

## WEST LULWORTH PARISH COUNCIL

Minutes of the meeting held at West Lulworth Village Hall on Monday 3 March 2014 at 7:30pm

Councillors present: Mr J Davey (Chairman), Mr N Miller, Mrs V King , Mr M Whittle, Mrs E Rudd, Mrs M Colvin, Mr D Knight, Ms C Matthews.

In attendance: County Councillor Mike Lovell – arrived at 7:45pm, left at 9:35pm  
District Councillor Barry Quinn – left at 9:10pm  
Miss E Blake (Clerk)  
Mr Robert Aspray, Regional Head of Development at Hastoe Housing Association  
Six members of the public

### **13/14/174    Public Questions and Discussions Period**

a) Mr Robert Aspray, Regional Head of Development at Hastoe Housing Association, attended to discuss the possibility of affordable housing in the village. He previously attended a year ago but the project was unable to proceed due to a lack of funding. A new bidding round is about to commence for the 2015-2018 funding programme and bids need to be in by the end of April 2014 but before submitting a funding bid a potential housing site needs to be identified.

Chris McDermott, Senior Housing Officer at Purbeck District Council (PDC) had given Mr Aspray some statistics from the housing Needs Survey carried out in 2012. This showed a predominant need for one bedroom properties and some 3 bedroom properties. Since the Survey was carried out the number of housing applicants with a local connection to West Lulworth has risen to 31 households. This requirement is mostly for persons over the age of thirty.

Cllr Colvin queried whether extra buses will be provided if new homes are to be built as there is concern about the lack of suitable public transport for households without a car.

Mr Aspray responded that transport is one of the many things which would need to be looked at when compiling a planning application but he believes there does appear to be a strong need for affordable housing in the village and the need is growing.

A map identifying the potential sites was given to all Councillors. Cllr Matthews asked who identified the potential sites and Mr Aspray responded that he had looked at the map himself and also consulted with PDC Planning department.

Cllr Colvin informed Mr Aspray that proposed site 1 at the Youth Hostel has been earmarked for development for the new school and wondered if the current school site could be another potential housing site once the new school was built. Mr Aspray believed that County Council would want to make some money from the site but District Councillor Quinn commented that County Council would probably ensure a proportion of any development there would be affordable housing.

Site 2 is by Farm Lane at the back of the telephone exchange. Cllr Matthews noted the land a bit further up from the proposed site is a lot flatter although higher. Mr Aspray would be happy to look further into potential for development there.

Site 3 by West Road is believed to be earmarked for development by the Weld Estate. Cllr Matthews pointed out that Site 4 has quite a steep side and Cllr Davey added that Site 3 is also steep.

Cllr Matthews asked Mr Aspray if he was aware of the controversy over proposed Site 5 at Glebe Field. She informed him it was very dear to a lot of people in the village and Cllr Colvin believed the Church would never sell the land anyway.

Cllr Rudd pointed out that site 6 near the Londis shop had problems with visibility due to the

hedge and felt any development could make it a lot worse. Cllr Matthews added that in four months time the site would look totally different as the hedge has only recently been cut. Cllr Davey suggested it may be worthwhile talking to County Council about development. Mr Aspray stated he would be happy to engage with County Council and Hastoe Housing Association does have schemes in conjunction with the County Council in other counties. Cllr King felt that it was a little premature to discuss affordable housing within the village as West Lulworth is in the process of formulating a Neighbourhood Plan and this is one of the issues to be looked at. It was thought it would be beneficial to get feedback from residents at the annual parish meeting, Cllr Davey invited Mr Aspray to attend and it was suggested a display of the proposed sites could be shown. Mr Aspray thought the annual meeting would be a good time to get views on the proposed sites but didn't want to move the process forward prematurely.

County Councillor Lovell's questioned how many dwellings were proposed and Mr Aspray stated six to eight and that for the size of the village that was more than enough.

As it had been stated the need was for mainly one bedroom properties Cllr Colvin worried that meant a lack of families coming into the village. District Councillor Quinn stated that throughout Purbeck there is a strong need for one bedroom properties so the situation is not unique.

