



Bothenhampton & Walditch
Parish Council since 1886

**MINUTES OF BOTHENHAMPTON & WALDITCH PARISH COUNCIL MEETING
held at BOTHENHAMPTON VILLAGE HALL at 6.30pm on 13th JANUARY 2020**

Initials	Present	Initials	Present
JB	Cllr Jim Basker (Chair)	CD	Cllr Chris Dobbs
AL	Cllr Ann Langridge	CS	Cllr Colin Sparkes
Also Invited		TC	Tan Cox (Clerk)
Cllr Sarah Williams / Cllr Kelvin Clayton / Cllr Dave Bolwell			

Ref	Agenda Item	Action
	Declaration of Pecuniary Interests and Eligibility: No Declarations were received	
	Apologies: Cllr Sarah Williams, Cllr Chris Addis, Cllr Gill Smith, Cllr Martin Warne Note: Cllr Anne Loades resigned on 29 th November 2019	
1	Proposal from Bridport Town Council Precis of emails from BTC and the Parish Council had been sent to Councillors for information prior to meeting. Mr Daryl Chambers from BTC attended the meeting and provided some background history surrounding the Jellyfields and Bothenhampton Nature Reserve (Wanderwell / (Quarry Lane), including the various transfers in ownership from West Dorset District Council to more recently Dorset Council. Daryl C said that should the Parish Council want to take on these two sites they may still do so. Alternatively, BTC can take the sites and work with the parish council to manage the sites using a 10-year management plan. He confirmed that works will be carried out by BTC staff (lengthsman).	

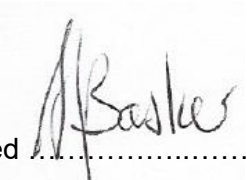
Minutes agreed: on10th February 2019

Ref	Agenda Item	Action
	<p>Daryl C said that there had been a lot of criticism about Jellyfields over the years and that the nature reserve needed to be made family friendly and not just a place for dog walkers.</p> <p>Daryl C confirmed that there is approximately £12,000 held at Dorset Council which could be transferred over and ringfenced (for both sites).</p> <p>Several questions were asked by the parish councillors to confirm various facts (mainly relating to finance) and discussion ensued. Daryl C confirmed that BTC will match fund the amount that the parish council puts in.</p> <p>Daryl C also referred to fundraising and the various approaches BTC employ to fund projects within the environment (he made reference to Wessex Water's reservoir and that WW would be asked to contribute). He confirmed that his colleague, David Dixon would be working on fundraising and drafting the 10-year management plan.</p> <p>Councillors asked whether local residents would be involved, Daryl C said public notices would be used to communicate with local residents. Cllr JB mentioned a pond in Jellyfields and the scope it has for channelling excess water away from roads and properties. Daryl C said that there will be a need to engage with the Environment Agency and that there will no doubt be other ideas that surface.</p> <p>Cllrs confirmed that they are keen to get involved in the management plan and work with BTC. Cllr AL confirmed that the parish council has set aside some money to work with BTC on the management plan.</p> <p>Daryl C left the meeting at 18.45</p> <p>IT WAS AGREED to write a formal letter to BTC setting out the parish council's desire to work in partnership with BTC using a 10-year management plan.</p>	TC
2	<p>Reports from Dorset Council Councillors</p> <ul style="list-style-type: none"> ● DC Councillors Brought Forward Actions: <ul style="list-style-type: none"> ● Retrospective Planning Application - Homestead Farm. Dorset councillors confirmed that there has been no retrospective planning application to date. ● Cllr KC confirmed that he had written to the Chairman of the Dorset Council's Planning Committee and asked that when the retrospective planning application is received it is presented to the DC planning committee for consideration. ● Cllr AL asked whether there is any news on the Dorset County Corporate Plan. Cllr DB said that there had been many comments on the plan and the cut-off date had been extended. There has been no feedback yet and the comments are still being considered. 	

