed on rural exception sites.

They provide and manage new homes for rent, shared ownership and sale depending on the needs of the each community. The association works with the community with projects that are designed for local people. They have worked with Community Land Trusts and will work closely with the parish in taking projects forward. It is important to be aware of local issues e.g. drainage.

They would like two nominated Parish Council representatives to work with the Housing Association and District Council. The representatives would feedback on their meetings. The initial process would be to identify a potential site and talk to the land owners (Lulworth Estate or Diocese). The Association have not done a project in Purbeck.

The Chairman stated that the council wants to see the development of affordable Housing. There are only two landowners and both have put forward potential sites.

There could be a bigger school in West Lulworth and this may mean there is a need for more housing. The association has worked with a County Council to build a school and housing.

The housing can incorporate the needs of older residents too.

Various questions were raised and a summary of the responses are below.

The association charges affordable rents and these are up to a maximum of 80% of market rent. People on low income and in receipt of housing benefit can potentially have up to 100% paid.

Lifetime tenancies are offered. The properties are built to a high specification and with private housing insulation levels so the running costs are low.

The results of the housing needs survey showed a need for 1, 2 and 3 bedroom properties so a mix of housing would need to be built.

There is still a lot of housing for older people in Purbeck.

There will be consultation with the community over proposals for a site by holding a public meeting and drop-in sessions.

Thanks were given to Chris McDermott and Rob Aspray for attending this meeting.

12/13/181 **Apologies**

Apologies were received from Ms Matthews (work).

12/13/182 **Grant of Dispensations and Declarations of Interest in items on the agenda**

a) Grant of Dispensations

There were no applications to consider.

b) Declarations of Interest

None.

12/13/183 **Minutes of the Parish Council meeting held on January 7th 2013**

The minutes were amended at:

12/13/165/ 2 d). By deleting 'again warned the Council of' and inserting 'highlighted'.

12/13/177 c) By deleting the sentence 'Mr J Webb said that the Boathouse will have a community use – art gallery.' And inserting 'There were reports that the boat house may be used as storage for the Beach Cafe or community use.'

After the above two amendments the minutes of the Parish Council meeting held on Monday January 7th 2013 were approved and signed by the Chairman.

12/13/184 **Update on previous Planning Applications**

a) **6/2012/0775** - The Launches (17), West Lulworth, BH20 5SF. Demolish existing dwelling. **Approved.**

b) **6/2012/0774** - The Launches (17), West Lulworth, BH20 5SF. Erect replacement dwelling. **Approved.**

c) **6/2012/0792** – ShepherdsWay (21), West Lulworth, BH20 5SL. Construct retaining wall. Erect single storey extension on north elevation, first floor extension on west

elevation above garage and single storey extension on south elevation. Construct pool and hot tub. **Approved.**

12/13/185 **Finance**

a) Payment schedule

The following payment schedule was approved for payment having been proposed by Mrs Colvin and seconded by Mr Miller. Mr Knight abstained from voting. This motion was carried unanimously.

Payee	Amount	Cheque number
Mr D Wheatley (3 months website maintenance)	£60.00	000673
Mr C Vallance (6 months cleaning bus shelter)	£50.00	000674

It was resolved that the above payment schedule was paid.

b) Receipts

The following receipt was **noted:**

Interest on Playground Account £0.19

c) January's Budget report 2012/13

January's Budget report was **noted.**

d) Third quarter bank reconciliation (31st December, 2012)

The reconciled bank balance agreed with the Receipts and Payments cashbook showing funds of £20,383.55

The third quarter bank reconciliation was approved.

e) Donation Requests - Holy Trinity Church (for churchyard), British Red Cross, Citizens Advice Bureau and Victim Support.

It was agreed not to give a donation to the British Red Cross.

It was agreed to use general reserves for the following donations.

i) Holy Trinity Church

It was proposed by Mr Knight and seconded by Mrs Rudd that £600.00 was given to Holy Trinity Church for maintenance of the Churchyard (cheque number 000675). This was approved nem con with Mrs Colvin and the Chairman abstaining from voting.

ii) Purbeck Citizen's Advice Bureau and Victim Support

Information had been received that Victim Support had helped four people in the village. Any money donated will be ring fenced for use within this parish.

It was proposed by Mr Miller and seconded by Mr Whittle that £50.00 was given to both the Citizen's Advice Bureau (cheque number 000676) and Victim support (cheque number 000677). This was unanimously approved.

12/13/186 **Risk Assessment year ending 31st March 2013**

The Risk Assessment for year ending 31st March 2013 was circulated with the papers for this meeting. The Risk Assessment document shows the controls the Parish Council has to manage its risks.