Sarah Jackson queried where the demand for one bedroom properties was shown and Mr Aspray responded that it was shown on the housing register. Sarah Jackson thought the difficulty was that West Lulworth had a transient population so people might stay for a few years but would then move on. Cllr Lovell commented that there might also be applicants who had moved out of the area due to a lack of availability but wanted to return.

Mr Norman Taylor stated he did not see the point in building one bed properties for a couple who could have children and then need a bigger property. Mr Aspray commented that due to the recent bedroom tax policy the government are pushing for households to live in appropriate sized property. He stated that Hastoe Housing Association are now building slightly bigger one bedroom housing to allow for flexibility e.g. for a live-in carer.

Cllr Knight noted that some proposed sites were in the conservation area and some were outside of it and wondered if there were higher costs such as constraints imposed by design and stipulated materials for development within the conservation area.

Mr Aspray stated that if the site was adjacent or close to the conservation area then they expected the Housing Officer to treat an application as being in the conservation area. He added that they also recognised fuel property was a big issue in rural areas so developments are designed to be 25% more fuel efficient. Mr Aspray will try to attend the Annual Parish meeting.

Cllr Lovell worried that there could be contention on possible sites which may never even be developed but Mr Roger Walker interjected that was the sort of seditious approach he hated as nothing would get accomplished.

Cllr Davey noted the sites have been discussed time and time again so he was unsure why there was an issue now. Cllr Quinn informed the meeting the potential sites were just the view of Hastoe Housing Association and had no credence in planning terms.

**ACTION:** Clerk to confirm Mr Aspray's attendance at the Annual Parish meeting.

b) Mr Norman Taylor lives at School Lane near the proposed new school site and wished to give the Parish Council (PC) some information about flooding in the area and showed several photographs of severe flooding in his house. Cllr Quinn requested that copies of the photographs be sent to the Clerk to be forwarded to him and Cllr Lovell requested a copy be

sent to him and to Jackie Groves at County Council.

Cllr Matthews thought it was an important point to make as there was a concern any future buildings could exacerbate the flooding issue and knowledge of issues beforehand could help to ensure the correct infrastructure and drainage.

Mr Andrew Lance is sceptical about the numbers of children in relation to the need for a school and on the suitability of the proposed site. Apart from the flooding issue it is a green field site and no less than three green areas could be removed in the development. Mr Lance suggested there is plenty of room already and if not there are lots of other schools who have managed with portacabins.

Mr Lance asked if the PC were mindful to send a response about the school site and Cllr Davey responded that the PC will support the process of consultation on the site and will respond as suggested by Cllr Lovell.

**ACTION:** Clerk to forward electronic copies of flooding when received. Clerk to enquire why the Parish Council has not been asked directly for their views on the proposed school site and to detail the proposal on the next agenda in order to compile a response.

c) Cllr Knight propounded that road continued to be a major problem in the village.

Rainwater runs down the hill, scouring soil from the road verges and blocking the drains. The intercept ditch at the end of Farm Lane is again filled with stones, as are drains at the bottom of Rickyards causing the Main Road to become a river. Villagers have to dig the accumulated soil from the drains to avoid flooding. The drainage system is presently inadequate. Building on greenfield sites would increase pressure and should not be considered until the problem is resolved.

Cllr Matthews thought flooding issues had been quite noticeable around the country but this year it has not been such a problem in West Lulworth. She wondered what significant change had stopped the problem. Cllr Knight suggested that more villagers were attending to the problems themselves. Information received from Highways indicates there is no scheduled maintenance within Lulworth this year. Cllr Knight added that every year a request is made for the ditch to be dug out and the drain by School Lane kept clear but to no avail and if no scheduled maintenance is to take place what can be done?

Cllr Lovell pointed out that last year the road fund was fourteen million pounds and this year it was only nine million pounds.

Cllr Quinn informed the meeting that ditches which belong to landowners are their problem and drainage is a Highways issue which is a County Council matter. The District Council have some powers to enforce maintenance but once the current bad weather has subsided co-ordinated maintenance is needed. Cllr Quinn suggested officers at District level meet with County officers to survey the area and it can then be decided whether the issue is for the landowner to sort out or the County Council. He is keen to see a proactive approach rather than reactive.