Ref	Agenda Item	Action
	<ul style="list-style-type: none"> ● Climate Change – Cllr KC is a member of the Climate Change Executive Advisory Panel and confirmed that the Chairman of that committee has promised an action plan by March/April 2020. He confirmed that no climate change targets have yet been set. Cllr JB asked whether the parish council should be developing its own Climate Change Policy, Cllr KC said that Bradpole councillors are already working on this, and Char Valley are holding a public meeting to consider the various initiatives that can be done. Cllr KC said that there appears to be a small number of parishes that are working together in collaboration. Cllr JB to discuss the matter at the next BLAP. ● Flooding – Cllr JB raised the issue of flooding and Cllr KC confirmed that a lot of work had been done by the Environment Agency over the years and the current defenses are working well. However, there is further concern that rising sea levels could affect existing flood defenses. 	JB
3	<p>Democratic Half Hour: See pages 11 and 12.</p>	
4	<p>Minutes of Parish Council Meeting – Monday 11th November 2019: There being no issue with the minutes these were signed and handed to the Clerk.</p> <p>The following actions were dealt with: Councillors were asked to comment on the Summary of Actions on page 8. As follows:</p> <ul style="list-style-type: none"> ● Regarding Dorset Council Plan – consider PowerPoint slides and initiate group discussions, forward points made to Cllr DB - December 2019. Action Completed. ● Regarding – proposal by BTC concerning Jellyfields and Bothenhampton Nature Reserve – write to Daryl C and the Town Clerk to request additional information. Action Completed. ● Regarding BANP/JCC and potential request for future funding – Write to David Dixon to enquire what extra funding will be spent on. Action Completed. ● Regarding advert for volunteer footpaths officer– contact CW-H and place advert in the Bridge. Action Completed. ● Regarding grading of footpaths – await arrival of volunteer footpaths officer ● Regarding rewilding of the Howard Road open space. Cllr JB met with Dorset Wildlife Trust on the 8th January. Action Completed – see page 7. ● Regarding maintenance of bench seats. Both Daryl C and the Lengthsman contacted on 21st November 2019 and 8th December 2019. 	

Ref	Agenda Item	Action
5	<p>Reports from External Organisations</p> <ul style="list-style-type: none"> ● WATAG – meeting on 28th November – see briefing paper from Cllr MW. In his absence, Cllr JB summarised the points made by Cllr MW referring to the debates on climate and transport linked to getting cars off the road and using public transport. ● BLAP – Meeting on 20th November/5th December Cllr CS attended the meeting and said that there were discussions on various issues including parking / toilets / drains and the A35 speed limit and variation of speed limits along the A35. Cllr DB said that this is being looked at by the Highway Agency and by Highways England. Cllr JB asked about the road furniture at East Road Roundabout, Cllr CS said that it had not been dealt with and he is chasing. ● BANP/JCC – Meeting on 9th January Cllrs CD and JB went to meeting and fed back about the arrangements surrounding the referendum which will take place on Thursday 27th February 2020. It was confirmed that the parish council will need to pay £580 towards the cost of the referendum. Survey of Land – Cllr JB said that BTC has received £4,000 to undertake a survey of land where trees can be planted, they have invited parish councils to be involved in identifying suitable sites. [David Dixon is the contact] IT WAS AGREED: that the parish council would be involved in this exercise. 	
6	<p>Planning</p> <p>Planning Consultations</p> <ul style="list-style-type: none"> ● WD/D/19/002509 GLENHAVEN, MARROWBONE LANE, DT5 4BU – the parish council lodged no objection and the application has since been approved. ● WD/D/19/002449 67 BURTON ROAD, BRIDPORT, DT6 4JE – appears that there are no alterations to external building. No objection ● WD/D/19/002659 1 PASTURE WAY, BRIDPORT, DT6 4DL – building extension, no objection. ● WD/D/19/002645 WALNUT COTTAGE, BRIDPORT, DT6 4BT – modification of single storey building to create a two storey building. The whole house is in a conservation area and the house is post medieval dating from the 18th century. The application sets out substantial extension to a very old house. Cllr CS said that he has not been able to gain access to the property. Councillors agreed that the property needs to be inspected and our corporate view to the application made public. It is not known whether the deadline for submitting planning comments has been reached. Cllr CS to visit to carry out inspection and check plans and planning application, the clerk to check planning system for dates. 	CS/TC

Ref	Agenda Item	Action
	<ul style="list-style-type: none"> ● WD/D/19/002842 2 BOTHEN DRIVE, BRIDPORT, DT6 4DJ – remove attached garage - no objections. ● WD/D/19/002719 16-18 EAST ROAD, BRIDPORT, DT6 4RZ – situated on the edge of Parish, the business traded as a café many years ago. Concerns expressed about traffic congestion as various roads lead onto it, there are also two pedestrian crossings close by and there will be existing users of the garage. ● WD/D/19/002479 20 PASTURE WAY, BRIDPORT, DT6 4DN – flat roofed timber building in garden of property - no objection. <p>Planning Appeals- None</p> <p>Planning Decision Notices (for information only)</p> <ul style="list-style-type: none"> ● WD/D/19/001953 56 & 56A CROCK LANE, BRIDPORT, DT6 4DF ● WD/D/19/000417 CHURCH RISE, OLD CHURCH ROAD, BRIDPORT, DT6 4BP ● WD/D/19/001825 63 VALLEY ROAD, BRIDPORT, DT6 4JS ● WD/D/19/001222 ORCHARD COTTAGE, MAIN STREET, BOTHENHAMPTON, BRIDPORT, DT6 4BJ ● WD/D/19/002509 GLENHAVEN, MARROWBONE LANE, BOTHENHAMPTON, BRIDPORT, DT6 4BU ● WD/D/19/000554 LAND TO REAR OF 7 & 8 BOTHEN DRIVE, BOTHENHAMPTON, BRIDPORT, DT6 4DJ <p>DORSET COUNCIL PLANNING SYSTEM - CORPORATE VIEW</p> <p>The Clerk had asked whether, in line with the current climate change initiatives, the parish council needed to update its wording when commenting on planning applications in the Dorset Council computerised system, for example: recommending pv solar panels or insulation when commenting on extensions. Cllr DB was asked for his views on this.</p> <p>There was some discussion and how far Dorset Council had come in terms of developing policy to support the climate change initiatives and it was agreed that the clerk should continue using existing wording until planning policy changes are brought about by Dorset Council.</p>	

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7	<p>Finance and Budget</p> <ul style="list-style-type: none"> ● the following payments were approved: <ul style="list-style-type: none"> ● Bothenhampton Village Hall ● Ken Hussey Q4 2019 ● Dorset Council 3rd Party Payments (Nov/Dec) ● Dorset Council Arboricultural Service ● DAPTC – Invoice 19/401 ● DAPTC – Invoice 19/427 ● Wix Mailbox subscription ● Footprints Printing ● Axminster Printing ● Localiq (grass cutting advert) ● Charles Constable <div style="text-align: right; margin-right: 100px;">  Approved </div> <p>The Bank Statement as at 7th January 2020 was provided to councillors for their perusal – it showed a balance of £21,133.34.</p> <p>The Clerk’s salary for January 2020 was agreed as were the Clerk’s expenses.</p> <p>Councillors were asked to note the Cash Flow Forecast which will be emailed to them later that day and which showed the amount of cash the parish council has until receipt of the precept next year.</p>	
8	<p>Parish Council Sub-Groups</p> <p>The Open Spaces and Play Areas Sub-Committee met on the 30th December 2019 – the minutes of the meeting were circulated to all councillors for their perusal. There were no recommendations for the Main Committee.</p> <p>Cllr AL updated the committee on events over the preceding months, including the closure of John Gundry Play Area.</p> <p>Cllr AL highlighted the other problems at John Gundry Play Area in particular the play equipment (rotten posts), she explained that the play equipment needs to be either replaced or renovated. There was discussion around the costs involved in dismantling the play equipment and then paying to renew the posts which could cost as much as new replacement equipment.</p> <p>Cllr JB said that Huck Nets had replaced posts in play equipment at a site outside of the parish, and that having Huck Nets replace the posts could be an option.</p> <p>Cllr AL referred to the life expectancy of the various pieces of equipment and said it is around 10 years. She confirmed that the play equipment has been in John Gundry Play Area for 12 years.</p>	