It was approved that the Chairman and Clerk could sign this document.

12/13/187 **Reports from District and County Councillors**

a) **County Cllr Lovell's Report**

There were no items to report.

b) **District Cllr Quinn's Report.**

- i) Update on Cove plans. The officer responsible for the planning application is Sylvia Leonard. There are still some consultees who have yet to respond. Wessex Water was not consulted by the applicant. The painting of the toilets will be undertaken when the weather is dry. The toilets have not been transferred to the Estate. If the application is refused and the Estate does not take them over – what will be the plan?
- ii) The Local Government Boundary Commission for England (LGBCE) Boundary Review. The outcome of the Statutory Instrument Committee was that from 2015 West Lulworth will be part of the new Lulworth and Winfrith ward.
- iii) The sweeper removed the gravel but it has returned due to the recent rain. The sweeper needs to go around the Triangle too. This gravel has been reported to highways (439709).
- iv) Erosion has occurred at the side of the road down the hill due to the water and stones. The aggregate is coming from Winfrith Drove and something needs to be done to stop them before they get onto the road.
Action: County Cllr Lovell will arrange a site meeting with Stephen Mephram to look at the recent highways issues.
- v) There has been a call for reports on flooding through the District. It is planned to produce an updated list of who is responsible for what. DCC are the lead agency for Flood Risk management. There is a need to try to prevent this happening.
The first of three briefings for the Community Governance Review has been held. There are factors that need to be taken into account and it is important to attend the briefing. In West Lulworth there are just the two houses at the army camp that are currently in East Lulworth.
- vi) High Leylandii hedges. There is no easy way to enforce trimming of these hedges. Mr Richard Drax, MP will be visiting and this will be raised with him. Other issues to raise are the flooding and Durdle Door steps. Natural England was to do the work but have not got the money. Cliff erosion. Coastguard.
- vii) SITA need to empty the dog bins.

12/13/188 **New items for discussion or Report**

a) PDC Community Governance Review of Purbeck town and parish councils.

Action: Mr Simpson will attend the briefing on 15th February.

b) PDC consultations on four documents. Closing date 14th February 2013:

- i) Housing Strategy
 - ii) Affordable Housing Supplementary Planning Document
 - iii) Updated Planning Application Validation List
 - iv) Revised Statement of Community Involvement
- No comments were made on these consultations.

- c) Bus Service Consultation Invitation to Stakeholders' Workshop 12th or 13th February. Mrs King will attend the workshop at Dorchester.
- d) Invitation to AONB Update for Parish and Town Councils to be held on Tuesday 5th March, 5.30 – 8.30pm at Athelhampton House. No one will be attending this event.

12/13/189 **Ongoing Actions and items for discussion/update from previous meetings**

a) **Village Notice Board**

The Village Hall Committee thanked the Parish Council for its kind offer, but is content with their current notice board outside the village hall.

b) **Public Consultation on Marine Conservation Zones.** Closing Date 31st March

This will be added to next month's agenda.

c) **Heavy rainfall and flooding at the Cove.**

The Heritage Centre and Finlay's are still pumping water out. It will be the Estate's responsibility to deal with the car park flooding.

These issues will be raised with Stephen Mepham.

It was reported that there have been cliff falls due to the excess water at Stair Hole and the new steps have already slipped.

The steps on west side of the Boat House have disappeared. Steps are needed to go up behind Beach Cafe so people can get off the beach.

d) **Wreck to Reef Project**

A reply has been received from the Marine Management Organisation. No reply from Mr Walsh.

e) **Cove Toilets**

The toilets have not been repainted due to the weather.

f) **Television Reception**

No further information to report; still awaiting the outcome from NALC.

g) **Dark Sky policy survey**

Mr Knight showed pictures of the excessive intrusive lighting in the Conservation Area.

Mr Knight tabled two documents one was a reference to the parish plan - appreciation of the night sky and light pollution and the second was a suggested questionnaire about a Dark Sky Policy.

Action: The Clerk will write to the owners of Abilee Cottage about their lighting.

Action: All councillors are to look at the survey and bring back suggestions at the next meeting.

h) **New swing in play area and purchase of single swing**

Quotes need to be obtained for the work.

Action: Mr Simpson will obtain three quotes.

12/13/190 **Feedback From Meetings Attended**

a) **PDC Planning 21st January**

Mr Davey and Mrs King attended this training on Planning Enforcement.