Cllr Knight pointed out that the ditch is something that Highways dug to collect water to put into the drain. Cllr Quinn responded that although a matter was sorted by Highways it could still be a landowner issue.

Cllr Knight remarked that despite repairs last year, rainwater continued to run down the road. At the entrance to the Launches there are two gratings, but the water runs on the other side of the road.

Cllr Matthews proposed that it would be best to see the problem when the flooding is actually taking place. Cllr Whittle offered to film the flooding next time it occurs.

Cllr Lovell asked the Chairman if the PC had been asked for its views on the new school

proposal but there has been no direct contact from County Council yet. Cllr King informed the PC that Mr Roger Walker had personally received a letter from County Hall saying they hoped to have a consultation about the school in April. Cllr Davey asked Cllr Lovell about the progress of the proposed new school planning application as the Parish Council need to know if they are expected to respond. Cllr Lovell suggested asking the Planning Department what is required and making a response to the proposal before an application is submitted.

Mr Taylor suggested the surface water came down the road from Vale Road and the Army camp. Cllr Lovell noted there would need to be surface drainage on the site.

Mr Roberts suggested it would be useful to have the proposed school site map made available to the public on the website and Cllr Knight replied he would try to sort that out. Mr Roberts would like to see the position of the sites suggested earlier for affordable housing in relation to the proposed school sites.

**ACTION:** Cllr Whittle to film road flooding. Clerk to contact Highways regarding a possible walk about with District and Parish Councillors. Cllr Knight to see if it is possible to put the school proposal on the Parish Council website.

d) Mr Roberts wished to point out that the Agenda and minutes on the notice board was illegible as two thirds of it had been obscured by the door frame. Cllr Davey wondered if there was any way to improve the notice board.

Cllr Knight put forward there was a need to address what has a priority and what doesn't as there is very limited space on the notice board. He noted the minutes were not put there as it was impractical to do so; they are available on the website.

Cllr Colvin suggested having one door rather than two to increase the viewing area but Cllr Knight had mentioned it previously and the consensus was that the wind would whip a single door off.

Cllr Davey enquired whether it would be worthwhile compiling a list of those persons who wanted a copy of the minutes but Mr Roberts argued that not everybody had a computer.

**ACTION:** Clerk to put the notice board issue on the next Agenda.

e) Sarah Jackson asked for an update on the missing signs near the Army Camp. She suggested a simple 'open' or 'closed' sign was all that was required and stated holiday makers were turning up and there was nothing there to inform or direct them. Cllr Lovell suggested the PC formally write to the County Council and Sarah Jackson asked if it would help if she also wrote in. Cllr Lovell agreed it could help and suggested addressing the letter to the Chief Executive.

**ACTION:** Clerk to formally write to County Council about the missing Army signs. Clerk to write to Highways department asking for maintenance.

**13/14/175**     **Declarations of Interest**

None.

**13/14/176**     **Minutes**

The minutes from the meetings held on Monday 3 February 2014 were amended on page 752 to state County rather than District Council and were then agreed as being a true and accurate representation of the meeting and duly signed by the Chairman.

**13/14/177**     **Reports from District And County Councillor**

a) District Councillor Quinn had updated the Parish Councillors with an email detailing actions

he carried out after the last meeting.

b) Council tax was set at 1.94% which represents an increase of nine pence per band D property per week.

c) Details had been sent to the Clerk, who has put it on the notice board, of new signalling works due to take place. Holme Bridge crossing will be closed for two weeks and there is expected an increase in traffic on the B3070 and via Stoborough. Closure is planned for 19<sup>th</sup> March, re-opening on 3<sup>rd</sup> April and any changes will be advised.

d) The 'About Purbeck' magazine is ready to be delivered to Cllr Knight for distribution and a bill will need to be put in for payment to be made.

e) The Cove development which went to appeal has yet to be assigned a Planning Inspector, apologies were given for the delay.

Cllr Davey questioned if the appeal is based on the original application and Cllr Quinn replied that it is the large application with lots of little bits attached. He will send Cllr Davey a reference number to show which application it is.

f) The fish huts application is going to the planning board as officers believe it is finely balanced (it could go either way).

g) The Alpine application was declared invalid. Cllr Lovell noted that it could be resubmitted with proper notice and an application.

h) The Beach Café was demolished after the building inspector had looked at it. Cllr Knight wondered about the rebuilding of the Café as he was aware of a decision that coastal erosion should be allowed to take place and Cllr Matthews enquired as to whether the Beach Café would be reconstructed as it was originally or could be different. Cllr Quinn believes that it is the intention of the planners and the Weld Estate to rebuild the Café as although it was not a listed building it is a part of the history of Lulworth Cove. A big issue to Cllr Quinn is the footpath behind the Beach Café site. Cllr Rudd stated she had tried to contact Martin Jackman, Footpath Officer but could not get a response. Cllr Lovell suggested talking to the Rangers.

i) Cllr Davey asked County Councillor Lovell if he had seen the cliff falls as at present the concrete marker was hanging and waiting to fall.

Councillor Lovell had not yet seen the cliff falls. He has been chasing the gate repair at The Cove but no definitive date has been given yet.

j) Council tax for County Council has been set at 1.99%. It was a necessary increase to keep the tax base up.

k) County Council are taking the view that they need to deal with parishes directly rather than through DAPTC. A lot of information will be given before the go ahead is given.

#### **13/14/178 Planning Applications / Updates on Previous Planning Applications**

6/2014/0087 – Newlands Farm, West Lulworth – non material amendment to PP 6/2012/0342 for parking arrangements.

The Clerk had been informed that there is no requirement for the Parish Council to comment on this application as it is for Purbeck District Council to consider if the amendment is a material or non material one.

**ACTION:** Clerk to check there is no requirement to comment.

#### **13/14/179 Applications for Tree Works / Updates on Previous Tree Works Applications**

None.

#### **13/14/180 Finance**

The following was approved for payment:

Clerks wages (February)

£198.20

The following receipt was noted:

Interest on NS&I Account

The Clerk queried what the NS&I account was set up for but the PC were unsure.

**ACTION:** Cllr Whittle to give invoice in order that payment can be made for the website address. Clerk to check records for origin of the NS&I account.

### **13/14/181 Consultations and New Items for Discussion or Report**

a) Illuminated Signs Policy – Cllr Knight gave out a draft policy for all to review. Cllr King noted that when the Shepherds Way development started many residents had objected to street lighting.

Cllr Davey asked if copies could be provided for the Annual Parish meeting in order to obtain public views but Cllr Knight thought it preferable for it to be reviewed first. Cllr Knight did think it would be useful to set up different forms of lighting in the hall for all to see.

**ACTION:** All Councillors to review the Illuminated Signs Policy draft.

b) Play Area Inspections – ROSPA are in Dorset in May and having the annual playground inspection at this time is cheaper than arranging a specific date. Cllr Knight detailed some damage to the fencing adjacent to the gate. He proposed that Roy Osmond be asked to sort it out and this was seconded by Cllr Davey. Signs have been ripped down from the fence and Cllr Knight noticed it has the old clerk's contact details. Cllr Davey suggested deleting the defunct telephone number as replacement of the sign would be costly. Cllr Knight pointed out the weeds needed attending to and Cllr Miller agreed but said weed killer would need 6 hours to dry and so work can not be carried out until it is a dry day.

**ACTION:** Clerk to arrange playground inspection. Cllr Knight to arrange for fencing repairs. Cllr Miller to carry out weed control

c) Dorset Best Village competition entries are due in. All agreed to submit an entry again although Cllr Rudd pointed out West Lulworth are always downgraded on the state of the public toilets.

**ACTION:** Clerk to submit application for best village competition.

d) The new PC is almost ready and Cllr Knight has asked the Clerk to liaise directly with the supplier. Cllr Davey thought it would be prudent to set up a new email address at the same time as the new PC is set up.

**ACTION:** Clerk to contact DAPTC about a new email address.

e) Annual Parish meeting and leaflet distribution – a draft leaflet has been compiled for distribution to all households informing them of the Annual Parish Meeting (APM). It is the same information as that advertised in the Parish magazine. It was suggested that it might be useful to have A4 posters around the village and send out leaflets closer to the date.