Ref	Agenda Item	Action
	<p>The parish council sees the replacement of the play equipment as a major financial issue and the proposal is to create a flyer which will be hand delivered to houses in Upper Walditch, The flyer will invite residents to attend the next PC meeting which is in Walditch to voice their opinions.</p> <p>Cllr AL confirmed that the gate to the John Gundry play area has been padlocked and there is a notice on the gate. The goal nets in both John Gundry and John Holt play areas have been taken down. Cllr AL said that the Play Areas' signage needs updating with contact details and emergency procedures.</p> <p>Lower Walditch Play Area – Cllr JB updated the meeting by saying residents have decided on the equipment and that Bridport Town Council is going to put up notices describing the new play area. A supplier will then be sought to provide the equipment.</p> <p>Howard Road rewilding proposal, Cllr JB confirmed that he had talked to Nick Grey of Dorset Wildlife Trust on the 8th January, and said NG had lots of ideas for using the land to increase the richness of the environment, pollinators, birds and insects. Cllr JB described a likely plan: south slope could be used for introducing wild plants, seated area kept short for people to sit although small trees could be added. NG had suggested various varieties; however, Cllr JB suggested waiting until local residents' views are known. NG suggested a meadow environment, and a native hedge grown in the lower part of the area, made up of native British hedgerow trees, both will provide a diverse environment for birds and insects. Other section to be where children play and could be left with logs for children to climb on.</p> <p>IT WAS AGREED. The basic principle of rewilding and to consult local residents.</p> <p>Cllr AL asked whether this could be done in the next financial year which will let the new Grass Cutting Contract come into being without change. Then in 2021 the Contract can be amended.</p> <p>The Finance and Funding Sub-Committee met on the 22nd November and 6th January 2020. The minutes of the meetings were circulated to all councillors for their perusal. Councillors were asked to comment on the recommendations made to the Main Committee and Cllr AL summarised these points including the requirement to fund each play area by £2,000 (£6,000) in future years.</p> <p>She explained that the increase in precept this year is due to increased staff costs and the need to fund play area maintenance costs of (3 x £2,000). She said that there is a proposal to take £5,000 from reserves to fund play equipment in John Gundry or the play area will need to remain closed all year</p>	

Ref	Agenda Item	Action
	<p>Cllr AL went through the list of other issues which had been discussed at the sub-committee meeting and asked the Main Committee to ratify the following recommendations:</p> <ul style="list-style-type: none"> • To approve a grant to St Mary's Church, Walditch for £750. • To approve a grant to Axe Valley and West Dorset Ring and Ride Service Ltd for £100. • To decline to renew the subscriptions of the Open Spaces Society but continue with the CPRE while they continue to provide advice on the Homestead Farm issue. • To decline a grant to Bothenhampton Old Church • To agree the increased precept for the 2020/21 year <p>ALL OF THE ABOVE RECOMMENDATIONS WERE AGREED</p> <p>Referred from F&F Sub-Committee – November 2019</p> <p>West Bay Car Boot Grant – The Chairman of the Finance and Funding sub-committee (Cllr CA) had raised the availability of this Grant, which would have provided up to £500 towards the new play area in Lower Walditch.</p> <p>Cllr JB said that it is not known whether this grant was taken up.</p> <p>The Traffic and Transport Sub-Committee were due to meet on the 6th January 2020 however due to the unavailability of the Chairman the meeting was cancelled.</p>	
9	<p>Other Parish Matters</p> <p>Grass Cutting Contract The clerk explained that the grass cutting contract had now been completed and an advert had been placed in the 'Bridge' and the 'Bridport News' advising any potential tenderers of the work. It was agreed that Cllr Gill Smith be the Authorised Officer for Bothenhampton and Cllr JB the Authorised Officer for Walditch.</p> <p>Church Grants There was much discussion around the legality of funding churches (church grants) and Cllrs CS and CD voiced their concern that the parish's churches would suffer if we withheld grant aid from them. The shortfall in the parish council's budget was cited. Letter to be sent to Bothenhampton Old Church declining their request for a grant.</p> <p>Climate Change Emergency – Cllr JB had attended the Climate Change Emergency seminar on 19th November and provided written feedback to councillors.</p> <p>Quote for Goal Nets at John Gundry (for information only) – ref: F&F Minutes 22nd November 2019 (page 4), covered in OSPA minutes (page 5).</p>	

