

WEST LULWORTH PARISH COUNCIL

Minutes of the Annual parish meeting held in West Lulworth Village Hall on Monday 17 March 2014 at 7:30pm

COUNCILLORS PRESENT: Councillor J Davey (Chairman)
Councillor N Miller (Vice Chairman)
Councillor V King
Councillor C Matthews
Councillor D Knight
Councillor L Rudd
Councillor M Colvin

District Councillor B Quinn

COUNCILLORS ABSENT: Councillor M Whittle
County Councillor M Lovell

GUESTS: PC 2358 Claire Jephcott
Mr Robert Aspray, Regional Head of Development
at Hastoe Housing Association

IN ATTENDANCE: Miss E Blake (Clerk)
14 members of the public

APM 1. Welcome from the Chairman

Parish Council Chairman Davey welcomed everybody and introduced the Councillors. Councillor (Cllr) Rudd was noted to have done a lot of good work with the footpaths. Cllr Knight is the Tree Officer and has also carried out work on the Dark Skies Policy. Cllr Davey said the bucket tree had blown down. Cllr Miller was introduced as the Vice Chairman and commended on his sterling work supporting the Chairman. Cllr King deals with transport issues and has been a vigorous campaigner for the buses in the area and Cllr Matthews advises on all issues and is involved in many different aspects of the work of the Parish Council. The Clerk, Emily Blake, has replaced Julie Wright who resigned after three years of serving the Parish Council.

Cllr Davey noted that Major John Barr is the representative for the Army camp although he was not at the meeting. Mr Rob Aspray and PC Claire Jephcott were introduced as speakers and Cllr Davey then informed the meeting that there was currently a vacancy on the Parish Council and invited prospective candidates to get in touch.

APM 2. Apologies

Apologies were received from County Councillor Lovell and Councillor Whittle. Cllr Davey informed the meeting that Cllr Whittle had been working on the roads and flood plan and had managed to get the plan ready before the bad weather arrived.

APM 3. Speaker: PC 2358 Claire Jephcott

PC 2358 Claire Jephcott introduced herself as the Safer Neighbourhood Officer for West Lulworth. PC Jephcott is responsible for a large area and was pleased to announce that West Lulworth parish is one of the safest crime free areas. Vigilance was urged in regard to sheds and a 'Sheduction' leaflet is available which details measures to reduce the threat and this is available from the community office in Ferndown or from the Parish Clerk.

Risk reductions include buying a cheap (circa £10) shed alarm which is easily fitted and sounds an alarm whenever the door is opened. It was suggested that residents to cover up the windows in the shed, ensure there is a lock on the door and not to leave expensive items in it.

Scrap metal had been a big issue everywhere but legislation has since been tightened up to make selling it more difficult which has meant a drop in the number of thefts.

As the weather improves there is often a rise in rogue trading and it is usually the elderly that are targeted, the best option is to "Just Say No" to cold callers.

Purbeck Police are on Facebook and has 2,500 followers; any messages on Facebook will also soon be on Ringmaster. It is very popular and a good way to get information out.

Community Speedwatch is a community based programme with volunteer groups who go out with laser devices that look similar to a smartphone. Persons driving over 36mph receive a letter and after three offences they receive a visit from Police officers. Currently the scheme is setting up in Lytchett and Upton and volunteers are sought for anybody wishing to set up in West Lulworth.

Mr Brendan Harvey asked if there is a website which shows the crime footprint. There is not a Police one but PC Jephcott is sure there is one available and she asked that Mr Harvey email the query to enable her to respond. She advised the meeting that the best way to contact her was through email as she works shifts and checks her email at the start. Leaflets detailing contact details and schemes were left for the meeting to look at and take away.

APM 4. Speaker: Mr Robert Aspray representing Hastoe Housing Association

Mr Robert Aspray attended to discuss Hastoe Housing Association based in Dorchester. He described the Housing Association as a leading specialist provider of rural housing who has over 5000 properties. Hastoe Housing was approached by Dorset County Council to look at areas in the district and to help start housing projects. Having looked at the 2007 Parish Plan Mr Aspray believes the situation is still the same and that West Lulworth is similar to many towns and villages along the coast with a high number of second homes and very few affordable rental properties.

No particular sites have yet been identified and if development does take place it will be small, approximately five to ten properties, and will cater for persons with the greatest need and a strong local connection. Member of the public asked if income is taken into account for applicants to go on the housing register and was told that persons with a high income would not be eligible.

Cllr Colvin queried whether any affordable housing development will also give permission for market priced housing which then becomes second homes. Mr Aspray stated they are looking for local benefactors for available land and in return for plots for affordable housing development some full price housing will be allowed. Cllr Colvin wondered whether this would mean smaller plots for the affordable homes in order that priority is given to the market priced housing. Mr Aspray indicated that development is largely funded by grants and private finance. A cross subsidy may be introduced from the landowner as it would be a very expensive project within West Lulworth due to the stone etc.

Mr Harvey thought it sounded like a Trojan horse for second homes and Mr Aspray responded that a balanced view has to be taken - If landowners are not coming forward with land to enable affordable housing then they need incentivising. Mr Harvey asked if the Rural Exception policy could apply to the village but Mr Aspray explained a Rural Exception Site would not happen within the settlement boundary only on the outskirts. If sites are within the settlement boundary then planning applications have to be submitted as normal.

At present there are sixteen applications for affordable housing within West Lulworth and in talks with District Council about the housing need it was found that

West Lulworth has, contrary to other areas, a significant number of mature, single people.

Cllr King remarked that the problem with the number of housing applicants requiring one bed properties is that it is not sustainable for a community. She noted there was a shared equity property for sale and as nobody on the housing register or with a local connection wished to purchase it then it would be allowed to be sold to somebody who has been in residence in Dorset for at least three years. Mr Hanvey believed it to be an emotive issue and suggested the answer was to provide rental homes but not the option to buy. Cllr Davey added that one difficulty is that there is such a long time from identifying the need to building the properties that people tend to have moved on. Cllr Rudd noted a similar search had taken place last year and wondered how to now progress it. She suggested that twenty years ago when the village hall was built it was thought building should stop there but time moves on and perhaps the outskirts could now be considered for development.

Cllr Davey confirmed these issues could be considered as part of the Neighbourhood Plan process when asked by Mr Hanvey if this was the case.

Cllr Davey thanked Mr Aspray for his talk.

APM 5. Chairman's Report

Cllr Davey gave an update of events in the past year. The previous Chairman, Paul Simpson, had retired from the Parish Council as had the Clerk, Julie Wright and Cllr Davey thought it appropriate to thank them both for their efforts over the past years.

As a result of the winter storms, cliff falls at Oswalds and Lulworth Cove have both required diversion of the coastal path. Stair Hole keeps getting larger; each week the Rangers keep putting new steps in to maintain access.

This year the Glebe Field has been up for discussion and it was agreed it should remain as a green open space.

It is understood that Children's Services are still looking for a school site. School Lane has been identified as the preferred choice and a consultation and a planning application are expected soon.

Two iconic buildings have been demolished. The bus shelter was hit by a lorry; negotiations are ongoing with the land owner in regards to a replacement. The Beach Café suffered severe erosion and was demolished after the Building Inspector had looked at it.

There have been many comments about the poor condition of the toilets at The Cove; this is tied into the overall development of the area.

Cllr Miller proposed a vote of thanks to the Chairman and the Clerk.

APM 6. Neighbourhood Plan

Cllr Davey introduced Cllr King to talk about the Neighbourhood Plan and the future of the village.

Cllr King displayed information in the hall and recommended viewing the picture of Durdle Door with the Milky Way above which was felt to show the special ambience of West Lulworth. Cllr King read out her notes and a copy is attached to these minutes. Cllr Quinn pointed out that the Parish Council (PC) do not have to produce a Neighbourhood Plan (NP) but it could have an effect on how they have a say and Cllr Davey added the PC do feel they have to go down this route. Cllr King noted the PC had adopted the Parish Plan (PP) for the village and it had been valuable in

obtaining grants. There was now a need to update some history, facts and figures and to concentrate on how the village should develop.

There was a useful template leaflet from the Swanage Consultation which managed to gain a range of views with just thirteen questions. Does West Lulworth want a holiday village? Will there be enough young people in the village? Cllr King identified there was an increasingly aging population and all new houses in the area were second homes or bought by older people migrating into the village.

Mr Hanvey asked who was preparing the Neighbourhood Plan (NP) and why as the last one was only published in 2007. Cllr Davey advised it was the Parish Plan which was published previously and a committee had been formed to compile the NP. Cllr Quinn stated the difference between the PP and NP was development of the area and being able to suggest what the community wanted. Mr Hanvey stated a tremendous amount of work was carried out for the PP and there was help from District Council officers. Cllr Davey responded that it would be a work in progress for quite some time as the PC would like to consult everybody.

Mr Kirby asked how local people will be involved in the NP. Cllr Colvin remarked that the PC has regular meetings which are advertised. Cllr Davey stated that a leaflet for the annual parish meeting and the NP had been delivered to every door. Mr Kirby thought it worrying that not many people had attended.

Cllr Colvin reiterated that the Parish elections would take place in May for anybody who wished to stand for a Parish Councillor position.

Cllr Davey thanked everybody for their attendance and thanked Jan Ravensdale and Joyce Meaden who provided refreshments for after the meeting.

The meeting ended at 9:05pm

Councillor King's notes on the Neighbourhood Plan

West Lulworth Parish

Every morning I wake up and think how fortunate I am to live here in the Parish of West Lulworth.

Four world renowned geological sites – the Fossil Forest, Lulworth Cove, Stair Hole and Durdle Door; stunning views from the many footpaths and rights of way; an amazing variety of habitats with its five beaches and different cliffs; arable farmland plus grazing sheep, cattle, horses and deer; woodlands, hedges, trees and wildflowers; six thousand years of history visible in its ancient monuments, farms and village buildings etc. All within the Parish.

Residents

It was in the 1970's when Parish Councils were first consulted about planning applications. Only about seventy of today's residents were living here forty years ago. Incidentally only two Lulworth families have lived in the area for 400 years – the Welds (landowners) and the Millers (fishermen).

Neighbourhood Plans

Ten years ago parishes and towns were asked to produce a plan led by the grassroots community. In 2004 we met in this hall and Ros Cartwright, Community officer of Purbeck District Council, invited us to look back ten years and look forward ten years. Now in 2014 Government is asking communities to produce a Neighbourhood Plan. What is a neighbourhood? It could be an area of a city, a town the size of Swanage or a village parish.

Vision Statement

Changes are happening – in communications, the weather, the economy etc. but how do we keep our vision as we prepare our development plan?

'West Lulworth has a special ambience and many unique features. Any development should maintain this, while ensuring the parish continues as a viable mixed community'. (Words supplied by an anonymous resident in 2004).