Cllr King said she hoped to have a few pictures of the village up on the screen for the presentation of the Parish Plan. A leaflet for Swanage's Local Plan gave some useful ideas for questions.

**ACTION:** Clerk to deliver 300 leaflets and five A4 posters to Cllr Knight and put leaflet on notice board.

### **13/14/182 Ongoing Actions/ Updates from Previous Meetings**

a) Cllr Davey had received an email giving information that the X43 bus service is only running between Wool and Weymouth and only for six weeks.

b) Grit bins – the Clerk has been unable to find details of the size of the previous grit bin. Cllr Miller will measure it.

c) Bus shelter update – Cllr Knight has been informed that the applicant had a delay but has now received a quote from the builder and needs to have it approved by the Army before work can proceed.

Cllrs King and Miller have spoken to Cynthia Starkey and a summary letter was given to all Councillors.

**ACTION:** Clerk to resend X43 bus service email to all Councillors. Cllr Miller to measure grit bin.

**13/14/183**    **Neighbourhood Planning**

The Neighbourhood Plan Designation Area has been detailed to the public.

**13/14/184**    **Feedback from meetings**

Cllrs King and Miller attended a DAPTC meeting which had a speaker giving a talk on fracking. Information given was that licences had already gone out and fracking could start immediately. Local Councils and the public are unable to object and the drilling companies do not have to inform local residents what mixture of the 40-50 chemicals they are using. Cllr Davey thought the fracking claims should be investigated further and Sarah Jackson asked if the information could be given at the APM. Cllr Knight wondered if the speaker could be asked to attend a Parish meeting but Cllr Miller believed that some things would not be able to be discussed at a public meeting due to the Official Secrets Act.

Cllr Rudd queried what authority the speaker had to be telling people this information and what his credentials were. Cllr Miller suggested more information is sought from DAPTC and Cllr Davey was disbelieving that district or County Councils were unable to make comment on fracking in the region.

Cllr Colvin asked why DAPTC had not forwarded the information to Parish Clerks so Cllr Knight proposed contacting DAPTC asking for verification that licences have been issued, whether comment is allowed on fracking activities and whether Dorset County Council have any control over fracking. Cllr Miller seconded and all agreed.

Renewable energy was also discussed and it was stated that an eight knot tide gives the same power as a 400mph wind suggesting tidal power is preferable.

**ACTION:** Clerk to obtain further information on the speaker and fracking claims.

**13/14/185**    **Training**

Dealing with listed buildings, conservation areas and trees, PDC, Wednesday 5 March at 6:30pm to 8:30pm

Cllrs Rudd, Colvin and King to attend. Cllr Davey is aware of some councils having a list of listed buildings within the area on their website and asked if this could be queried at the training session.

VAT Workshop, DAPTC, Dorchester, Thursday 6 March at 10am to 1pm, £30

Code of conduct seminar, DAPTC, Swanage town hall, Thursday 6 March at 7pm to 9pm, £30

**ACTION:** Clerk to book Cllr King onto the PDC training. To enquire about listed buildings list.

**13/14/186**    **Footpaths**

Cllr Rudd informed the meeting of the closure of the SW Coast path at Lulworth Cove, behind the Beach Café site. She has tried to contact Martin Jackman, Footpath Officer at Dorchester but has not been able to get a response; Cllr Lovell suggested talking to the Rangers. Part of

a garden was previously given up but will not be possible again so another footpath route will need to be found.

**13/14/187**

**Correspondence**

- a) DAPTC Newsletter Winter 2013/14
- b) CIL Charging Schedule Examiners Report
- c) Local Government and Public Involvement in Health Act 2007 section 96(2)(b) – outcome of Community Governance Review

**13/14/188**

**Items of information and Items for the next Agenda**

- a) Parish notice board
- b) Response to proposed school site

**13/14/189**

**Date of the Next Parish Council meetings**

The Annual Parish meeting will be held on Monday 17 March 2014 at 7:30pm at West Lulworth Village Hall.

The next Parish Council meeting will be held on Monday 7 April 2014 at 7:30pm at West Lulworth Village Hall.

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

Chairman: .....

Date: .....