Ref	Agenda Item	Action
10	<p>Correspondence</p> <p>The following correspondence was sent during the period and can be found on the council's website www.bothenhamptonwalditchparishcouncil.com</p> <ul style="list-style-type: none"> ● Letter to Mr M Potter (Dorset Council) regarding Crock Lane Speed limit and response ● Letter to Mr B Turner (Dorset Council) regarding Walditch Road and Burton Road (Potholes and speed) ● Letter to M D Dixon (Bridport Town Council) regarding Neighbourhood Plan ● Letter to Mr D Chambers (Bridport Town Council) regarding Jellyfields and Bothenhampton Nature Reserve ● Letters to Forest & Tree Care Ltd re quote (John Gundry) ● Letters to Town and Country Tree Care re quote (John Gundry) ● Letters and/or emails to Dorset Council re quote (John Gundry) 	
11	<p>Miscellaneous:</p> <p>Lengthsmans Hours – noted.</p> <p>Website Accessibility Statement – now located in the 'About' Section of the website. A separate report on sample checks and results was sent to Councillors.</p> <p>Howard Road Re-wilding – see page 7.</p>	
12	<p>AOB:</p> <p>Two late items were raised after the Agenda had been sent out relating to Dog Bins at Valley Road and at the bottom of Spinners Lane. There was some discussion about this specifically where should the dog bins be sited. Cllr GS to specify a place for the dog bin in Valley Road and Cllr JB to specify a place for the dog bin in Spinners Lane.</p> <p>Dorset Council carried out the Tree Survey in John Gundry Play Area and councillors were of the opinion that a similar exercise should take place at John Holt Play Area. The clerk had approached Dorset Council to quote for a tree survey which came back at £180.00. The clerk to ask for quote from private contractors.</p>	<p>GS/JB</p> <p>TC</p>
	<p>Items for next Agenda:</p>	
	<p>The meeting ended at 9.05pm</p>	

Date of the next Parish Council Meeting: 10th February 2020 @ 7pm Walditch Village Hall

Previous council agenda and minutes can be found on www.bothenhamptonwalditchparishcouncil.com

SUMMARY OF AGREED ACTIONS – 13th JANUARY 2020

Action	Owner	Page
Regarding – write a formal letter to BTC setting out the Parish Council’s desire to work in partnership with BTC using a 10-year management plan and to offer a sum of £500 per annum.	TC	2
Regarding - Climate Change – discuss the possibility of working with other parish councils in regards the climate change agenda at the next BLAP.	JB	3
Regarding – WD/D/19/002645 WALNUT COTTAGE, BRIDPORT, DT6 4BT – Cllr CS to visit to carry out inspection and check plans and planning application, the clerk to check planning system for dates. <u>NOTE – the council is out of time to inspect and submit planning comments as the window for this closed on 7th January 2020. See Clerk’s email to councillors dated 14th January 2020 on this subject.</u>	CS/TC	4
Regarding –Tree Survey in John Holt Play Area ask for quote from private contractors.	TC	9

ITEMS REFERRED TO OSPA SUB-COMMITTEES – 11th NOVEMBER 2019

Item	Page
Regarding – set up of Community Interest Trust to raise money to buy unspecified property in the area.	DHH

External Organisations - Councillor representatives:

WATAG – Cllr Chris Addis (Deputy - Cllr Martin Warne)

BLAP – Cllr Colin Sparkes (Deputy – Cllr Ann Langridge)

BANP – Cllr Chris Dobbs (Deputy Cllr Gill Smith and/or Cllr Jim Basker)

MATTERS RAISED IN THE DEMOCRATIC HALF HOUR – Monday, 13th January 2020

ELECTRIC CHARGING POINT IN BOTHENHAMPTON

A Bothenhampton resident Mr David Pencheon attended the meeting to speak during the Democratic Half Hour. He outlined to the parish councillors his plans to install an EV charging point somewhere on Main Street and asked for the parish council's support with this project. He emphasised that the charging point (which he says he will fund), will be for public use by residents of the village including visitors and holidaymakers. Mr Pencheon made reference to the need to communicate with residents in the village and asked about a notice on the noticeboard outside of the village hall. The clerk suggested that Mr Pencheon create the notice and put it on the noticeboard as residents are able to do this. Some initial consultation around the village has been done over the Christmas period and five other residents have contacted Mr Pencheon to lend their approval in principle.

Another resident (Sarah Butcher) challenged Mr Pencheon on his plans saying that Main Street is a narrow road and very congested already. She said residents would not welcome people coming into the village just to top up their electric vehicle. Mr Pencheon reassured the meeting that any proposals would be for residents of the village only.

Mr Pencheon made reference to his letters to Dorset Council (Mr Wayne Sayers) and that these letters had remained unanswered by the council officer. He made reference to the Office for Low Emission Vehicles (OLEV) and to the fact that substantial grants are available for people who fit an electric charging point to their property. However, it is dependent upon having off street parking / driveway where the car can be charged. People who live in terraces or houses without this facility are not able to access the funds.

Cllr JB said that it may be better to communicate with Dorset Council via the Parish Clerk.

There was some further discussion around this issue and the possibility of working in collaboration with other villages. Cllr JB offered to use the Dorset Association of Parish and Town Councils to ask whether other towns and/or parishes are close to similar initiatives.

The PC agreed that a notice on the PC noticeboards would be possible to inform other residents of proposals

HOMESTEAD FARM

A Bothenhampton resident Mr Graham Styles asked whether the parish council had received a reply from Dorset Council when they wrote before Christmas asking for clarification on 'next steps' (reference letter dated 21st October 2019). The Clerk confirmed that there had been no reply.

Mr Styles said that despite the fact that the NMA amendments had been rejected, nothing has happened except building has continued faster than ever. Sarah Butcher spoke too saying that there is a lot of strong feeling in the village about the building and disappointment that retrospective planning permission has not been submitted. There were further points made regarding the levels of the property and that the windows of the Homestead Farm building were too close to the road and overlooked adjacent properties. There was reference to flooding in Duck Street which could be attributed to the disturbance of levels created by the development.

Mr Hughes intervened to announce that his architect had already submitted a retrospective planning application to normalise the build 'as is' and that the submission had been made before Christmas. It

was noted that Dorset Council Planning Department had not yet released this application for general comment.

Mr Hughes went on to describe the methodology that the architect had used in completing the retrospective application; and that this consisted of an 'averaging' of various anomalous measurements. He referred to the building having been built narrower than originally planned, and two of the buildings had been built lower than originally planned and he referred to an angle of adjustment of 2 degrees which he said should be off set against the height, which he conceded had been built higher than originally planned: he said the architects average is a 70cm difference which is contained in the retrospective planning application, and refers only to the changes to normalise what has been built.

Cllr JB said that the parish council will write again to Dorset Council to the new Chairman of the Planning Committee Mr Simon Christopher.

Cllr DB said he would follow up the matter with Dorset Council and ask what has happened to the application.

There was general discussion about various other matters including the setting up of a Community Interest Trust to raise money for the parish. This is to be referred to Open Spaces sub-committee. There was also reference to the LSI to help with this.