Mr Boyt will be writing to Mr Davey about the encroachment of the garage on to a right of way and also that to carry out the building work they demolished ancient walls.

12/13/191 **Annual Parish Meeting 18th March**

Review of the Parish Plan - The list of the areas where the Parish Plan needs updating was circulated and it needs to be agreed who will be responsible for taking the lead at the meeting.

Action: An advert about the Annual Parish Meeting will be placed in the Parish News by Mr Simpson.

12/13/192 **Flood Plan**

Mr Whittle is updating the Flood Plan written by Stephen Pack. This will be circulated prior to the next meeting when it will need to be adopted.

12/13/193 **Update on the Winfrith Decommissioning**

This item was deferred until the next meeting.

12/13/194 **Highways Issues**

a) Report on meeting with Tony Burt (DCC) on January 23rd concerning parking restrictions.

Mr Davey's report was circulated.

i) The suggestion for a rural clearway from 30mph speed limit sign to Durdle Door.

Action: The Clerk will write to Highways to request this clearway.

ii) There was a request for double yellow lines on the roundabout and these have been done.

iii) The Cove bus stop will remain where it is.

iv) The resurfacing work has been carried out.

Action: The Clerk will write to Highways to thank them.

v) Narrowing at the Launches – removal of centre line and changing the brown sign to direct traffic straight ahead to access Durdle Door and not use West Road.

These issues will be raised with Stephen Mephram when he visits.

b) Any other issues to report

None.

12/13/195 **Footpaths**

a) Dungy Head

No update.

b) East to West Lulworth footpath

The route of this footpath was walked on 22nd January by Nick Kelly and John Barr. The expression of interest form for the Paths for Communities funding has been completed by Jon Davey. This will be considered at the next meeting to be held on February 20th.

- c) Any new issues to report and Update on previous issues reported
There were no issues to report.

12/13/196 **Training Courses**

- a) **DAPTC Funding and Finance Seminar**, February 5th 2013, 10.00am – 12.00pm, £25
b) **Legislation Update** , 26th February, 10.00am – 4.00pm, Kingston Maurward, £35

The Clerk will attend both of these training courses.

12/13/197 **Correspondence**

- a) Correspondence report – February 2013
All the following correspondence had been circulated to councillors between meetings. This report was noted.
- i) Navitus Bay Wind Park Public Exhibition dates – poster on notice boards.
 - ii) Email newsletter from Julie Girling MEP.
 - iii) Purbeck events list for February and March.
 - iv) E news update from the Dorset Coastal Forum.
 - v) Finding Sanctuary report.
 - vi) Dates of Benefits Advice Surgeries – details sent to Parish News.
 - vii) Came and Company Winter Warning Advice.
 - viii) Details of Dorset County Community Funding.
 - ix) Rural Services Network - MPs rally for fairer rural funding.
 - x) Proposed closure of Wool Level crossing to upgrade and renew the level crossing. These works are programmed to start at 00.05hrs on Sunday 3rd March and be completed by 06.00hrs on Monday 11th March 2013, a period of 8 days, 5 hours and 55 minutes.
 - xi) Dorset Wildlife Trust about the Wildlife Champion AQA Award Scheme Volunteer training. A leaflet was enclosed too.
 - xii) Purbeck District Council (PDC) Bulletin February 2013.
- b) Localisation of Council Tax Support briefing from NALC. A copy was given to all councillors.
- c) DAPTC Circular 01/13. A copy has been received by all Councillors.
- d) Extraordinary Chief Executive's Circular – Royal Garden Party Nominations. It was agreed to nominate Mr Simpson.
- e) Letter from Mr J Weld regarding the Cove improvements.
Action: Mr Knight will put the letter on the website.
- f) Best Kept Village 2013. It was agreed to enter the competition this year.

12/13/198 **Items for information and Items for next agenda**

- a) Items for Next Agenda:
 - i) Dark Skies Policy
 - ii) Response to Mr J Weld's letter
- b) Items for Information:
 - i) SITA are writing to the Parish Council about the hedge at the junction of Bindon Road/Sunnyside.

Action: Mr Knight will speak to Mr Edwards to request that his hedge is trimmed back.

- ii) The hedge has not been cut back at Tewkesbury Orchard.
- iii) The Affordable Housing representatives will be Mrs King and Mrs Colvin. Mr Whittle will be the reserve if either cannot attend.

12/13/199 **Date of the Next Meeting**

The next Parish Council meeting will be held on Monday March 4th 2013 at 7.30pm at West Lulworth Village Hall.

With no further business the meeting was closed by the Chairman at 10.04pm.

Chairman:

Date: